

# House Viewing Checklist

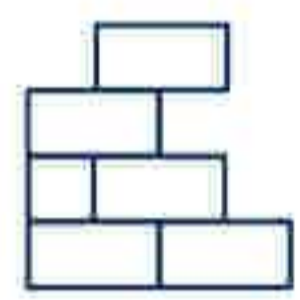
Make sure you have everything covered during your house viewings with our helpful house viewing checklist. Below you'll see our list of things to look for inside and outside the property, as well as questions to ask the seller or estate agent to get all the information you need.



## AROUND THE PROPERTY

Check the following:

- What direction does the property face?  
South-facing gardens get more sun
- Is there parking available?
- Do you have access to a garage or shed?  
Make sure to check its condition
- Is there any sign of loud or disruptive neighbours?



## THE EXTERIOR OF THE BUILDING

Examine the condition of the building's exterior, taking note of what may need replacing. Check the following:

- Are there cracks in exterior walls or brickwork?
- What is the condition of the pointing?
- Are any plants growing from the brickwork or roof?
- Are there any loose roof tiles?
- What is the condition of the chimney (if there is one)?
- What is the condition of the guttering?  
Check for any signs of leaks
- Which type of windows are fitted, and what condition are they in? Look for condensation
- Do the flashing (lead) and fascias appear to be secure and in good condition?
- Does rendering need to be fixed or maintained?



## IN THE GARDEN

If there's a garden, make sure to survey the following:

- Will the garden need much work?
- Would you have time to maintain it?
- Is there a retaining wall? Is it leaking or cracked?
- Is there a pond? You may need to remove this if you have children
- Are there any signs of Japanese knotweed?  
(This would be a serious matter)



## INSIDE THE BUILDING

In every room check the following and make a note of any concerns:

- Are the rooms big enough for your needs?
- Can neighbours see into any of your rooms?
- Can you afford to change the décor if it isn't to your taste?
- How much storage space is available?
- Can you see any cracks in the walls that are large enough to fit a 10p coin into?
- Are there any signs of damp? Take note of any smells or darkened patches on walls, ceilings, or behind furniture or decorations
- If there is any exposed timber, is it wet, soft or crumbling?
- Are there any exposed wires or damaged power sockets?
- Are phone points located in the right rooms?
- Are there sufficient plug sockets for your needs?
- Are there any 'dead spots' for your mobile phone signal?
- Where is the boiler, and what condition is it in?
- What sort of radiators or heaters are fitted, and what condition are they in?

## COMMENT BOX



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## IN THE BATHROOM

Check the condition of the bathroom, including the following:

- How new is the bathroom suite, and will you need to replace it?
- Is there a bath or shower cubicle, and does this suit your needs?
- What is the shower and water pressure like?
- Is there a shaver socket fitted?
- What is the condition of sealant around baths, showers and sinks?
- Are there signs of mould on the tiles?
- Do the plugholes clear quickly?
- Is there a window or extractor fan?
- Are there signs of damp, such as a smell?



## IN THE KITCHEN

Check the condition of the kitchen, particularly the following:

- How new is the kitchen, and will you need to replace it?
- Are the hob and oven gas or electric, and what are their condition?
- Are any white goods for sale with the property?
- What is the water pressure like?
- Do the plugholes clear quickly?

## Other questions to ask during your viewing

- Which fixtures, fittings or furniture will be left?
- Is there loft or cellar access?
- Have the electrics ever been replaced? Ask for evidence of this.
- Has the heating system ever been replaced? Ask for evidence of this.
- Has a damp proof course been installed? Ask for evidence of this.
- Has the fuse box been checked? Ask for evidence of this.
- Can you see the Energy Performance Certificate?
- Are there any service charges for communal areas (in flats and apartments)?



## WHAT TO DO AFTER YOUR VIEWING

After your viewing, make sure to research the area. Take time to do the following:

- Check out how the asking price compares to other similar properties in the area
- Drive or walk around the local area at different times of day – check for busy or noisy periods, or heavy traffic
- Look for local amenities such as gyms, shops, restaurants, and schools
- Find out whether the transport links are sufficient for your needs

## COMMENT BOX

Following this checklist should ensure that you gather all the information you need, to decide whether it's the right property for you.