Property-Viewing Checklist

Consider these things before making an offer:

Inside each room

- [ ] Light switches
- [ ] Decor
- [ ] Flooring
- [ ] Damp/mould/condensation
- [ ] Exposed wires
- [ ] Cracks in walls/ceiling
- [ ] Power sockets
- [ ] Storage
- [ ] Fireplaces
- [ ] Are you very overlooked by neighbouring properties?

Windows and doors

- [ ] Do they open and close easily?
- [ ] Condition of frames
- [ ] Do they lock?
- [ ] Single/double/triple glazing

Bathroom/plumbing

- [ ] Do the taps work?
- [ ] Water pressure in shower
- [ ] Shaver socket
- [ ] How long does it take for hot water to come through?

General

- [ ] Parking
- [ ] Burglar and fire alarms
- [ ] Broadband and TV connections
- [ ] Mobile phone coverage
- [ ] Boiler position, age and service history
- [ ] Scope for extending/renovating/adding value
- [ ] Loft access and size; potential for conversion
- [ ] When was the consumer unit/fuse box last checked?
- [ ] Conservation area or listed building?
- [ ] Energy performance certificate
- [ ] Planning permission and documents for work completed

Garden

- [ ] How much maintenance is required?
- [ ] Are you overlooked?
- [ ] What direction does it face? (Which areas get the sun and at what time)

Exterior

- [ ] General condition and age
- [ ] Condition of any render/specific finish
- [ ] Tiles
- [ ] Are the chimneys straight?
- [ ] Drains and gutters
- [ ] Fascias (wooden section under roof)

Local area

- [ ] Public transport links
- [ ] Commute/school run
- [ ] Local shops and amenities
- [ ] What's the area like at rush hour, at weekends and on weekdays?

If the property is a flat

- [ ] Service charge
- [ ] Ground rent
- [ ] Communal areas and outdoor space
- [ ] Is it leasehold or freehold?
- [ ] If leasehold, how many years are left on the lease?

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