

Property Viewing Checklist

Property facts

Address	
Property Type	
Price	
Seller's name	
Estate agent	
Date and time of viewing	

Things to check

General state of repair - including paint/brickwork, walls and pointing, the roof	
Window frames (rot/replacement)	
Drains/Gutters	
Garden (south facing, condition etc)	

Interior

Hall	
Living room	
Kitchen	
Dining room	
Bedrooms	
Bathroom	

Amenities

Car parking	
Garage	
Schools	
Work	

Considerations

Are the room sizes adequate?

Will you have to replaster - or will a lick of paint do the trick? Will you have to replace the bathroom or kitchen?

Are the carpets being left and if so are they in a good condition?

What main services does the property have (gas, electric etc)?

Check the property at different times of day - is it on a busy route? Do you get much passing traffic?

Where are the electrical sockets, are there enough in each room?

Will your furniture fit in the room?

Check cupboards/wardrobes for hidden problems. Are they concealing damp patches for example?

Is the property alarmed? Do the windows have locks?

What is the condition of the path/drive? What is the condition of walls/fences?

Is the garden easy to maintain?

What is the condition of the garage? Is there a power supply to the garage?

Questions to ask the seller

How long have they lived there and why are they moving?

What are the neighbours like?

What recent repairs have been carried out and are there any guarantees for the work?

What fixtures and fittings are included with the property? Sometimes what you see is not what you get.

How long has the property been up for sale and how many viewings have they had?

Which schools are in the catchment area(s)?

Are there any rights of way over the land? Which of the boundaries is the responsibility of the property?

What is the surrounding area like, such as local amenities?

How much does it cost to run the property?