

Philip Martin

ESTATE AGENTS

HOUSE VIEWING CHECKLIST

Designed to make it remove the stress from your house viewing, making it easier than ever to know what you should be looking for when viewing a house, and enabling you to leave feeling confident you haven't overlooked anything, we have pulled together a room-by-room list of things to look out for, as well as those general points that everybody should have in mind.

GENERAL POINTS: HOUSE VIEWING

- Are all doors and windows secure and double glazed?
- Is there a smoke alarm system and burglar alarm?
- Is it big enough to fit all of your furniture?
- Is there a loft, and does it have insulation?
- Is there mobile network coverage throughout the house?
- What broadband and TV connections are there?
- Is there enough storage?
- Are there enough power sockets?
- Has any recent work been undertaken? If so, is it still under warranty?
- Does it have parking?
- Will you need to renovate to meet your standard?
- Will a car fit in the garage?
- What is the EPC rating?

AREA

- Where is the nearest supermarket?
- What kind of transport links are there?
- Are the neighbours nice?
- Is the area noisy?
- How much is the Council Tax?

FOR VIEWING A FLAT

- Is the flat freehold or leasehold?
- Is there ground rent or a service charge?
- Will you have to contribute to a sinking fund?
- What's the name of the freeholder or managing agent?
- How long is the lease?
- Are there communal spaces?
- How many residents currently live there?
- Are there any restrictive covenants in place?
- Are there any outdoor spaces?
- What services are shared by residents?
- Is there a residents' committee?

Philip Martin

ESTATE AGENTS

ROOM BY ROOM

THE KITCHEN

- What fixtures and fittings are included?
- Are the units in good condition?
- Do taps and drains function?
- Are in-built appliances (oven, extractor etc) in working condition?
- Will the space be professionally cleaned before you move in?
- Is there any sign of damp? Check underneath the sink.
- Is there much storage?
- Is there space for dining furniture?
- What size fridge/freezer will fit?

THE BATHROOM

- Is there adequate ventilation?
- Do all hot water taps work?
- Any signs of mould or mildew?
- Are silicon seals still watertight?
- Is there a bath, shower, or both?
- Is the bath panel loose? If so, check for signs of rot underneath
- What is the water pressure like?
- Does the toilet flush?
- Is there a shaver socket?

LIVING AND DINING ROOM

- How much light does the room get?
- Do all light switches work?
- Is there textured wallpaper or ceiling plaster?
- Are the walls behind the sofas and counters clean and undamaged?
- Are there any wall-mounts currently in place?
- Are there enough radiators and wall sockets?
- Are carpets in good, clean condition?
- Is there enough storage?
- Are there any cracks in the wall?

BEDROOMS

- What size bed would fit?
- Are there built-in wardrobes?
- Is there enough storage?
- Is the flooring, carpet and wallpaper in good condition?
- Are they well ventilated?
- Any signs of mould or mildew?
- Is the room big enough?
- Are curtains and fittings included in the sale?
- Do the lights work?
- Are there working locks on the door?

GARDEN

- Is there a front garden, back garden, or both?
- Is the garden shared or private?
- Where are the boundaries?
- What time of day does it receive sun?
- Will the seller be moving parts of the garden, like plants and trees?
- How much maintenance will be required?
- Is there a clear divide between the garden and neighbour?
- Do neighbouring houses overlook the garden?
- Is the shed in good condition?
- Do hedges overhang public rights of way, like pavements? If so, is it the owner's responsibility to maintain them?

POSSIBLE RED FLAGS

- Are there any cracks or signs of subsidence?
- Is the roof in good condition? Does it dip in any points?
- Is the roof flat?
- Is there a risk of flooding where the property lies?
- Are drains and gutters modern and functional?
- Can you see or smell damp, mould or mildew?
- Do windows and doors open and close easily?
- Are the taps and shower working?