



Property Viewing Checklist

The essential 100 points to consider when viewing a property. This checklist will help you remember those all-important questions. We also suggest you take notes so you can refer to them later when comparing other properties

(Also see our [buyers checklist](#))

| OUTSIDE | |
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| 1. The site | |
| <ul style="list-style-type: none">• Mobile phone- signal strength.• The plot- what does look like, could there be water run-off onto this site, trees close to the property with an overhang that will need regular maintenance: Who owns them and are they maintained• Traffic and parking- issues (daytime and evening)• Parking off-street park on the site, can you? (Check the road for any 'dropped kerbs' as these could restrict the available parking)• Boundary walls or fences-are they in a good state of repair• Wheelie bins-where are any kept and does this make the house unsightly from the front• Driveway- is it shared with a neighbour and who owns it, condition• Garden- tidy and well maintained?• Check any rear access to the property and any right of way the neighbours may have | |

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| <p>2. The building</p> | |
| <ul style="list-style-type: none"> • Exterior walls- are there any sign of damp on the which may indicate gutters are leaking or blocked • The chimneystacks -are they in good condition. Use binoculars to get a better view • The roof- is it in good condition or are there loose or cracked tiles • The gutters, fascia and downpipes- are these in good condition • Windows- are they uPVC and or what is the condition • Doors- are they uPVC and or what is the condition • Satellite dish-does it have one and is it in good condition | |
| <p>3. Garage</p> | |
| <p>External</p> <ul style="list-style-type: none"> • Roof- condition • Walls- condition • Gutters- condition • Door front- condition • Door Side – condition • Window- condition <p>Internal</p> <ul style="list-style-type: none"> • Electrical connection- consumer unit, sockets, light • Condition • Will your car fit | |
| <p>4. Outhouses</p> | |
| <ul style="list-style-type: none"> • Condition of any outbuildings | |
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| INSIDE | |
| 5. Hallway | |
| <ul style="list-style-type: none"> • Walls- condition • Ceiling- condition • Doors - condition • Flooring/carpet- condition • Decoration-standard of • Defects- Artexed, damp • Electrical or telephone sockets • Fixtures and fitting- What is included • Defects- Artexed, damp | |
| 6. Lounge | |
| <ul style="list-style-type: none"> • Walls- condition • Ceiling- condition • Doors - condition • Windows-do they open properly • Flooring/carpet- condition • Decoration-standard of • Electrical or telephone sockets • Lights- all working and are light fittings to remain • Central heating thermostat-Does it have one and are the radiators in good condition • Open fire- fully functional, when was the chimney last swept • Curtains or blinds remaining • Fixtures and fitting- What's included • Defects- Artexed, damp • Your furniture- Will the room accommodate your dining table and chairs | |
| 7. Dining room | |
| <ul style="list-style-type: none"> • Walls- condition • Ceiling- condition • Doors - condition • Windows-do they open properly • Flooring/carpet- what is the condition • Decoration-standard of • Electrical or telephone sockets • Lights- all working and are light fittings to remain | |

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| <ul style="list-style-type: none"> • Central heating thermostat-Does it have one and are the radiators in good condition • Open fire- fully functional, when was the chimney last swept • Curtains or blinds remaining • Fixtures and fitting- What's included • Defects- Artexed, damp • Your furniture- Will the room accommodate your dining table and chairs | |
| <p>8. Kitchen / utility room</p> | |
| <ul style="list-style-type: none"> • Walls- condition • Ceiling- condition • Doors - condition • Windows-do they open properly • Flooring/carpet- what is the condition • Decoration-standard of • Electrical or telephone sockets? • Lights- all working and are light fittings to remain • Kitchen units- condition and when were they fitted • Appliances- fully functional and how old are they (Are the instructions and any guarantees) • Defects- Artexed, damp, signs of leak damage under the sink • Water stop cock- Where can it be turned off and on given the age of the property | |
| <p>9. Bedrooms</p> | |
| <ul style="list-style-type: none"> • Walls- condition • Ceiling- condition • Doors - condition • Windows-do they open properly • Flooring/carpet- what is the condition • Decoration-standard of • Electrical or telephone sockets • Lights- all working and are light fittings to remain | |

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| <ul style="list-style-type: none"> • behind fitted cupboards-what is the condition of walls, signs of damp, standard of the shelving and rails • Your furniture- Will the room accommodate your furniture • While in the bedrooms look to see the rear gardens of the neighbouring properties- are they well maintained. | |
| 10. Bathroom / Toilet | |
| <ul style="list-style-type: none"> • Walls- condition • Ceiling- condition • Doors - condition • Windows-do they open properly • Flooring/carpet- what is the condition • Decoration-standard of • Is the bath/shower/toilet functioning properly and when was it last replaced • Do the windows have frosted glass • Are all the lights and ventilation fans in working order | |
| 11. Attic space | |
| <ul style="list-style-type: none"> • Loft hatch- easy to get into, ladder, have a look if possible, i.e. plumbing and water tank in good condition | |
| 12. Services | |
| <ul style="list-style-type: none"> • Internet- type: Broadband, Fibre, Cable, Telephone line and speed • Electrical- Where is the Consumer unit, fuse board located. When was it re-wired? • Hot water and central heating boiler- where, how old, when was it last serviced, does it work properly • Gas- meter position, last inspected | |

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