

House Viewing Checklist

Address	
Property type	
Price	
Seller's Name	
Estate agent	
Date of First Viewing	

<i>Location and neighborhood</i>		<i>GENERAL</i>	
Location		Fence	
Town/City		direction property faces	
Appearance/condition of nearby		Property overlooked	
Parking		Age of the Property	
Traffic		Council Tax	
Noise Level		Central Heating	
Safety/Security		Boiler Type	
Zoning regulations			
Neighborhood restrictions		<i>ROOF</i>	
Police		Are there any tiles missing?	
covenants		Drains and guttering new or old?	
What are the neighbours like?		If it's raining are they leaking?	

<i>Nearest Convenience's</i>		<i>WINDOWS</i>	
Supermarket		Are they double glazed?	
Schools		Do the window frames look secure?	
Work			
Shopping		<i>SECURITY</i>	
Child care		Are there good door locks?	
Hospitals		Are there good window locks?	
Doctor (GP's)/dentist		Is there a working alarm system?	
Recreation/parks			
Restaurants/entertainment		<i>THE BATHROOM</i>	
Church/synagogue		Does it have an electric shower?	
Airport		Is there a shaver socket?	
Highways		Does it have power and is it earth bonded?	
Public transportation		Is there any mould?	

Notes:

<i>INSIDE THE HOUSE (EACH ROOM)</i>	
Is there any condensation?	
Are there any exposed wires?	

Are there any cracks big enough to put the edge of a 10p in?	
Is any decoration required?	
Do any rooms need new flooring?	
Are there enough power sockets?	
Where are the phone points?	
Is there enough storage?	
Are any rooms overlooked?	

WHAT TO TEST:	
Do the taps work and how long does it take for the hot water to come through?	
Do the light switches work?	
Do the windows open and close easily?	

EXTRA QUESTIONS FOR FLATS:	
Is it leasehold or freehold?	
If it's leasehold, what's the length?	
What access is there to the garden?	
What services are shared eg drainage?	
Who pays for roof repairs?	
If there's a flat above, what are the noise levels like?	

QUESTIONS TO ASK THE OWNER OR ESTATE AGENT:	
Where is the boiler, how old is it and when was it last serviced?	
Is there loft access and can I see into the loft?	
When was the consumer unit or fuse box last checked?	
Are there smoke alarms?	
Has any work been done on the property?	
If yes, what guarantees are there on the work?	
Time on the Market	
Garbage service	
Is the property tied up in a chain?	
Energy efficiency report	