

House Viewing Checklist For Buyers

<p>Property Address:</p>	<p>How did you feel about the property?</p>	<p>Before you view</p> <ul style="list-style-type: none"> <input type="checkbox"/> How much is the council tax? <input type="checkbox"/> What's the EPC rating? <input type="checkbox"/> What's the broadband speed? <input type="checkbox"/> Where are the nearest transport links? <input type="checkbox"/> How close is it to amenities? <input type="checkbox"/> What school catchment area is it in? <input type="checkbox"/> Is it leasehold or freehold?
<p>Outside the property</p> <ul style="list-style-type: none"> <input type="checkbox"/> Is there parking? <input type="checkbox"/> Is there space for visitors to park? <input type="checkbox"/> How easy is it to park your car? <input type="checkbox"/> Is there a front or back garden? <input type="checkbox"/> Are you sharing any outdoor spaces with other properties? <input type="checkbox"/> Where are the property boundaries? <input type="checkbox"/> Is the structure of the building in good condition? <input type="checkbox"/> How old is the roof? <input type="checkbox"/> Is the roof in good condition? <input type="checkbox"/> Is the road loud or quiet? <input type="checkbox"/> How much traffic is on the road? 	<p>The Garden</p> <ul style="list-style-type: none"> <input type="checkbox"/> What time of day does the garden get the sun? <input type="checkbox"/> Will the seller be moving parts of the garden such as pots and trees? <input type="checkbox"/> Will the garden take a lot of effort to maintain? <input type="checkbox"/> Are there any large trees dominating the garden? <input type="checkbox"/> Is there a clear divide between the garden and the neighbour? <input type="checkbox"/> Do neighbouring houses overlook the garden? <input type="checkbox"/> If there is a shed, is it in working condition? 	<p>The Garden continued</p> <ul style="list-style-type: none"> <input type="checkbox"/> Do hedges overhang pavements or roads? <input type="checkbox"/> Are they the homeowner's responsibility to maintain? <input type="checkbox"/> Is there an outside tap installed? <input type="checkbox"/> If there's a decking area, what is the condition of the decking?

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Inside the property

- Are the windows double-glazed?
- What condition are the window frames in?
- Is there any sign of damp or mould anywhere?
- Are there any visible cracks, leaning walls, or signs of uneven settling?
- Is the flooring in good condition?
- Is there built-in storage space?
- What's the type, age and condition of the boiler?
- How old are the electrics, plumbing and heating systems?
- Are the light switches all working?
- How many power sockets are in each room and are they in handy places?
- Is the loft insulated and accessible?
- Are the curtains and blinds all in working order?
- What fixings and fittings will be left behind?

Kitchen

- How much cupboard space do you have?
- How old is the kitchen and does it need any updating?
- Is the cooker electric or gas?
- Are built-in appliances such as the oven and extractor fan in good condition?
- Is the kitchen plumbed for a washing machine and dishwasher?
- What size fridge/freezer fits?
- How much counter space do you have?
- Is there enough sockets for appliances, such as a kettle/air fryer?
- Do you have enough room for a dining table?

Living Room

- Is the room big enough for your sofa?
- Where would you place the TV?
- Are the electrical sockets in a good position for your TV?
- Are the fireplaces decorative or functional? What type of fire is used?
- Is there space for storage?

Bathroom

- How well-ventilated is the bathroom?
- Does it have an extractor fan installed?
- Does it have a power shower?
- How old is the bathroom?
- What is the water pressure like?
- Are there any signs of moisture damage?
- Are there any heated towel rails?
- Are the tiles and grout in good condition?
- Is there any storage for bathroom essentials

Bedrooms

- What size bed would fit in the room?
- Is there a built-in wardrobe?
- What kind of wardrobe would fit into the room?
- Are there enough sockets in the right places?
- Does the sun come through in the morning or evening?