

House Viewing checklist

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First impressions from outside

Look at the property and check for basic things. You can look at most of these from the roadside.

- Based on the age of the property does it appear OK?
- Can you see any obvious cracks in the walls that may need further investigation?
- If the walls are rendered or pebble dashed how is the condition?
- Any slipped/cracked or missing roof tiles or ridge tiles missing/loose?
- Does the chimney stack look OK? Is it straight, loose lead flashing etc?
- Does the guttering look OK, straight, clean? If raining any obvious leaks or water marking/leaking onto walls?
- Do the soffits (wooden or uPVC section under roof edge) and fascia boards (what guttering is fixed to) look OK and in line with the age of the property?
- Front garden, well maintained? Any obvious signs of issues? Driveway or garage (if applicable) look in a good state of repair in line with age of the property?
- If no garage or driveway, what are the parking arrangements? Any parking restrictions or permits required?



Once you are inside

Simple checks to complete in each room of the house if you can.

- Do the light switches work?
- Decoration, style and condition of the décor is it OK, well maintained? How much work required, if any?
- What is the flooring like, condition?
- Are there any signs of mould/condensation or damp? Use your sense of smell, does it smell musty or damp? Ask questions if it does. You might not always see it.
- Plug sockets and other outlets, what is the condition? Any wiring issues? I.E. Loose wires, old wiring that may need replacing?
- Any obvious cracking on the walls or ceilings?
- Storage, especially in bedrooms, are there already wardrobes in situ for example with the current occupants (if applicable)
- Fireplaces and radiators in working order?
- Windows and doors, open and close? Keys available in each? Frames in good condition, any misted/cracked/damaged panes of glass? How much light is each room getting? Road noise or other noise issues?
- Upstairs rooms – How overlooked are you by neighbouring properties. Look over the rear garden to check for any obvious issues whilst upstairs.
- Rear garden. Check fencing, what fences are you responsible for? Well maintained? Security issues? Overlooked heavily? What direction does it face (download a compass app on your smartphone)

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Bathrooms & kitchens

Simple checks to complete in each of these rooms:

- Light switches – Locations inside or outside the room? Working order?
- Do the taps work?
- If you are able, see how long it takes for hot water to come through?
- Check water pressure, especially shower for example.
- Is there a bath and/or shower?
- Toilets, any signs of cracking or other issues?



General observations and queries

These are items which may or may not be important to you, but worth checking:

- Smoke alarms? Working?
- Burglar alarms or CCTV/doorbell cameras? Are they staying with the property?
- What is the broadband connection like in the area? TV connections, SKY, Virgin or Freeview for example.
- Where is the boiler located? Visually check it for obvious issues. Is it noisy when being used? Does it come with a service history?
- Loft space? Visually check it, can you get into it easily? I.e loft ladder.
- Electrical fuse box or consumer unit. Where is this located? What condition is it in? Will this need further investigation? When was it last checked?



If you are purchasing a flat

Some points to be aware of and try to get answers to.

- Leasehold or freehold? If leasehold, how long is left on the lease approx.?
- How much is the ground rent and service charge? Are there any planned works that the current owners are aware of for the building and/or communal areas?
- Any outside space? If so, is it shared or does it come with exclusive use of the property being purchased?
- What do the communal areas look like? The bin area is a good place to check. How well maintained is the property overall in line with its age?
- Can you hear much noise from neighbours whilst you are viewing the property?
- Road noise?

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Do your own research!

Always do some prior research before visiting the property in question

- EPC register – This is a free resource where you can check the property has an Energy Performance Certificate - Google EPC Register and go to the gov.uk website to search postcode areas
- If you are buying in Scotland – Check the Home Report
- Check the local authority planning portal for any recent planning applications made. Any recent works that would need planning? Any applications declined?
- Google street view – Have a look around yourself and familiarise yourself with the area
- What is it like at rush hour, school times, weekends compared to weekdays, pubs, bars and restaurants etc nearby?
- Local shops and amenities?
- Local schools
- Public transport links?

Notes