

# 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