

PROPERTY VIEWING CHECKLIST



When you go to view a potential new home, it can be difficult to remember everything you need to check. Here's our essential list of questions to ask when you're preparing to view a property, on the day, and when you're considering making an offer.

BEFORE YOU VISIT THE PROPERTY

- How long has the property been on the market?
- Has the price been reduced?
- Has it been listed and removed before?
- Is the EPC up to date, and what rating is it?
- Is it a leasehold or freehold? Are there any service charges?
- What is the council tax likely to be?
- Can I afford this?

WHEN YOU GET TO THE PROPERTY

- Why is the owner selling?
- How long has the seller lived there?
- Has the seller found their new property/ is there a chain?
- How many people are viewing the property?
- Have there been any near-sales/ fallen through sales? If so, why?
- What is the best thing about this property?
- Is there planning permission for expansion?
- What are the neighbours like?
- Has any work been done on the property? When, what and by who? Is there documentation?
- What type of boiler is there? When was it updated?
- Has the property had any problems with damp, Japanese knotweed etc?
- Is it south facing?

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WHAT TO LOOK AT AND TEST IN A PROPERTY

- Damp - look for stains on the walls or ceiling.
- Roof - moss growth or missing tiles.
- Garden condition - overgrown, Japanese knotweed.
- Brickwork - damage.
- Pipework.
- Windows - Condensation, draughts.

BEFORE YOU MAKE AN OFFER

- Have there been any other offers?
- What offers has the owner rejected?
- Are there any priorities for the owner? (Moving more quickly/ cash buyer/ family home etc.)
- What is included? (Fixtures/ fittings).
- Is there room for negotiation?

NOTES