

# House Viewing Checklist



## CHECK THE EXTERIOR

- Window Frames
- Double Glazing
- Condition of walls
- Condition of brickwork
- Loose/damaged roof tiles
- Condition of fascias
- Drains/gutters blocked or leaking
- Chimney stack condition
- Large trees close to property

## LIVING + DINING ROOM

- Could your furniture fit
- No of sockets + location
- Is there natural light
- Functioning fireplace
- Condition of carpets

## BEDROOMS

- Are rooms big enough?
- Curtains / blinds inc. in the sale
- What size bed would fit?
- No of sockets + location
- Built in wardrobe or room for one?

## GENERAL THINGS TO LOOK FOR

- Damp, mould or condensation
- Condition of flooring
- Doors open + close easily
- Cracks in walls / ceilings
- Decor in good condition
- Electrics + fuse box new or dated
- Gas / Central heating

## BATHROOM

- Signs of damp or mould
- Water pressure / toilet flush
- Hot water flow
- Condition of grouting / seals
- Bath/ shower/ both
- Shaving socket
- Does extractor fan work

## THE GARDEN

- Front / back garden or both
- What direction does garden face?
- Outside space private or shared
- Condition of walls and fences
- Garden shed or room
- Garden overlooked
- Easy to maintain
- Large trees / subsidence / knotweed

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## IMPORTANT INFO TO ASK

- Private parking or permits
- Burglar / fire alarms
- Mobile phone coverage
- Listed building / conservation area
- Council tax band
- EPC rating
- Locks / keys for all windows + doors
- Near a flood zone
- Broadband speed
- What are the neighbours like?

## FIND OUT ABOUT THE AREA

- Nearest bus stops / train station
- Local road connections
- Local schools
- Local amenities / shops
- Traffic - is it a cut through?
- What have similar homes sold for?

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## VIEWING A FLAT? EXTRA THINGS TO ASK AND CHECK

- Is it leasehold or share of freehold?
- How much is the service charge?
- What is the annual ground rent?
- Is the freeholder responsive to requests?
- Any restrictive covenants in place?
- When is the next ground rent review?
- Condition of communal areas
- Is there noise from neighbours?
- What will you need to contribute to a sinking fund for future repairs?

**Visit [hoa.org.uk](http://hoa.org.uk) for more tips**