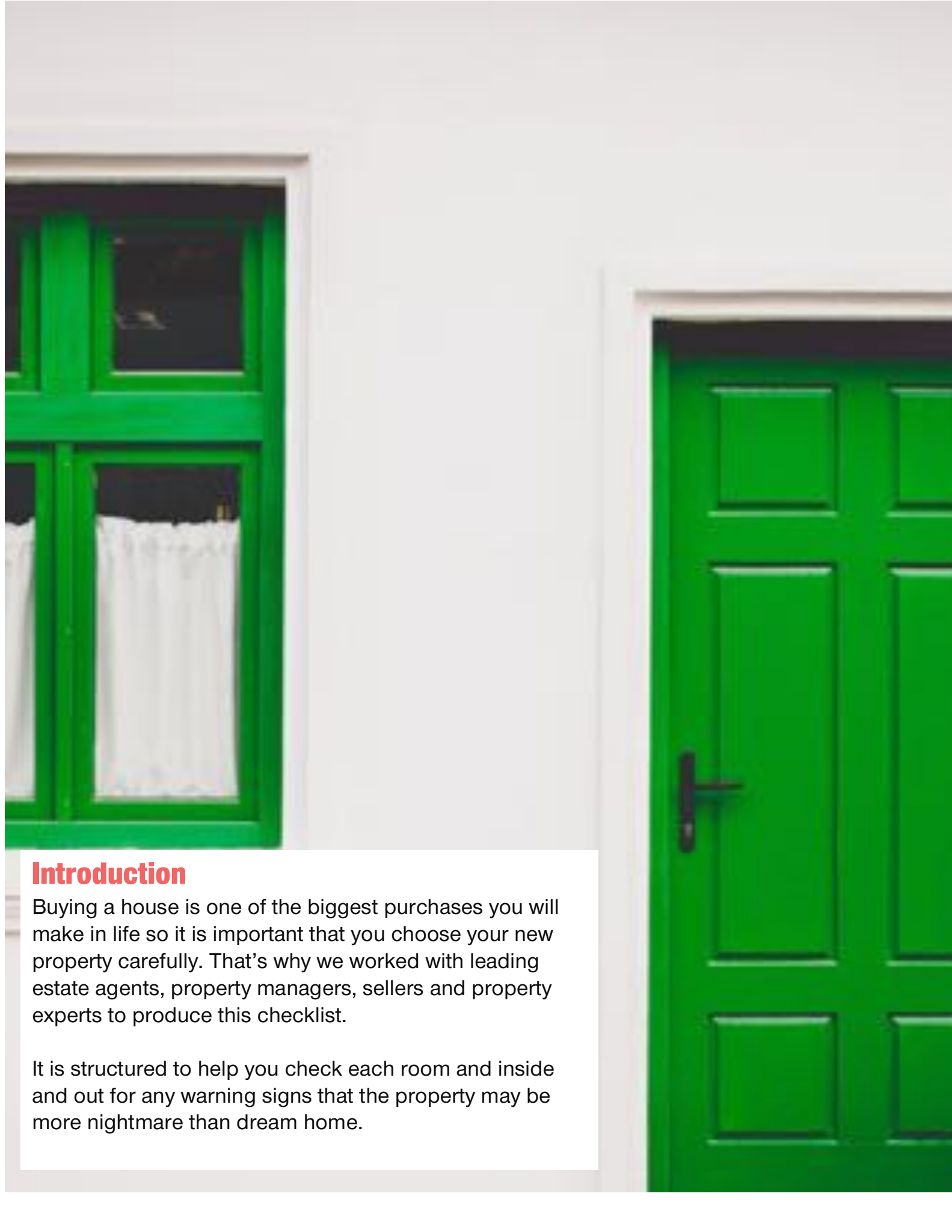


# PROPERTY VIEWING CHECKLIST

**MONEY** TO  
**THE**  
**MASSES**

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## **Introduction**

Buying a house is one of the biggest purchases you will make in life so it is important that you choose your new property carefully. That's why we worked with leading estate agents, property managers, sellers and property experts to produce this checklist.

It is structured to help you check each room and inside and out for any warning signs that the property may be more nightmare than dream home.

## OUTSIDE THE FRONT OF THE PROPERTY

- Is the property on a flat plot or on a slope?
- Is the property on a busy road?
- Check the parking situation both daytime and evening
- Check the road for any 'dropped kerbs' as these could restrict the available parking
- Are the boundary walls or fences in a good state of repair?
- If there is a chimney stack check if this is in good condition? Use binoculars to get a better view.
- Are the visible parts of the roof in good condition or are there loose or cracked tiles?
- Are the gutters, fascia and downpipes in good condition?
- Is there any sign of damp on the exterior walls which may indicate gutters are leaking or blocked?
- Are the windows and the front door in good condition?
- Where are any wheelie bins kept and does this make the house unsightly from the front?
- Check if there is a satellite dish and if it is in good repair?
- Is the front garden tidy and well maintained?
- Are there any large trees in the garden that will need regular maintenance?
- If there is a driveway is it shared with a neighbour? Who owns it?





## HALLWAY

- Is the flooring/carpet in good condition?
- What is the general standard of decoration?
- Are there any signs of damp on the ceiling?
- Are there any electrical or telephone sockets?
- Are the internal doors leading off the hallway in good condition?
- Where is the fuse board located and has it been upgraded recently?

## LOUNGE

- Is the room in good decorative order? Check behind furniture.
- Are all lights in working order and are light fittings remaining?
- If there is a fire is it this fully functional? When was the chimney last swept?
- Are there adequate electrical sockets and a television point?
- Are the windows in good repair and do they open properly?
- Are any curtains or blinds remaining?
- Is the flooring/carpet in good condition?
- Are there any signs of damp on the ceiling?
- Turn on your mobile phone and check the signal strength.
- Is internet available and what is the broadband speed?
- Where is the central heating thermostat and are radiators in good condition?



## DINING ROOM

- Is the room in good decorative order? Check behind the furniture.
- Are all lights in working order and are light fittings remaining?
- If there is a fire is it fully functional?
- Are there adequate electrical sockets and a television point?
- Are the windows in good repair and do they open properly?
- Are any curtains or blinds remaining?
- Is the flooring/carpet in good condition?
- Are there any signs of damp on the ceiling?
- Are radiators in good condition and do they have radiator valves?
- Will the room accommodate your dining table and chairs?
- Will the room accommodate all other dining room furniture?





## KITCHEN / UTILITY ROOM

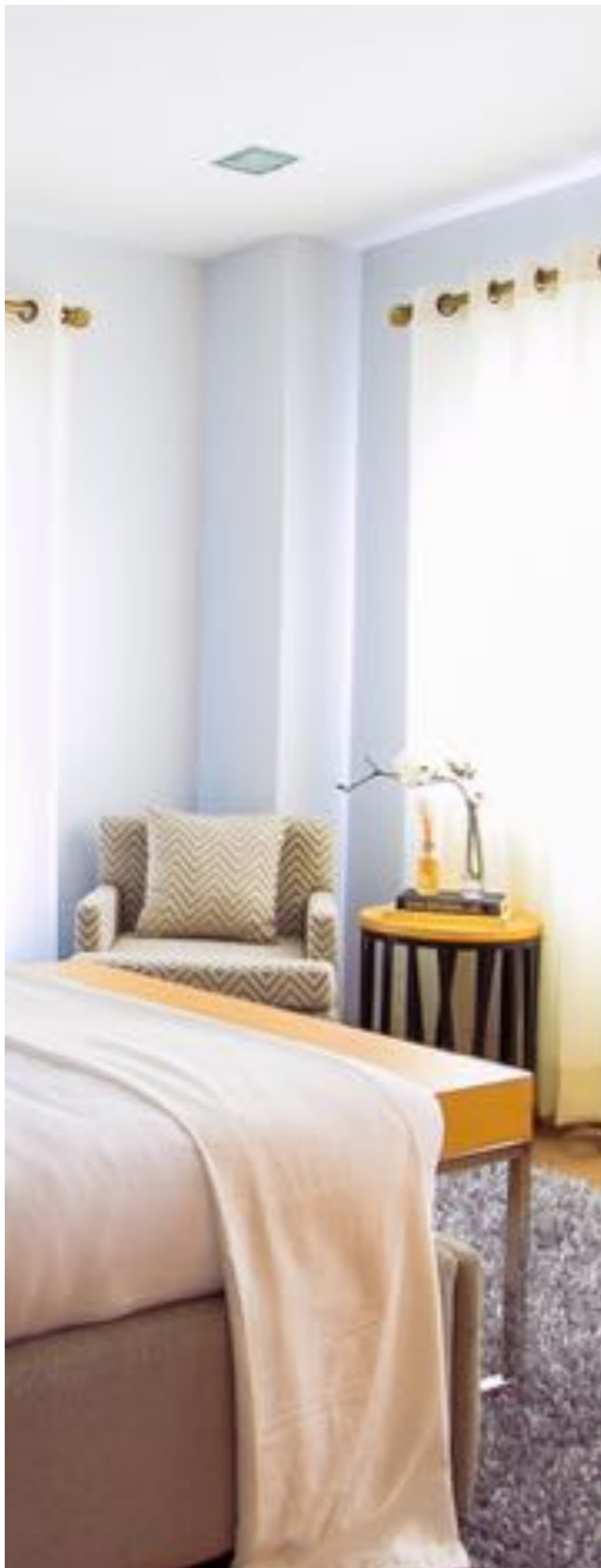
- If the boiler is here how old is it and is it working properly? When was it last serviced?
- Are the kitchen units in good condition and when were they fitted?
- Are all appliances fully functional and how old are they?
- Are the instructions and any guarantees to appliances available?
- Is the available storage space adequate for your needs?
- Are there adequate electrical sockets?
- Are there signs under the sink of leak damage?
- Where is the water stop cock?
- Are any curtains/ blinds remaining
- Are there any signs of damp on the ceiling?
- Is the flooring in good condition?
- Are the windows in good repair and working properly?
- Is the room in good decorative order?

***“ONE IN FOUR HOUSE  
SALES FALLS THROUGH  
BECAUSE BUYERS GET  
COLD FEET AFTER BAD  
NEWS FROM A SURVEY”***



## BEDROOMS

- Will your current bedroom furniture fit in all the bedrooms?
- Are the rooms in good decorative order? Check behind the furniture.
- Are all lights in working order and are light fittings remaining?
- Are there adequate electrical sockets and a television point?
- Are the windows in good repair and open properly?
- Are any curtains or blinds remaining?
- Is the flooring/carpet in good condition?
- Are there any signs of damp on the ceiling?
- Are radiators in good condition and do they have radiator valves?
- While you are in the rear bedrooms take the opportunity to take a look at the rear gardens of the neighbouring properties to see if they are well maintained.
- Check the access to the attic space. Is it lagged and are the plumbing and water tank in good condition?







## BATHROOM / TOILET

- Is the bath/shower/toilet functioning properly and when was it last replaced?
- Are the rooms in good decorative order?
- Are there any signs of leaks anywhere in the rooms?
- Are floor coverings in good condition?
- Are the windows in good condition and working properly? Do the windows have frosted glass?
- Are any curtains or blinds remaining?
- Are all the lights and ventilation fans in working order and are the light fittings remaining?

## REAR OF PROPERTY

- Are the boundary walls or fences in a good state of repair?
- If there is a second chimney stack, check if this is in good condition? Use binoculars to get a better view
- Are the visible parts of the roof in good condition or are there loose or cracked tiles?
- Are the gutters, fascia and downpipes in good condition?
- Is there any sign of damp on the exterior walls which may indicate gutters are leaking or blocked?
- Are the windows and the back door in good condition?
- Is the rear garden tidy and well maintained?
- Are there any large trees in the garden that will need regular maintenance?
- If there is a garage is it in good condition?
- If there any other outhouses are they in good condition?
- Check any rear access to the property and any right of way the neighbours may have?
- Are there any trees overhanging the property or gardens that are outside the property's boundaries? Who owns them and are they maintained?

## GENERAL

- Ask the owner how long they have lived at the property and their reasons for moving.
- Ask the owner details of any improvements they have made to the property.
- Find out the cost of the council tax and utility bills.
- If the property is an apartment find out the cost of the ground rent and service charge.
- As you go round the property take notes so that you can refer to them later when comparing properties.



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## GET IN TOUCH

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