IT'S MY HOME

✔ *Checklist for*
INSPECTING A PROPERTY

5 TIPS WHEN VIEWING PROPERTY:

1 Take someone with you to view the property! They may spot things you don't, and a second opinion is helpful.

2 Photos, photos, photos. Ask permission when viewing the home to take photos to have for future reference.

3 Explore the area. How far away are the shops, schools, transport etc.

4 Take your time! Don't feel rushed, explore the property.

5 Questions! If you have some questions, be prepared, and put together a list to have ready to ask the agent.

USE OUR CHECKLIST WHEN INSPECTING PROPERTIES. HAPPY HOUSE HUNTING!

OUTSIDE THE PROPERTY

- [ ] Is there off-street parking?
- [ ] Is the building structurally sound?
- [ ] Are there signs of damp around the house (eg bubbling paint, a musty smell)?
- [ ] What is the condition of paintwork, windows, fences, gardens, roof and guttering?
- [ ] Is it possible to extend the property in the future?
- [ ] How much northerly sunlight does it get?
- [ ] Is there external noise from traffic, trains, planes?
- [ ] Do neighbouring houses overlook the garden?
- [ ] Will the garden take a lot of effort to maintain?
- [ ] Is the storm water drainage system clear?
- [ ] Is the area prone to flooding?

INSIDE THE PROPERTY

- [ ] Check what is included – carpets, curtains, blinds, light fittings, air conditioning, heating and any appliances
- [ ] Are there enough bedrooms and bathrooms?
- [ ] What is the condition of the electrical wiring?
- [ ] Does the plumbing work?
- [ ] Are walls, ceilings and floors in good condition?
- [ ] Do all the windows and doors open and close?
- [ ] Is there enough storage space?
- [ ] Do you have mobile phone coverage throughout the house?
- [ ] Are all fitted cupboards in good condition? Remember to check the inside!
- [ ] Ask the agent if the home has an energy efficiency rating.

THE LOCATION

- [ ] Does the area have the local amenities you might need?
  - [ ] Shops
  - [ ] Schools and childcare
  - [ ] Doctors/hospital
  - [ ] Public transport
  - [ ] Food and entertainment
- [ ] Are there any local council planning changes or planned infrastructure developments in the near future?
- [ ] How long will it take you to travel to work?

For more information, scan the QR code