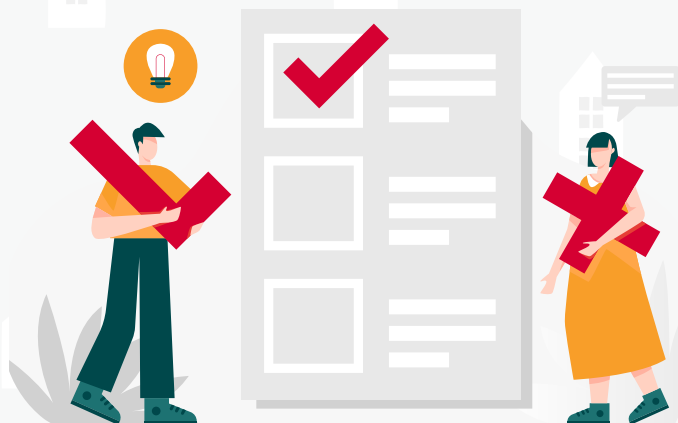


VIEWING A HOUSE CHECKLIST



GENERAL

- What is the asking price?
- How long has the house been on the market?
- Why is the owner selling?
- When was the house built?
- Are there any current bids on the property?
- What is the seller's timeline for moving?

LOCATION AND NEIGHBOURHOOD

- What is the neighbourhood like?
- Are there nearby amenities such as grocery stores, schools, parks, and restaurants?
- Are there good public transport links?

EXTERIOR OF THE HOUSE

- Does the house look well-maintained?
- Is the roof in good condition/are there any loose tiles?
- Are there any cracks in the walls or foundation?
- What is the age and condition of the gutters?

INTERIOR OF THE HOUSE

- Does the layout of the house suit your needs?
- Are there enough bedrooms and bathrooms?
- Is there enough natural light?
- Are there any musty smells, signs of dampness or mould?

KITCHEN

- Is the kitchen in good condition?
- Do any appliances come with the property?
- Type of cooker? E.g. gas or induction

BATHROOMS

- Are the bathrooms in good condition?
- Are the fixtures in good working order?
- Is there good ventilation?

ELECTRICAL SYSTEMS

- Are the electrical systems in good shape?
- Are there enough electrical outlets?
- Is the wiring up-to-date and safe?

ENERGY EFFICIENCY AND HEATING

- What is the BER Rating of the house?
- Are the windows double glazed or triple glazed?
- How old are the windows?
- Has the house been insulated?
- Type of heating? E.g. oil or gas

PLUMBING SYSTEMS

- Are the plumbing systems in good working order?
- What is the water pressure like?
- Are there any leaks or water damage?

PARKING

- What parking is available; drive-way, garage, off street, on-street?
- If there is on street parking, is a parking permit required? How many permits are available for the house?
- Will you require an electric vehicle charger?

BACK GARDEN

- Is the garden north, south, east or west facing?
- Is it spacious enough?
- Does it offer enough privacy?
- Are there any large trees in neighbouring gardens that could block sunlight?

DEVELOPMENT POTENTIAL

- Has the property ever been approved for planning permission?
- Do other houses on the road have front or back extensions?
- Could the attic be converted?

TECHNOLOGY

- What broadband is in the locality? (DSL, Cable, Fibre-optics, Satellite) This is particularly important question if you work from home a lot.
- Is there good mobile phone coverage?

OVERALL IMPRESSION

- Does the house feel like it could be your home?
- Is there anything that concerns you about the property?
- Would you like to view the property again?