

Viewing checklist



Property address: _____ _____ _____	Date: _____ Estate Agent: _____ _____ Contact No: _____
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Have you remembered your camera and measuring tape?

Take this handy checklist with you on viewings to make sure you have covered everything you need to know:

Have you..?

- Visited the property/area at different times and on different days to get an idea of how busy/noisy the area gets?
- Spoken to anyone in the street about living in the area?
- Found out about the local area? - Use our checklist for [Learning about a new area](#) to check you have covered everything
- Thought about how you could use each room. Will your furniture fit in? (Don't forget to take measurements of your favourite/largest pieces of furniture before going on viewings!)
- Asked if the property is a listed building or in a conservation area as this may limit the changes you can make to it in the future?
- Been shown a demonstration of the heating and plumbing?
- Have any gas and electrical checks been done recently?
- Looked behind furniture and curtains for signs of damp?
- Asked your solicitor to obtain buildings regulations certificates if recent work has been carried out on the property?
- Checked if the block looks well maintained for leasehold properties? Ask for documented evidence of how long the lease is and check for restrictions on what you can and cannot do

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- Asked other flat owners if they are happy with how the block is being maintained?
- Asked about council tax, utility, service charges and ground rent bills?
- Found out why the seller is selling and if they are keen to sell quickly?
- Asked how much interest / viewings the property has had so far?

Extra considerations for New Homes

- Check the property specification carefully - what fixtures and fittings are included? What is extra?
- Find out what will be built on sites nearby
- See if you can get the layout and décor you prefer
- If you are struggling to sell your property, ask if the developer will do a part exchange
- Ask what discounts and incentives are available - developers usually have great deals for first-time buyers and buy-to-let investors.

Comments	
Likes:	Dislikes:
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