

Property Address:	Date:
	Time:
	Estate Agent:

Things to take with you:

- Measuring tape - get an idea if your furniture will fit!
- Camera - take pictures for reminders after the viewing



Things to remember:

This is a financial investment as well as a home. Try to stay objective and whilst imagining yourself living there. Spend more than the average 8-15 minutes at the viewing. Research by Which? shows the longer a buyer spends viewing a property, the more likely they are to secure it for under the asking price!

The First Viewing

Inside the property

- Are there any cracks? (Hairline cracks are usually ok, larger ones less so)
- Have the walls been repainted? (To modernise or hide issues?)
- Windows and doors - do they open/close?
- Damp - use your nose and eyes (Musty smells, stains, condensation on windows)
- Are there extraction fans in the kitchen and bathrooms?
- Taps and toilets - do they work? And does it take long for hot water to run through?
- Sockets and switches - are there enough and are they placed well?
- How old are the utilities? (Electricity, gas, boiler etc)
- Mains water - is the mains supply an old lead pipe?
- Ask to see the roof space (Check for wood rot, wood-boring insects, insulation, structure, signs of daylight)
- Natural light - is it dark without the lights on?
- Good levels of built in storage?
- Presence of a security and smoke alarm system?
- Mobile reception around the property
- Ask if you can link to the wifi to test speeds (<http://www.thinkbroadband.com/speedtest>)



Outside the property

- Is the roof in good condition? (missing tiles, lead flashing etc)
- Chimney - straight or leaning? Hoods on the chimney pots?
- Walls - straight or undulating?

- Are there any significant cracks in the walls?
- Check what land comes with the property and if the boundaries are clear
- Are there any access rights?
- Are there street lights directly outside?
- Are you under a busy flight path or near railway lines?

The neighbourhood

- Spend some time walking around to get a feel for the area
- Are there noisy neighbours?
- Is parking available at different times?
- Have you spoken to some of the neighbours? (what is the area like, are there common issues within the properties?)
- How good are public transport links?
- What is the proximity to shops?



Second Viewing & Research

If you've decided you like the property:

- Go for a second visit at a different time
- Take a friend or family member who will be objective and honest



Convinced after a second viewing:

- Research actual sold prices for the same type of property in the immediate area (<http://www.rightmove.co.uk/house-prices.html>)
- Check the EPC rating - be aware properties rated F or G cannot be rented out from April 2018 (<https://www.epcregister.com/>)
- Check flood maps (<https://flood-warning-information.service.gov.uk/long-term-flood-risk>)
- Check radon gas maps (<http://www.ukradon.org/information/ukmaps>)
- Check soil maps (<http://www.landis.org.uk/soilscapes/>)
- Check mining maps (<http://mapapps2.bgs.ac.uk/coalauthority/home.html>)
- Find out the council tax band ratings (<https://www.gov.uk/council-tax-bands>)
- Ask if there are any monthly or annual service charges

Make an offer

- Make an offer once you've worked out what you think is a fair market price

After your offer

- Instruct a conveyancer to start reviewing contracts and conduct relevant searches
- Book a surveyor at surveyorsnearme.com/get-survey to inspect the property and ensure everything is in order before the transaction becomes legally binding. They will spend around 2 hours at the property (more if larger) doing in-depth checks