

BUYING / RENTING GUIDE

Viewing Checklist

INTERIOR

- LIGHT SWITCHES
- DECOR
- FLOORING
- DAMP/MOULD/CONDENSATION
- EXPOSED WIRES
- CRACKS IN WALLS/CEILING
- POWER SOCKETS - QUANTITY AND LOCATION
- STORAGE
- FIREPLACES IN WORKING ORDER?

EXTERIOR

- DO THE DOORS OPEN AND CLOSE EASILY?
- SINGLE/DOUBLE/TRIPLE GLAZING
- CONDITION OF FRAMES
- LOCKS
- GENERAL CONDITION AND AGE OF BRICKWORK
- ROOF TILES
- ARE THE CHIMNEYS STRAIGHT?
- DRAINS AND GUTTERS
- FASCIAS (WOODEN SECTION UNDER ROOF)

PLUMBING

- DO THE TAPS WORK?
- HOW LONG DOES IT TAKE FOR HOT WATER TO COME THROUGH?
- WATER PRESSURE IN SHOWER
- IS THERE A BATH?
- SHAVER SOCKET

GARDEN/GENERAL

- HOW MUCH WORK/MAINTENANCE IS REQUIRED?
- WHAT DIRECTION DOES IT FACE?
- PARKING
- BURGLAR AND FIRE ALARMS
- BROADBAND AND TV CONNECTIONS
- MOBILE PHONE COVERAGE
- BOILER POSITION, AGE AND SERVICE HISTORY
- LOFT ACCESS AND SIZE; POTENTIAL FOR CONVERSION
- CONSUMER UNIT/FUSE BOX LAST CHECK?
- IS IT IN A CONSERVATION AREA/LISTED BUILDING?

LOCAL AREA

- WHAT'S THE AREA LIKE AT RUSH HOUR
- WHEN ARE THE PUBS CLOSED, AT WEEKENDS/WEEKDAYS?
- PUBLIC TRANSPORT LINKS
- TEST THE COMMUTE/SCHOOL RUN DURING RUSH HOUR
- LOCAL SHOPS AND AMENITIES

PAPERWORK

- CHECK THE ENERGY PERFORMANCE CERTIFICATE
- CHECK THE ELECTRICAL INSTALLATION CONDITION REPORT (EICR)
- CHECK THE GAS SAFETY CERTIFICATE

IF YOU ARE VIEWING AN APARTMENT

- IS IT LEASEHOLD OR FREEHOLD?
- IF LEASEHOLD, HOW MANY YEARS ARE LEFT ON THE LEASE?
- SERVICE CHARGE
- COMMUNAL AREAS
- OUTDOOR SPACE
- WHAT SERVICES, EG DRAINAGE, ARE SHARED?
- NOISE FROM NEIGHBOURS
- IS THERE A RESIDENTS' COMMITTEE?

BELVOIR!