

HOUSE VIEWING CHECKLIST

**CREATED BY PROFESSIONAL
PROPERTY INVESTORS**





Location assessment

- **Proximity to amenities:** Note distances to grocery stores, schools, parks, hospitals, public transport
- **Neighbourhood safety:** Check crime statistics in the area <https://crimerate.co.uk/>
- **Check the quality of local schools** <https://reports.ofsted.gov.uk/>
- **Local community atmosphere:** How well maintained are the gardens on that street?
- **Traffic and noise levels:** Visit at different times of day to assess traffic patterns and noise
- **Parking:** Is there an allocated parking? What is street parking like? Are permits required? If there is a garage, is it big enough for your needs?
- **Orientation:** South-facing orientation maximizes natural light and solar gain. East-facing: Morning sun, suitable for kitchens and breakfast areas

- **Privacy – Assess the privacy levels inside the house and in the outdoor areas**
- **Risk of flooding: <https://flood-map-for-planning.service.gov.uk/>**
- **Visit <https://www.streetcheck.co.uk/> to find out more about the area**
- **Check online forums and community discussions to gather local insights about the neighbourhood**



Structural integrity

- **Foundation condition: Look for cracks, unevenness, or signs of settling**
- **Roof state: Check for missing shingles, sagging, or signs of leaks**
- **Wall cracks or damages: Identify hairline vs. larger cracks, potential structural issues**
- **Test every window and door in the house by opening and closing them to ensure proper operation**

- **Drainage – check gutters and drains and look for sloping landscape. Are there muddy patches on the property?**
- **Materials – Will floors, benches or tiles need replacing? Is asbestos a possibility?**



Interior evaluation

- **Room sizes and layout: Measure rooms, consider furniture placement, assess flow between spaces**
- **Natural light availability: Note window sizes, orientations, and any obstructions to light**
- **Storage space adequacy: Inspect closets, built-ins, and potential for adding storage. Open each cupboard**
- **Lighting – is there much natural light? Do all the light switches work?**
- **Ventilation – Are the kitchen and bathroom fitted with fans that offer proper ventilation?**



Systems check

- **Electrical wiring:** Look at the age of the electrical panel. Is there an RCD fuse box or an older type? Are fuse or circuit breakers labelled to identify the specific circuit they protect? Will you need more power points?
- How old is the boiler, when was it last serviced, and has it got a gas certificate?
- **Plumbing functionality:** Check water pressure, drainage speed, and pipe materials. How long does it take for water to heat up?
- **Broadband speeds and availability:** Check the area's 4G/ 5G coverage and mobile phone signal.
<https://www.nperf.com/en/map/GB/-/-/signal>.

What type of broadband is available: ADSL - phone line, Coax cable, FTTC - Fibre to the Cabinet, FTTP - Fibre to the Premises (Fastest).

<https://labs.thinkbroadband.com/local/index.php>



Exterior inspection

- **Siding or exterior wall condition: Look for damage, rot, or signs of needed repairs**
- **Landscaping and drainage: is the garden and exterior well maintained?**
- **Outdoor living spaces: Evaluate patios, decks, or porches for condition and usability**
- **Drainage – check gutters and drains and look for sloping landscape. Are there muddy patches on the property?**
- **Building materials and age – will any area need attention soon?**
- **Are there any Tree Preservation Orders on the property?**



Potential issues

- **Signs of water damage:** Look for stains on ceilings, walls, or floors
- **Pest infestation indicators:** Check for droppings, damage to wood, or visible insects
- **Mould or mildew presence:** Inspect bathrooms, basements, and other damp areas



Documentation review

- **Property boundaries:** Understand the exact lot size and any easements
- **Is this Freehold or Leasehold property?** (If leasehold, how long is the remaining lease?)
- **What are the service charges/ground rents?**
Check the Council Tax Band
<https://www.gov.uk/council-tax-bands>

- **Recent renovations or repairs: Ask for documentation on work done and permits obtained**
- **Included appliances or fixtures: Clarify what stays with the house and what doesn't**
- **EPC Certificate. A rate below C is considered to be poor**
- **Research planned construction or changes in the area <https://www.gov.uk/search-register-planning-decisions>**



<https://varsoinvest.com/>