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The Smart Property Viewing Checklist

Questions worth asking before you fall in love with a home.

Look at the building

Check the roofline from public areas, gutters, walls, signs of damp, condensation, windows, ventilation and the age of key services. Do not attempt intrusive inspection; a suitable surveyor can investigate concerns.

Look beyond the rooms

Ask about parking rights, shared access, garden boundaries, rights of way, noise, nearby development and flood history. Visit at different times of day if practical.

Ask about costs

Find out the EPC rating, heating type, council tax band and potential running costs. For leasehold property ask about years left, ground rent, service charge, planned major works and management.

Check alterations

Ask whether extensions, loft conversions, windows and major electrical or heating work have the expected approvals and certificates. Your solicitor should check legal status where relevant.

Make notes immediately

Record questions, observed issues and the source of each answer after each viewing. Distinguish what you saw, what the seller said and what was backed by a document.

FIVE QUESTIONS TO ASK

☐ What is included in the sale?

☐ Are boundaries and access arrangements straightforward?

☐ Have there been leaks, flooding or disputes?

☐ What repairs are likely soon?

☐ Can I review the EPC and available documents?

COMMON MISTAKES TO AVOID

- Relying entirely on a verbal assurance
- Forgetting to check costs before offering
- Assuming a fresh coat of paint means the building is sound

TRUSTED SOURCES

https://www.gov.uk/buying-a-home

https://www.gov.uk/find-energy-certificate

https://www.gov.uk/government/publications/buying-or-owning-a-leasehold-property/buying-or-owning-a-leasehold-home

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