

Housing Project

Viewing Properties: Questions to ask & stuff to look out for

Make friends with the agent

Get there before the agent & stand across the road so you can see the roof

Any loose slates?

Vertical cracks running down from roof to window or gutter to window?

Holes in render?

When in the garden do the same for the back, also sides of house if end terrace/semi

Windows & Doors: double glazed?
 replacement required?
 any fogging/misting within the glazing?
 upvc doors... Cracked? Broken?

Gutters & downpipes: intact? hanging off? Rusty? Leaking?

Chimney: is it straight?

Outside Walls: rendered? Is it cracked? Patchy? Signs of water ingress - remember the location & check inside...bricks? Mortar?

Drains: find them outside, sometimes hidden or built over
 clear running or blocked up? If in doubt run a tap
 if uninhabited flush the loo to check it functions

Soil Pipe: make sure you can see it
 does it smell?
 if there is concrete where it hits the ground is the concrete cracked?
 Is it lifting?

Manhole covers: can you locate them if so make a note of where they are

Heating: is there a boiler? Take a photo so you can research it later
 is it vented to an outside wall?
 are there radiators in every room?
 if inhabited is the house warm i.e. Are they using the heating?

Electrics: light switches work?
 look at meter & fuse board - take photo if in doubt of age or condition
 location of meter & fuse board?

Gas: location of meter?

Internal doors: intact? Do they close?

Internal walls & ceilings make a note of anything that needs to be remedied
 paintwork? Skirtings? Ceilings?
 damp patches? Look up down & all around
 black mould? Make a note of location... Near gutter?

Floors: if carpeted find a corner, lift up & have a look
wood? Concrete?
do the upper floors squeak or bend underfoot? Jump up & down
on any suspect area

Front garden: is there one?
fences? Walls? Condition?

Rear garden: is there one? Is it dog proof? Can it be made dog proof?
fences? Walls? Condition?
room for a shed or studio?

General: Where is the owner going?
Buying ? Renting?
Vacant possession on completion if tenanted?
Owners timescale & preferences?
Chain? How many people/properties?
Chain free?
If unsold auction lot ask why it didn't sell
Can you park? Yellow lines? Restrictions?
Walk up road & look for parking signs
Can you get round the back of the house without dragging building
or garden materials through the front door?
Ask the agent what the value of the property would be if they were to
sell it after a total refurb
Shopping nearby?
Dog walking?
Any developments nearby likely to affect value?
Check the the street at various times of day e.g. 19:00, 22:00 & 23:30
Public transport links?
Access for removal company?
Knock on neighbour's door/s say you are thinking of buying
& what do they think of the area? Also to see what they are like

Notes:

Bathroom

Separate Loo

Hall

Stairs

Landing

Kitchen

Sitting Room

Dining Room

Bed 1

Bed 2

Bed 3