

Back-pocket **viewing checklist**



Exterior

- | | |
|---|---|
| <input type="checkbox"/> Year property was built | <input type="checkbox"/> Condition of fascias (wooden band under roof edge) |
| <input type="checkbox"/> Condition of brickwork/render/finish | <input type="checkbox"/> Drains and gutters: blocked/leaking? |
| <input type="checkbox"/> Any loose/damaged roof tiles | <input type="checkbox"/> Windows: single-, double- or triple-glazed? |
| <input type="checkbox"/> Chimney: working/condition? | <input type="checkbox"/> Large trees close to building |



Interior

- | | |
|--|--|
| <input type="checkbox"/> Condition of window frames | <input type="checkbox"/> Signs of damp/mould/condensation/woodworm |
| <input type="checkbox"/> Proximity to large trees | <input type="checkbox"/> Any major cracks in walls/ceilings? |
| <input type="checkbox"/> Nesting birds | <input type="checkbox"/> Condition of flooring |
| <input type="checkbox"/> Built-in storage space | <input type="checkbox"/> Condition of decor |
| <input type="checkbox"/> Type/age/condition of boiler | <input type="checkbox"/> Loft: insulation/accessibility |
| <input type="checkbox"/> Age of electrics/plumbing/heating systems | <input type="checkbox"/> Basement: usage/accessibility |
| <input type="checkbox"/> Any exposed wires? | <input type="checkbox"/> Fireplaces: decorative or working? |
| <input type="checkbox"/> Light switches: all working? | <input type="checkbox"/> Curtains/blinds in working order? |
| <input type="checkbox"/> Number of power sockets/accessibility | <input type="checkbox"/> Privacy: from street/garden |



Kitchen

- | | |
|--|--|
| <input type="checkbox"/> General condition of units/worktops | <input type="checkbox"/> Non-fitted: how much space for white goods? |
| <input type="checkbox"/> Space for dining table and chairs | <input type="checkbox"/> Fitted: white goods included?/
condition of white goods |
| <input type="checkbox"/> Water pressure from taps | <input type="checkbox"/> Size of fridge/freezer |
| <input type="checkbox"/> Gas/electric | |



Bathroom

- | | |
|--|--|
| <input type="checkbox"/> Signs of damp/mould | <input type="checkbox"/> Shaver socket |
| <input type="checkbox"/> Condition of sealant/grouting | <input type="checkbox"/> Water pressure from taps/shower |
| <input type="checkbox"/> Type of shower | <input type="checkbox"/> Toilet flushes |
| <input type="checkbox"/> Window/extractor fan | <input type="checkbox"/> Wait-time for hot water to come through |



Bedroom

- | | |
|--|---|
| <input type="checkbox"/> Space for bed | <input type="checkbox"/> Position of power sockets |
| | <input type="checkbox"/> Built-in wardrobe/space for cupboard |

Zoopla Back-pocket viewing checklist



Additional checks

- Fixtures and fittings to be left behind
- Insulation in loft/walls
- Home security alarm: working?
- Smoke detectors: working?
- Locks on windows/doors
- Current cost of utility bills
- Potential to extend/convert the loft
- Existing planning permissions
- Quality of any recent works
- The neighbours each side
- Flooding: history and risk
- Location of stopcock/fuse box
- Internet availability/speeds
- Mobile phone dead spots



Outside space

- Aspect of front/back gardens
- Is garden overlooked?
- Garage/shed/other outbuildings
- Driveway/off-street parking/permit required?
- Signs of Japanese Knotweed



Surrounding area

- Closest public transport connections
- School catchment areas
- Streetlights: when are they switched on?
- Proximity to public spaces
- Nearest shops, restaurants and sports facilities
- Local traffic/cut-throughs/thoroughfares
- What have like-for-like homes sold for in the area?



Flat viewings checklist

- Leasehold/share of freehold
- Name of freeholder/managing agent
- Years remaining on lease
- Stand-out covenants within lease
- Annual service charge/ground rent
- Future contractual changes to charges
- Condition of communal spaces
- Number of flats in building
- Other residents: homeowners/renters
- Neighbours: above/below/opposite

How I feel about this home: