

## checklist - Purchasing a Property

You may wish to mark areas out of 5 (1 being poor, 5 being excellent, or simply tick boxes if you're happy with the area in general).

Age of Property \_\_\_\_\_

Is there a chain \_\_\_\_\_

Known planning restrictions \_\_\_\_\_

Any planning permission which has been granted \_\_\_\_\_

Public rights of way or use of any nearby land \_\_\_\_\_

Average cost of council tax and utility bills \_\_\_\_\_

Items included in purchase price (such as carpets, curtains or kitchen appliances) \_\_\_\_\_

Is the property freehold or leasehold (if leasehold the remaining term of the lease) \_\_\_\_\_

If leasehold the cost of service charge and who is responsible for communal areas \_\_\_\_\_

## Location

Are there schools or colleges nearby (if required) and are they in easy reach.

Proximity of shops which you may require.

Transport facilities (such as bus or train routes).

Parking (visit during day and evening to see any differences).

## Interior

Is the property fully double glazed?

Is there central heating?

Signs of damp or condensation.

Visible cracks in walls - this could be subsidence or in a newer house it may simply be settlement in the plaster.

Any wallpaper or cladding which may be concealing damp or cracks?

Poor state of repair or rot in wooden window frames?

Is the loft space insulated? Check the loft yourself.

Ask the vendor if the property has cavity wall insulation .

Ask the vendor how old the central heating system is.

General condition of plugs and sockets.

## Exterior

Are there any slates or roof tiles missing?

Is the condition of the guttering and downpipes good?

Does the property have a sufficient damp course and is it above the soil.

Are there any nearby trees which roots could undermine the foundations?

Is the paintwork of the property exterior sound?

## Tips

- :: Don't be put off by the vendors' choice of colours and décor as these can easily be changed.
- :: Consider taking someone else with you to view the property, who won't be living in it if you purchase. A second opinion is always a good idea!
- :: View the property at different times of the day to see how busy the area is and how parking is affected when people are home from work.
- :: Ask about any guarantees the property may have for work done or, if a new build, for its construction.
- :: Check who is responsible for fences and boundaries of the property.
- :: Ask what the neighbours are like and if they are noisy. If you ask this question the vendor has a responsibility to tell you.
- :: Check the condition of the surrounding properties. If these are poor it could affect the value/resale of the property you are viewing.