

Property Address \_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Date \_\_\_\_\_  
Estate Agent \_\_\_\_\_  
\_\_\_\_\_  
Contact No \_\_\_\_\_

**Roof**

- Does the condition look good (Is it level and are there any tiles missing).
- Are the gutters clean and stable and are the drains clear.
- Make sure the flashings and the fascias are secure and in good condition.
- Does the chimney look good.

**External Walls**

- Are any of the walls bowed.
- Is the pointing in good condition.

**Doors**

- Do all internal doors close properly.
- Are external doors secure.

**Cracks**

- Check all rooms and hallways for cracks.
- Hairline cracks are common, but if there big enough to insert a 10p piece there could be an underlying problem.

**Plumbing**

- Is there central heating
- Does the boiler appear to be in good condition.
- Check radiators for rust.
- Turn on taps and flush toilets to make sure they work.

**Electrics**

- Do the sockets and the fuse box look modern and in good condition.
- Check some light switches.
- Is there any exposed wiring.

**Windows**

- Is there double glazing.
- Open and check the windows.
- Inspect frames and sills for signs of rot.

**Flooring**

- Does any part of the floor creek or feel bouncy
- Are the carpets, tiles, lino, hard wood flooring in good condition.

**Damp**

- Look for signs of damp on the ceiling, walls, window sills.
- Is there peeling wallpaper and/or brown stains (signs of leaks).
- Check behind the furniture.

**Connectivity**

- Do you have a mobile phone reception.
- Is there good broadband coverage (This can be checked online)

**Apartments**

- Check if it's leasehold, freehold or share of freehold.
- Check the charges (Ground rent, service charge and buildings insurance).
- Is there a fund for expensive repairs, such as the roof.
- Check the communal areas.
- Is there exclusive outside space.
- Are there restrictions (hardwood floors, pets etc)

**Ideas to Add Value**

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**White Goods** (Are electrical goods included in the sale and what condition are they in)

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**Tenants** (Is the property already tenanted, if so, what type of tenancy agreement is in place, what is the income and how long is left on the agreement)

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**Other Comments**

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