

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

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

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)

Other Comments
