

# Viewing a House Checklist

## Location:

- Consider the neighbourhood, proximity to schools, shopping centres, public transport, and other amenities
- Assess the safety of the area, including crime rates and lighting at night.
- Check the property's orientation to determine how much sunlight it receives throughout the day.
- Pay attention to any noise from nearby roads, railways, or commercial areas.
- Check the quality of internet and mobile network coverage in the area.
- Inquire about any upcoming construction or development plans nearby.
- Note the availability of parks, gyms, community centres, etc.
- Check the property's zoning restrictions and future development potential.
- Check the availability and condition of parking spaces or garages.
- If applicable, learn about the Homeowners association (HOA) regulations and fees.

## Amenities and Utilities:

- Turn on taps and flush toilets to check water pressure and drainage.
- Test lights, sockets, and appliances to ensure the electrical system is functioning well.
- Check for proper ventilation in kitchens, bathrooms, and other areas.
- Inquire about insulation to gauge energy efficiency and comfort.
- Assess the effectiveness and energy efficiency of the heating and cooling systems.
- Look for security systems, locks, and overall safety measures.
- Inquire about water supply sources and drainage systems.
- Look for energy-efficient features like double-glazed windows or solar panels.

## Property Layout:

- Assess the storage space available in the property.
- Measure the rooms to ensure your furniture will fit comfortably.
- Consider the flow and layout of the property to see if it meets your needs.
- Evaluate the amount of natural light entering each room.

## Property Condition:

- Inspect the condition of the building's exterior, including the roof, walls, windows, and doors.
- Look at the landscaping, lawn, and garden areas for maintenance and potential issues.
- Examine the overall structural integrity of the property.
- Check for damp spots, mould, or water damage.
- Ask about any repairs or renovations done in the past and their quality.
- Look for any signs of damage or issues with floors, walls and ceilings.
- Keep an eye out for any signs of pests or rodents.
- Check the condition and age of included appliances and fittings.

**Good luck with your viewings!**