House Viewing Checklist

UK buyers and renters · Print one per property · Last reviewed September 2026

Address: _____ Date / time: _____

Asking price / rent: _____ Agent: _____

OUTSIDE

- ☐ Roof tiles, roofline, chimney
- ☐ Gutters, downpipes, fascias
- ☐ Walls: cracks, pointing, render
- ☐ Ground level below damp-proof course
- ☐ Windows: frames, misting, locks
- ☐ Doors close and lock
- ☐ Garden drainage and boundaries
- ☐ Trees close to the house
- ☐ Parking / permit / dropped kerb

DAMP & STRUCTURE

- ☐ Musty smell
- ☐ Mould on walls, ceilings, reveals
- ☐ Ceiling stains
- ☐ Isolated fresh paint
- ☐ Cold or damp external walls
- ☐ Cracks (10p-wide or diagonal)
- ☐ Sloping floors, sticking doors
- ☐ Extension / removed walls: paperwork?

HEATING, WATER, ELECTRICS

- ☐ Boiler age, type, location
- ☐ Service history / Gas Safe
- ☐ Radiators in every room
- ☐ Kitchen tap + shower pressure
- ☐ Hot water speed
- ☐ Leaks under sinks
- ☐ Sockets: number and position
- ☐ Consumer unit looks modern
- ☐ Scorched or loose sockets

ROOMS

- ☐ Kitchen units, worktops, extractor
- ☐ Appliances included?
- ☐ Bathroom fan works
- ☐ Sealant, grout, soft floor
- ☐ Room sizes vs your furniture
- ☐ Storage
- ☐ Natural light / orientation
- ☐ Loft insulation (if safe to view)

AREA

- ☐ Traffic and noise
- ☐ Mobile signal in each room
- ☐ Broadband options
- ☐ Transport, shops, schools
- ☐ Flood risk
- ☐ Nearby planning applications
- ☐ Visit again at a different time

PAPERWORK & COSTS

- ☐ EPC rating
- ☐ Council tax band
- ☐ Freehold / leasehold
- ☐ Lease years left (flats)
- ☐ Service charge + ground rent
- ☐ Fixtures and fittings included
- ☐ Certificates for building work
- ☐ Renting: gas cert, EICR, deposit scheme

Red flags / questions to follow up:

Property Comparison Sheet

Fill in on the day while details are fresh. Let your notes decide, not the staging.

Check	Property 1	Property 2	Property 3
Address			
Asking price / rent			
Location			
Overall condition			
Bedrooms / bathrooms			
Heating / boiler age			
EPC rating			
Council tax band			
Tenure			
Garden			
Parking			
Noise			
Running costs			
Major concerns			
Positives			
Questions outstanding			

Next steps: send unanswered questions in writing · request certificates · book a second viewing · choose a survey (RICS Level 1, 2 or 3) · offer 'subject to survey'.