

## Buying a property

Below is a list of questions to ask yourself or the estate agent when you look around a property

### Viewing the property

- ☐ Have you viewed the property more than once at different times of the day?
- ☐ Have you spent 15 to 30 minutes looking around the property and at least half an hour walking around the general area?
- ☐ Have you checked what the area is like at rush hour and when the pubs close, at weekends and on a weekday?
- ☐ Have you travelled from the property to work or school during rush hour to check the commute?
- ☐ Have you seen the energy performance certificate, which will help you understand how efficient the property is?
- ☐ If you are buying a house in Scotland have you asked to see the home report?

### Exterior brickwork

- ☐ Is it worn or cracked?
- ☐ Is there any render or specific finish?
- ☐ How old is it?

### Roof

- ☐ Are there any tiles missing?
- ☐ Are the chimneys straight?
- ☐ Is the flashing (lead, makes external joins waterproof) secure?
- ☐ Are the drains and guttering fairly new?
- ☐ If it's raining are they leaking?
- ☐ Are the fascias (wooden section under roof) in good condition?

### Windows

- ☐ Are they double-glazed?
- ☐ Do the frames look secure?
- ☐ Do they need painting?

### Security

- ☐ Are there good doors and locks?
- ☐ Are there good window locks?
- ☐ Is there a working alarm system?

### What to test

- ☐ Do the taps work?
- ☐ How long does it take for hot water to come through?
- ☐ Do the light switches work?
- ☐ Do the windows open and close easily?

### Inside the house (each room)

- ☐ Is there any damp that you can see or smell?
- ☐ Is there any condensation?
- ☐ Are there any exposed wires?
- ☐ Are there any cracks big enough to put the edge of a 10p in?
- ☐ Would you want to redecorate any of the rooms?
- ☐ Do any rooms need new flooring?
- ☐ Are there enough power sockets?
- ☐ Are the phone points in a convenient location?
- ☐ Is there enough storage?
- ☐ Can the neighbours see in to any of the rooms?
- ☐ Does your mobile phone have coverage inside the property?

### For the bathroom

- ☐ Does it have an electric shower?
- ☐ Does it have power and is it earth bonded?
- ☐ Is there a shaver socket?
- ☐ Is there any mould?

### In the garden

- ☐ Is the garden easy to maintain?
- ☐ Is the garden overlooked by the neighbours?
- ☐ Which direction is it facing?

### Questions to ask

- ☐ Where is the boiler?
- ☐ How old is it and when was it last serviced?
- ☐ Is there loft access and can I see the loft?
- ☐ Do any chimneys work?
- ☐ When was the consumer unit/fuse box last checked?
- ☐ Are there smoke alarms?
- ☐ Has any work been done on the property?
- ☐ If yes, what guarantees are there on the work?

### Extra questions for flats

- ☐ Is it leasehold or freehold?
- ☐ If it's leasehold, how many years are left on the lease?
- ☐ What access is there to the garden?
- ☐ What services are shared, eg drainage?
- ☐ If there are flats above, what are the noise levels like?