

QUESTIONS TO CONSIDER/ASK WHEN VIEWING A PROPERTY


Ask and/or consider these questions when considering buying a property and note the answers. You can directly ask these of the Estate Agent, Vendor, Solicitor or a combination. I'd recommend asking in writing so you have a written response for future reference or at the very least note the address and keep answers individually for each property for future reference.

If you want to be really technical you could even rate each question with a score based upon your personal attitude to the question, e.g. 1 = good 2 = No Impact 3 = concern/bad. That way you can quickly see which property scores highest and that may help you decide between properties.

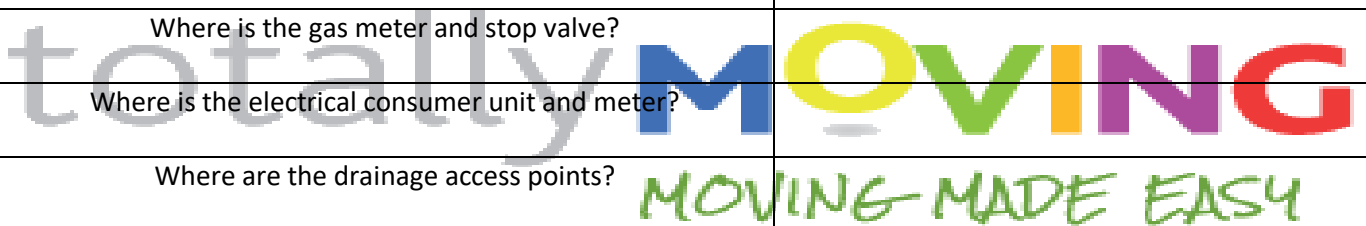
PROPERTY ADDRESS:		
SCORE	QUESTION	RESPONSE
	Why are you selling the property?	
	How long has the property been on the market?	
	Is the property freehold, share of freehold or leasehold?	
	Are there any charges payable for ground rent, services, etc... how much are these per annum over the last 3 years?	
	Is there a sinking fund in place and do you know the amounts held?	
	Is the sinking fund considered sufficient to cover known liabilities, for instance works required to the building?	
	What's the lowest price you would accept if I could pay cash?	
	How far is the nearest shops and amenities?	
	Is there a local bus service?	
	How far is the nearest railway station?	
	Is there any parking available and is that on or off-street?	
	Is there Cable TV & Broadband? What's the speed of broadband?	

	What's the water pressure like?	
	Is there an onward chain and if so how many are involved?	
	Have you ever had a dispute or is there any ongoing with neighbours?	
	What are you intending to leave behind, curtains, appliances, lighting, floor coverings, sheds, etc...	
	Is the property/area generally affected by outside influences, such as noise, dust, fumes, odours, etc.?	
	If leasehold, would the freehold be available for sale and if so what's the likely cost?	
	Have there been or are there any ongoing insurance claims relating to the land or buildings?	
	Has the building or site ever been flooded?	
	If there's a lease, how long is left unexpired and have you started any lease renewal process or approached the Freeholder/landlord?	
	How many viewings have you had?	
	How many offers have you had?	
	Are there any anti-social behaviour issues in the area?	
	Has Planning Permission ever been applied for? Was it granted or refused? If refused, why!	
	Are there any internal or external cracks in the property and how old do these seem?	



	Is any part of the property or grounds listed, in a conservation, tree preservation orders present?	
	Are you aware of any defects in the building or grounds?	
	Are there any rights of way affecting the land or do you have any over other land?	
	Is there a problem or has there ever been a problem with Japanese Knotweed or other invasive plant species?	
	What's your ideal exchange and completion date?	
	What are the local schools like, OFSTED ratings?	
	Is the property in a neighbourhood watch area?	
	How much is the council tax payable?	
	How much are the water rates?	
	Is there any renewal energy sources?	MOVING MADE EASY
	Have any alterations or extensions been carried out? If so when and were consents obtained?	
	When was the Gas Boiler last checked and do you have a certificate to show it is safe to use?	
	When was the Gas installation last checked and do you have a certificate to show it is safe to use?	
	When was the electrical installation last checked and do you have a certificate to show it is safe to use?	
	If there's an open fire, when were the flues last checked and swept by a chimney sweep and any evidence to prove they are safe to use?	
	If there's a multi-fuel appliance, when was it installed and do you have evidence to show the installation was HETAS compliant?	
	If there's a multi-fuel appliance, has it been annually tested and certified as safe to use by a HETAS registered engineer?	
	When was the gas/oil fired boiler installed and can you show it was installed to comply with regulations?	
	Have any works been carried out to rectify a defect such as woodboring insects? If so is there certification/guarantee I can rely upon?	

	Have any works been carried out to rectify a defect such as dampness? If so is there certification/guarantee I can rely upon?	
	Have any works been carried out to rectify a defect such as underpinning or similar works? If so is there certification/guarantee I can rely upon?	
	Have the drains ever been blocked and if so what was the cause, what action did you take to rectify it?	
	Are there any suspected Asbestos products?	
	Are there any rights, responsibilities and/or liabilities in respect of the boundaries, such as maintenance, repair, etc..?	
	Where is the water stopcock and have you checked to see it works?	
	Where is the gas meter and stop valve?	
	Where is the electrical consumer unit and meter?	
	Where are the drainage access points?	
	Are there any hatches that may be hidden, for instance into a roof space or void area?	
	Have insurance premiums ever been increased, refused or altered due to a higher risk of any kind?	
	Are there any noisy dogs in adjacent properties?	
	What is the general profile of the neighbours, i.e. young families, elderly, tenants, students?	
	If there's a higher risk of flooding in the area, does it impact the road routes or otherwise such as bridges or transport links for instance?	



TOTAL SCORE:

OVERALL THOUGHTS AND NOTES: