
Property Viewing Checklist

You learn more in fifteen structured minutes than in an hour of wandering. Run the same route every time: outside, ground floor, upstairs, loft, garden — then the questions.

Photograph everything; your memory will lie to you by the third viewing.

HOW TO USE THIS — Print one copy per property and take it to the viewing. Follow the route, tick as you look, and complete the score in the car before you drive away.

01 Before you knock

- ☐ Walk past both neighbouring houses — condition, parked cars, curtains
 - ☐ Photograph the roofline, chimney and guttering from across the road
 - ☐ Check the drains lift: lift an inspection cover if accessible
 - ☐ Note the aspect — which rooms get afternoon light
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02 Inside

- ☐ Smell first: damp, dogs and fresh paint all tell you something
 - ☐ Floor levels: a marble or phone level on windowsills upstairs
 - ☐ Open and close every door — sticking doors mean movement or moisture
 - ☐ Run every tap; flush every toilet; check water pressure upstairs
 - ☐ Look under the sink, behind the bath panel and inside the loft hatch
 - ☐ Count sockets per room — a 1970s socket count means a rewire for modern use
 - ☐ Measure key rooms — agents' floorplans are optimistic
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03 Questions for the agent

- ☐ How long has it been listed, and any fall-throughs? Why?
 - ☐ What is the vendor's situation — probate, chain, relocation, landlord selling up?
 - ☐ Have there been offers, and at what level were they rejected?
 - ☐ What would the vendor take today for a proceedable buyer?
 - ☐ Who lives either side and above/below?
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04 Score it before you leave the street

- ☐ Structure: sound / questions / survey essential
 - ☐ Refurb level: cosmetic / medium / back-to-brick
 - ☐ Vendor motivation: low / medium / high
 - ☐ Fit with your strategy and numbers: pass / analyse tonight / offer this week
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