










TEAM CONCEPT'S HOME VIEWING CHECKLIST



THINGS TO CHECK FOR...









-  Is there damp (excess moisture/condensation)?
-  What direction does the property face?
This will determine where you'll get most light throughout the year.
-  Are the rooms big enough?
-  Is there double-glazing on the windows?
-  If you're looking at house: How old is the roof? When was the last time it was serviced?
-  Are there enough power points, and are they in good condition?
-  Is the plumbing up to scratch? Do the taps have good water pressure? Are the pipes insulated
Are the pipes made of lead? Do the radiators work? Do the toilets flush without issue?
-  Is the building sound-proofed?
-  Is there storage outside the unit? Where is it and how big is it?



DON'T FORGET TO LOOK FOR DAMAGES!

Ask the seller if there are any repairs that are going to be made before the property is handed to you.
Make sure that you get a copy of this in writing before you bid.

LOOK AROUND THE NEIGHBOURHOOD






-  What is the local area like? Do you like the vibe?
-  Are there a lot of cafes or bars in the area? This could mean the neighbourhood might be loud at night.
-  Do you own a car and need a parking space? If so, does the property include a parking space or will you need a street parking permit?
-  Is public transit easily accessible?
-  Do you have easy access to shops and restaurants?
-  Are you close to noisy roads, train tracks, or beneath a flight path?
-  How close are the rubbish, paper, and glass bins? Are they overflowing?
-  If you have children, or are hoping to have children while living here, are there good schools and parks in the area?



DON'T FORGET

You may be looking at the property and location, but you're also being looked at by the people selling. Be on time, be polite, and put your best foot forward!

ASK THE SELLER QUESTIONS

-  Who was the previous tenant and why are they leaving?
-  How long did they live there, and what changes to the property did they make?
-  What are the neighbours like? Do they have children or pets?
-  Is the property a protected monument or an area under certain bylaws?
This might affect any changes to the outside of the property.
-  Is the homeowners' association (VvE) healthy?

Most importantly, trust your instincts!
If the property doesn't feel right for you, it's not going to be right for you.

TOP TIP!

Take photographs!

It helps you remember which property had which features for when you're deciding which you want to bid on.