

The Investor's Property Inspection Sheet

Property address:

Date of visit:

Area

Is it next door to T/A, pub, shops, garage, what's on the next street etc:	
Is the property at risk of flooding?	
Are there good transport links?	
Are there any plans for new developments?	
What is the crime rate?	
What is parking in the immediate vicinity like?	
Is the building listed or in a conservation zone?	
What about the local neighbourhood?	
Is it noisy?	
What are nearby schools like?	
Where is the nearest supermarket?	
Do the neighbours seem pleasant?	

Outside

Does it have parking?	
Is the roof flat?	
Is the roof in a good condition? Does it dip in any points?	

Critical

Can you see or smell damp, mould or mildew in the house?	
Are there any cracks or signs of subsidence?	
Damp meter readings:	
What is the Energy Performance Certificate (EPC) rating of the property?	

Electrics/utilities

Is the building older than 25 years?	
When was the last EIC survey	
Have the electrics been updated? If not they may need to be esp if planning major refurb/extension?	

How old are the electrics, plumbing, and central heating system?	
<p>Things to look for:</p> <p>Old</p>  <p>Good</p> 	
a. Electricity meter and fuse box (now known as the consumer unit). If there is an old-fashioned-style fuse box, with big white ceramic-style fuses	
a. Mix of different socket and switch styles.	
b. Colour and style of the cabling. You should be able to find some exposed cables at light fittings, around the fuse box. Modern electrical wiring has PVCu insulating cable and should be either white or grey .	

General

Does it have planning permission granted for any future changes?	
Is there an attic? Is it suitably insulated?	
Is it a leasehold property? If yes, is there a ground rent?	
Is there a property chain?	
Any recent work done to the property that is still under warranty?	

Do you have mobile phone coverage throughout the house?	
Is there a burglar and smoke alarm system?	
Do windows and doors open and close easily?	
Are the drains and gutters modern and functioning?	
How much is the council tax and band?	
How long has the property been on the market?	
How was the asking price decided?	
When do the sellers have to move out?	
Is the property listed?	
Why is the house being sold?	
How many times has the property changed hands?	
What is included in the sale?	
What is the average internet connection speed in the area?	

Kitchen

What fixtures and fittings are included in the sale (counters, refrigerators)?	
Are all fitted cupboards in good condition? Remember to check inside.	
Are the taps and drains functioning?	
Will the kitchen be professionally cleaned before you move in?	
Are the built-in kitchen appliances such as oven and extractor fan working?	
Do all hot water taps work?	

Bathroom

Is there adequate ventilation?	
Does the room get enough light?	
Is the silicon sealant still water tight?	
Is the bath panel loose? Is there signs of rot underneath?	
Does the toilet flush?	
What is the water pressure like?	
Are the taps and shower working?	

Living room

Is the fireplace functioning?	
Is the wall behind sofas and counters clean and smooth?	
Are there enough radiators and wall plugs?	
Are there any unsightly wall mounts?	
Are the carpets in good condition?	
Is there textured wallpaper or ceiling plaster?	

Bedrooms

Is there enough storage?	
Is the flooring, carpet and wallpaper in good condition?	
Are the rooms well ventilated?	
Is the size adequate?	
Are curtains and fittings included in the sale?	

Garden

Issues: Common Ivy, Japanese Knotweed, Oak, poplar and willow trees, Pine:	
Will the seller be moving parts of the garden such as pots and trees?	
Is there a clear divide between the garden and neighbour?	
Will the garden take effort to maintain? Any trees dominating the garden?	
Do neighbouring houses overlook the garden?	
If there is a shed, is it in working condition?	
Do hedges overhang pavements or roads?	
Is it the homeowner's responsibility to maintain?	
Is the garden private or shared?	
Where are the boundaries?	
Which way is the building positioned? When does the garden get the sun?	