

# Home buyer's checklist



On the move

## IS THE PROPERTY A FLAT?

- 1** Is it leasehold? or freehold?  
.....
- 2** How long is left on the lease?  
..... years
- 3** How much is the service charge?  
£.....
- 4** How often is this paid?  
.....
- 5** How much is the ground rent?  
£.....
- 6** How often is this paid?  
.....
- 7** Are the communal areas clean and well kept?  
.....
- 8** Do you have access to a garden?  
.....
- 9** Is it shared? or private?  
.....

One property can look very much like another after a while, but with the help of our checklist you can make sure you remember which was which

### Outside the property

- Are there good transport links nearby?
- Are there shops within walking distance?
- Are the neighbouring houses in a good state of repair?  
If not, they could hold down the value of your property
- Is it on a busy road?  
It may be worth visiting the property twice, at different times of day, to check if the levels of noise and through traffic vary
- Does it appear to be on a flight path?
- Are there any roof tiles missing?  
If so, watch out for signs of damp inside the property
- Are there signs of subsidence?  
A bent chimney stack, an uneven roof-line or cracking on the walls are all signs a property has suffered from subsidence
- Are there any nearby trees?  
If there are any large trees nearby the roots could undermine the property's foundations
- Is there any parking in the area?  
If you have to buy a parking permit ask the seller how much this will cost

### Inside the property

- Is it double-glazed?
- Is there any storage space?
- Can you hear the neighbours?
- Are there signs of subsidence?  
Including cracks on the walls wider than the thickness of a 10p piece, and doors that are sticking or not hanging correctly
- Are there signs of damp?  
Feel plastered walls for moisture, and look out for dark patches on the walls
- Have the current owners very recently redecorated?  
Be wary of new paint or wallpaper. It could conceal damp patches or cracks
- Are the window frames in good condition?  
Window frames with cracking paint can indicate damp. If you can press your finger easily into the wood, it's rotten
- Are the rooms a practical shape?  
Consider how you will fit your furniture into the property
- Are carpets included in the price?
- Are any appliances included?
- Is there central heating?  
If it is a gas central heating system ask when the boiler was last checked