

Guide

Viewing checklist.

By The Bayzos Team



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Introduction.

Buying a property is exciting but trying to make sure you're making the right decision can be overwhelming.

When you're standing in someone else's living room trying to picture where your furniture will fit, or what colour walls you want, it's easy to miss the things that really matter.

This checklist is here to make sure you know exactly what to look for both inside and outside the property, the right questions to ask and how to spot potential red flags, so you can make the right choice when buying your first or next home.

Section 1: the basics to check in every room.

Structure and condition

- Are there any visible cracks in the walls or ceilings?
- Do the windows and doors open and close properly?
- What's the general state of the roof?
- How old is the boiler?
- Check for signs of damp or mould
- Check for signs of condensation or woodworm
- Are the windows single, double, or triple glazed?
- Are all the light switches working?

Not all of these are red flags but if there are any signs of damage, you may wish to ask some questions to try and understand the cause and whether it's something you need to be worried about.

Most issues can be fixed but you'll want to consider whether you have the budget to carry out any urgent repairs before putting in an offer.

Utilities and services

- Check how many plug sockets there are and where they're located
- Is the water pressure good? (Test taps, showers and flush the toilet!)
- What's the EPC (Energy Performance Certificate) rating?
- What council tax band is the property in?
- Is it leasehold or freehold? How long is left on the lease (if relevant)?
- Are there shaver sockets in bathrooms?

Security and safety

- Are there smoke alarms and carbon monoxide detectors fitted?
- Is there a burglar alarm? Does it work?
- Are there outdoor security lights or CCTV?

Section 2: outside the property.

- What's the condition of the outside walls, fencing and gutters?
- Does the garden get much sunlight? Which way does it face?
- Are there any shared access paths or rights of way?
- Is there any mention of boundary disputes with neighbours?
- Do you have a designated parking space or garage? Do you need a parking permit for street parking?
- Can you see signs of Japanese knotweed or other invasive species?

Section 3: location and surroundings.

- What's the broadband speed and mobile signal like?
- How noisy is the area at different times of day?
- Where's the nearest supermarket/GP/public transport?
- Check if the area is a flood risk zone ([Gov.uk flood map tool](#))
- Are there any restaurants, pubs, or other local businesses nearby?



Section 4: questions to ask the seller or agent.

- How long has the property been on the market?
- How much interest has there been so far?
- Have there been any offers so far?
- What's included in the sale?
- How much are the council tax and utility bills?
- Are there any restrictions on what you can/can't do to the property?
- Is the loft insulated and accessible? Is it boarded?
- What do you know about the neighbours?
- Ask the seller why they're moving (or ask the estate agent if the seller isn't available for a conversation).

Section 5: other things to check.

- Bring a tape measure and make sure your key furniture fits (don't forget to check space for a fridge, freezer or washing machine if needed)
- Think about how you might use and live in the rooms
- Check for storage space and make note where you may need more
- How private is the garden?



Viewing a flat: extra things to check.

- Is the flat leasehold or a share of the freehold?
- How many years are remaining on the lease?
- What is the annual service charge?
- What is the annual ground rent?
- What does the contract say about increasing these charges? When will the next increase be and by how much?
- What is the condition of any communal spaces?
- How many flats are in the building?
- Are the other residents homeowners or renters?
- What are the neighbours like above, below and opposite?



Bonus: red flags to watch out for.

- Strong smells of air freshener or recent painting (could be covering damp or other issues)
- Strange layout quirks that might impact daily living
- Signs of poor maintenance (peeling paint, broken fences, sagging gutters)
- Excessive road noise or nearby construction projects

These don't mean that you shouldn't buy a property but you should consider if they're things you're able to fix or live with if needed.

Remember: you're not expected to have everything you need to make a decision after one viewing.

If a property feels like a potential fit, don't be afraid to:

- Go back for a second viewing at a different time of day
- Ask more questions – there are no wrong questions
- Take your time – buying a house is a huge decision!

Ready to start viewing properties?

Take this checklist with you and make notes so you remember all the important information.

Get ahead of the crowds

All our properties are listed on See It Here First up to a week before they appear on the national portals like Rightmove.

SEE IT **HERE FIRST**.co.uk

[Click to view properties before anyone else](#)

Important Disclaimer.

The materials in this guide are provided for general information purposes only and do not constitute legal or financial advice. Whether express or implied, no warranty is given, nor shall Bayzos Estate Agents Limited be liable for errors, omissions, or content on associated weblinks.

For personalised advice, consult your legal or financial advisor.

We look forward to assisting you every step of the way! If you have any further questions, please don't hesitate to reach out.



Final message from the founder.

Buying the right home isn't just about how a property looks or feels in the moment, it's about making a confident, informed decision that works for your life now and in the future.

With the right preparation, the right questions, and a clear understanding of what to look for, you can view properties with clarity and spot both the opportunities and the potential issues early on.

Use this checklist as your guide, trust your instincts, and remember that it's always okay to book a second viewing.

When you're ready to take the next step, we're here to help you navigate the process with confidence, from first viewing to getting the keys in your hand.

Got any ideas how we can improve this guide? Please share them – gary@bayzos.co.uk

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