



## Buyer Viewing Checklist – Flex Estate

Use this checklist during your property viewing to assess the condition of the home and identify potential issues before making an offer.

### 1. General Condition

Item	Yes / No	Notes
Overall cleanliness	Yes / No	
Odors (smoke, pets, mold)	Yes / No	
Natural light	Yes / No	

### 2. Structure & Safety

Item	Yes / No	Notes
Cracks in walls/ceilings	Yes / No	
Uneven floors	Yes / No	
Loose tiles or flooring	Yes / No	

### 3. Moisture & Ventilation

Item	Yes / No	Notes
Signs of damp/mold	Yes / No	
Functioning ventilation	Yes / No	
Bathroom moisture issues	Yes / No	

### 4. Heating & Electrical

Item	Yes / No	Notes
Heating system works	Yes / No	
Radiators heat properly	Yes / No	
Sufficient power outlets	Yes / No	

## 5. Windows & Insulation

Item	Yes / No	Notes
Double glazing	Yes / No	
Draft around windows	Yes / No	
Window frames condition	Yes / No	

## 6. Kitchen & Appliances

Item	Yes / No	Notes
Kitchen cabinets condition	Yes / No	
Built-in appliances work	Yes / No	
Water pressure/sink	Yes / No	

## 7. Bathroom

Item	Yes / No	Notes
Shower leaks or damage	Yes / No	
Toilet functioning	Yes / No	
Hot water works	Yes / No	

## 8. Exterior & Surroundings

Item	Yes / No	Notes
Roof tiles condition (visible)	Yes / No	
Noise levels outside	Yes / No	
Parking options	Yes / No	

## 9. Questions to Ask the Seller

- How old is the heating system?
- Any known issues or recent repairs?
- Monthly utility costs?
- Homeowners association fees (if applicable)?

## 10. Notes

