



Cost

Property Address _____

Asking Price _____ £

General External condition _____

Total price for works _____ £

Orientation, Location, Highways
i.e. front faces North, neighbouring properties run down, on street parking.

External

Chimneys - straight, capped, brickwork sound _____ £

Roof - sound, level, tiles missing, in need or replacement _____ £

Rainwater goods - at correct fall, good order, full of leaves _____ £

Walls - brickwork and mortar sound, cracks, airbricks uncovered, any sign of damp proof course _____ £

Lintels - above doors and windows, cracks anywhere _____ £

Windows - double glazed, new, good condition _____ £

Internal

Walls - decoration required? _____ £

Floor - replace throughout or keep in some areas? _____ £

Damp - any signs near windows / chimneys / ground level _____ £

Electrics - last rewire? Sockets look old? _____ £

Plumbing - all working? _____ £

Heating system - GCH, radiators, age of boiler _____ £

Kitchen - New or upgrade? _____ £

Bathroom - New or upgrade? Shower = must _____ £

Room to extend - into loft / rear extension _____ £

Alter layout to give larger rooms / more rooms? _____ £

Notes:

Vendors situation & position, rental demand in the area, other properties for sale / rent in the area, previously sold / let properties in the area, many viewings so far, other interested parties, any offers.





		Cost
Property Address	1 Example Road, Exampleville, United Examples	
Asking Price	£125,000	£
General External condition	Generally good condition, needs repainting around windows and front garden wall needs repointing. Could do with a general tidy up, but nothing major to increase kerb appeal.	
Total price for works		£ 26,000.00
Orientation, Location, Highways <i>i.e. front faces North, neighbouring properties run down, on street parking.</i>	Front faces North, road is a quiet residential area that looks popular with families. On street parking, half on the pavement on one side. Parking looks busy.	
External		
<i>Chimneys - straight, capped, brickwork sound</i>	Chimney looks good. Not capped. TV Aerial attached. Brickwork all OK.	£ -
<i>Roof - sound, level, tiles missing, in need or replacement</i>	Couple of slipped tiles, but no bowing of the top of the roof. Ridge tiles all look good.	£ 250.00
<i>Rainwater goods - at correct fall, good order, full of leaves</i>	Fine to rear, front plastic guttering has come off from the soffits and needs re attaching.	£ 250.00
<i>Walls - brickwork and mortar sound, cracks, airbricks uncovered, any sign of damp proof course</i>	Damp proof course evident to front and rear. Front airbrick is blocked with vegetation. Some repointing around the windows on the first floor.	£ 150.00
<i>Lintels - above doors and windows, cracks anywhere</i>	Crack over rear patio window. Window will need replacing anyway, install new lintel.	£ 750.00
<i>Windows - double glazed, new, good condition</i>	Rear patio window needs replacing, top floor 2nd bedroom window needs cracked pane replacing.	£ 500.00
Internal		
<i>Walls - decoration required?</i>	Full replaster throughout & paint.	£ 2,500.00
<i>Floor - replace throughout or keep in some areas?</i>	Floor sound, but coverings need replacing throughout.	£ 2,500.00
<i>Damp - any signs near windows / chimneys / ground level</i>	Mould growth in bathroom. Will be remedied with installing a working extractor.	£ 150.00
<i>Electrics - last rewire? Sockets look old?</i>	Rewire throughout.	£ 3,000.00
<i>Plumbing - all working?</i>	Full replumbing needed.	£ 2,500.00
<i>Heating system - GCH, radiators, age of boiler</i>	As above - new boiler required.	£ 1,500.00
<i>Kitchen - New or upgrade?</i>	Replace kitchen.	£ 3,000.00
<i>Bathroom - New or upgrade? Shower = must</i>	Oddly good condition. Needs redecorating and extractor, but can salvage units.	£ 500.00
<i>Room to extend - into loft / rear extension</i>	Loft room already boarded out, can look to get building regs approval to create room up there. Stairs would eat into Bed 1, but still plenty of room.	£ 5,000.00
<i>Alter layout to give larger rooms / more rooms?</i>	Lose stair width in Bed 1 to gain official Bed 3 in loft. Downstairs open up kitchen / dining room into 1.	£ 3,000.00
Notes:		
<i>Vendors situation & position, rental demand in the area, other properties for sale / rent in the area, previously sold / let properties in the area, many viewings so far, other interested parties, any offers.</i>	Probate sale, with 3 family members. It's fallen through once before so looking for a quick sale and minimal fuss. Previously accepted £120k, but it's been a while since that was accepted. Not many viewings recently, but newly remarketed. Agent sold 3 doors down - a good comparable - for £175,000 in really good condition with the loft room 2 months ago. Offer £110,000 and max price to pay £117,500	