



# **GETH Viewed checklist**



# GETH Viewed Checklist

information@gethviewed.co.uk 

LIVERPOOL 

## IMPORTANT INFORMATION

This report serves as a preliminary guide to help you decide whether to pursue further investigations before proceeding with the purchase or rental of a property. It is important to note that the individual who prepared this report, the Viewer, is not a qualified surveyor or valuer, and this document does not constitute a structural survey.

The report reflects the personal views and opinions of the viewer based on a single visit to the property. These opinions are not professional assessments of the property's monetary value or contents. Any measurements provided should be regarded as approximate and are for guidance purposes only. If a floor plan or sketch is included, it was drawn by the Viewer without measurements but based on their judgment.

Some areas, such as lofts, attics, cellars, or rooms with difficult access (e.g., narrow stairs, awkward doorways, or potentially dangerous animals) may not be inspected. Additionally, bulky furniture or appliances may prevent full access or inspection. These limitations will be noted in the report when relevant.

It is also important to note that certain details provided in the report may be based solely on information relayed by the agent, and no verification has been conducted by the Viewer.

The Viewer does not test or assess any appliances, such as fire alarms, security systems, electrical items, gas appliances, plumbing, or water systems. Any mention of these is for reference only and should not be taken as confirmation of their functionality, safety, or condition.

Furthermore, this report does not include an inspection for Japanese Knotweed. GETH Ltd does not assume responsibility for any issues related to the presence of Japanese Knotweed on the property. If you are concerned about it, you should conduct your own inquiries with the seller and estate agent. Geth Ltd is not liable for any findings related to Japanese Knotweed.

In summary, this report is not comprehensive and should not be used as the sole basis for your decision to move forward with the property transaction. Further investigation and professional assessments are advised.



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## Exterior Condition

- Roof Condition:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Walls (Exterior):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Windows and Doors:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Garden/Outdoor Area:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Driveway/Parking:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_

## Interior Condition

- Living Room Condition:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Kitchen Condition:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Bedrooms (Overall Condition):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Bathrooms Condition:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Flooring/Carpets:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_



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Property Address: \_\_\_\_\_

Date of Viewing: \_\_\_\_\_

Agent/Contact: \_\_\_\_\_

Contact Information: \_\_\_\_\_

## General Property Information

- Property Type:
- ☐ Detached ☐ Semi-Detached ☐ Terraced ☐ Flat/Apartment ☐ Other: \_\_\_\_\_
- Number of Bedrooms: \_\_\_\_\_
- Number of Bathrooms: \_\_\_\_\_
- Floor Area (sq ft/m<sup>2</sup>): \_\_\_\_\_
- Asking Price: \_\_\_\_\_



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## Utilities and Fixtures

- Plumbing (Pipes, Water Pressure, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Electrical System (Wiring, Outlets, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Heating System (Boiler, Radiators, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Appliances (Fridge, Oven, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_

## Safety and Security

- Security System (Alarms, Locks, etc.):
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_
- Smoke Alarms:
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_
- Carbon Monoxide Detectors:
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_
- Gated/Private Access:
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_



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## Neighbourhood and Surroundings

- Noise Levels (Traffic, Construction, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Public Transport Accessibility:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Local Amenities (Shops, Schools, Parks, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Neighbourhood Safety:
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_

## Additional Property Features

- Storage Space (Basement, Attic, etc.):
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_
- Recent Renovations/Repairs:
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_
- Energy Efficiency (Insulation, Windows, etc.):
  - ☐ Good ☐ Average ☐ Poor
  - Comments: \_\_\_\_\_
- Potential for Extension or Development:
  - ☐ Yes ☐ No
  - Comments: \_\_\_\_\_



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## Overall Impressions & Rating

- Property Condition Rating:
  - ☐ Excellent ☐ Good ☐ Fair ☐ Poor
- Location Appeal:
  - ☐ Excellent ☐ Good ☐ Fair ☐ Poor
- Investment Potential:
  - ☐ High ☐ Medium ☐ Low
- Would You Recommend This Property?
  - ☐ Yes ☐ No
- Comments: \_\_\_\_\_

## Final Thoughts & Next Steps

- Follow-Up Action Needed:
  - ☐ Schedule Another Viewing ☐ Contact Agent for More Information ☐ Proceed with Offer ☐ Walk Away
- Comments: \_\_\_\_\_