

Property Check - wishes & priorities

Tick the items you would like me to inspect, photograph or assess in practical terms during the property check. This helps me prepare the viewing, set priorities and provide a suitable estimate of the time and cost in advance.

Client / property details

Name

E-mail

Property address

Viewing date

1. Plot, surroundings and accessibility

- General impression of the surroundings
- Location of the property and privacy
- Visibility of and distance to immediate neighbours
- Position of the access road in relation to the house
- Condition and drainage of private road / access road
- Expected accessibility in winter
- Changes in ground level / slope of the plot
- Areas where water may collect
- Trees close to the house
- Condition of garden / grounds
- Accessibility by car and parking options
- Noise, traffic or other possible disturbance

Additional wishes / comments:

2. Internet and mobile connection

- Check whether fibre broadband is present
- Check how far the fibre connection has been installed
- Photograph external fibre box and internal connection
- Look for media converter / router
- Try to identify provider / network
- Assess whether activation only appears to be required
- Check mobile signal indoors and outdoors
- Note operator/provider and signal strength
- Carry out speed test if possible

Additional wishes / comments:

3. Water and private water source

- Check water pressure
- Check water colour and smell
- View water in a clear glass / visible particles or sediment
- Photograph visible parts of the well
- Inspect filters / UV unit / other water treatment
- Inspect pumps / pressure tank
- Photograph data plates
- Ask about recent water analysis and date
- Ask about known water-quality problems

Additional wishes / comments:

4. Enskilt avlopp (private sewage system)

- Try to identify the type of sewage system
- Ask approximately how old the system is
- Photograph manhole covers / tanks / visible pipes
- Assess the condition of visible parts
- Ask whether a municipal permit exists
- Ask whether documentation is available
- Ask about known problems
- Ask when the system was last serviced / emptied

Additional wishes / comments:

5. Exterior of the house

- General condition of exterior walls
- Timber cladding and paintwork
- Rot / damaged timber
- Cracks, damp marks and repairs
- Window frames, windows and doors
- Terraces, veranda and balcony
- Railings and steps
- Other visible damage

Additional wishes / comments:

6. Foundation and ground around the house

- General condition of foundation
- Cracks, damp marks and previous repairs
- Connection between timber structure and foundation
- Whether ground slopes away from or towards the house
- Possible water pooling / drainage around the house
- Possible settlement

Additional wishes / comments:

7. Roof and roof drainage

- General condition of roof and roof covering
- Rust and damage
- Seams, screws and fixings
- Flashings / junctions
- Gutters and downpipes
- Rainwater drainage
- Roof edges
- Possible signs of leakage

Additional wishes / comments:

8. Chimney / flues

Final safety approval of a flue/chimney must be carried out by an authorised specialist.

- General condition of chimney
- Brickwork and mortar joints
- Connection with roof
- Number of visible flue openings
- Look for existing flue / old stove connection
- Look for bricked-up connection
- Spjäll (flue damper) present
- Visible blockages or damage
- Practical impression of potential usability
- Take photos / video

Additional wishes / comments:

9. Crawl space

Only if safely and legally accessible.

General impression and smell
 Standing water / damp traces
 Mould / staining
 Beams and underside of floor
 Timber structures at foundation / wood rot
 Ventilation system / dehumidifier
 Hygrometer / moisture meter and reading
 Service information / data plates

Additional wishes / comments:

10. Attic / kattvind (low eaves space)

Only if safely and legally accessible.

Roof structure / rafters / underside of roof
 Insulation and approximate thickness
 Missing insulation
 Damp traces / mould / staining
 Draughts
 Damaged timber
 Possible signs of leakage

Additional wishes / comments:

11. General interior

Slow video walkthrough
 General maintenance condition
 Ceilings / sagging areas
 Damp stains / cracks / repaired areas
 Walls and floors
 Windows and doors
 Unusual smells
 Visible moisture problems
 General impression of habitability

Additional wishes / comments:

12. Bathroom / wet rooms

General condition
Golvbrunn (floor drain)
Joints and corners
Floor-to-wall transition
Våtrumsmatta (waterproof wet-room floor covering)
Våtrumstapet (waterproof wet-room wall covering)
Loose covering / bubbling
Discolouration / visible water damage
Mould
Obviously amateur repairs

Additional wishes / comments:

13. Kitchen

General condition and appliances
Water connections / drainage / visible leaks
Cabinets / worktop
Electrical cooker connection
Flue / chimney connection
Possibility of wood-burning range / stove
Measure specific spaces
Check pipes / cables / obstacles

Requested measurements / specific kitchen wishes:

14. Heating

Wood boiler
Electric boiler / hot-water cylinder
Accumulator tank / buffer tank
Elpatron (electric heating element)
Heat pump and indoor/outdoor units
Radiators / rooms without heating
Circulation pumps
Expansion vessel
Controls
Photograph data plates / make / model / year
Electric backup present

Additional wishes / comments:

15. Electrical installation

Consumer unit / fuse box

Main fuse / amperage

Single-phase / three-phase

Old screw fuses or modern breakers

Jordfelsbrytare (RCD / residual-current device)

Electricity meter cabinet

Visible old wiring

Sockets

Electricity in outbuildings

Photograph data plates / fuse ratings

Additional wishes / comments:

16. Outbuildings

Barn / shed

Garage

Uthus (outbuilding)

Gäststuga (guest cabin)

Hundgård (dog run / kennel area)

Jordkällare (earth cellar)

Sauna

Workshop

Other buildings

Per building: roof, walls, foundation / contact with ground

Per building: floor, damp, mould, leakage, wood rot

Per building: electricity, heating, insulation and general usability

Additional wishes / comments:

17. Items / materials left behind

Firewood

Oil tank / old fuel tanks

Drums / barrels

Batteries

Chemicals / pesticides

Building materials

Old machinery

Other potentially costly waste or disposal items

Additional wishes / comments:

18. Photos and video

General photos of the property

Exterior photos

Interior photos

Photos of technical installations

Photos of data plates

Photos of any defects

Video walkthrough of the house

Exterior video

Video of technical rooms

Short videos of specific points of concern

Additional wishes / comments:

19. Live video call during the viewing

Yes

No

Only if something noteworthy is found

WhatsApp

FaceTime

Google Meet

Teams

Additional wishes / comments:

20. Questions for estate agent / seller

Water quality / water analysis

Well

Enskilt avlopp

Sewage permit
 Heating
 Electrical installation
 Roof
 Moisture problems
 Renovations
 Age of installations
 Internet / fibre broadband
 Easements / access road
 Förvärvstillstånd (acquisition permit)
 Brygga (jetty / landing stage)

Specific questions for estate agent / seller:

21. Priorities

Priority 1:

Priority 2:

Priority 3:

Other important points:

22. Preferred final feedback

Photos and video only
 Short verbal feedback
 Practical overall impression
 Highlight positive points
 Highlight main concerns
 Identify items that should be investigated further by a specialist
 General impression of whether the property appears ready to move into
 Practical indication of possible first works / repairs

23. Specific items from listing / photos / documents

What would you particularly like me to inspect?

Confirmation

I understand that this property check is a practical and visual inspection and is not a formal building survey or certified överlåtelsebesiktning.

Client name / acknowledgement:

Date: