Open House
House Tour Checklist

BUYER’S CHECKLIST
## Open House Checklist

What to look for: Compare homes inside-out and their amenities during your real estate search

### The House

<table>
<thead>
<tr>
<th>Address:</th>
<th>Number of floors:</th>
</tr>
</thead>
<tbody>
<tr>
<td>Listing price:</td>
<td></td>
</tr>
<tr>
<td>Property tax:</td>
<td></td>
</tr>
<tr>
<td>Age:</td>
<td></td>
</tr>
<tr>
<td>Style:</td>
<td></td>
</tr>
<tr>
<td>Square footage:</td>
<td></td>
</tr>
<tr>
<td>Number of bedrooms:</td>
<td></td>
</tr>
<tr>
<td>Number of bathrooms:</td>
<td></td>
</tr>
<tr>
<td>Overall rating:</td>
<td>1 2 3 4 5 6 7 8 9 10 (best)</td>
</tr>
</tbody>
</table>

### Flooring

- **Carpet:**
  - Age:
  - Condition: 1 2 3 4 5
- **Hardwood:**
  - Age:
  - Condition: 1 2 3 4 5
- **Hardwood under carpeting?** □ Yes □ No
- **Other:** □

Contact the local health department and get answers to the following questions:

- Are there underground storage tanks (heating oil) on the property? □ Yes □ No
- Is the property near a potentially contaminated site such as a gas station or dry cleaner? □ Yes □ No
- Is radon present in the area? □ Yes □ No
- Is lead-based paint prevalent in the area? □ Yes □ No

### Walls

- **Painted plaster or drywall** □
- **No stains/unevenly painted surfaces** □
- **Soundproof** □
- **Wiring is up-to-date** □
- **Wiring was professionally done** □
- **Wired for:** _____________ amps
- **Wallpaper** □
- **Wood paneling** □
- **Replastering/Retiling** □
- **Ample outlets in each room** □
- **Grounded outlets** □
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All Rooms

☐ Level floors
☐ Natural lighting
☐ No signs of water damage
☐ Quality of:
  - Baseboards: 1 2 3 4 5
  - Door frames: 1 2 3 4 5
  - Crown moulding: 1 2 3 4 5
☐ Gas or wood-burning fireplace working? ☐ Yes ☐ No
☐ Stairs creak? ☐ Yes ☐ No
☐ Smoke detectors

Bedrooms

☐ Room size:
  - Master _______ X _______
  - Room 1 _______ X _______
  - Room 2 _______ X _______
  - Room 3 _______ X _______
  - Room 4 _______ X _______
☐ Closet space
☐ Master bath

Bathrooms

☐ No signs of leaks near faucets
☐ No signs of mold or mildew on the tiles or caulking
☐ Fixtures have no stains
☐ Fan and/or window in every bathroom

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**Kitchen**
- □ Granite
- □ Stainless steel
- □ Ample counter/cupboard space
- □ Island counter
- □ Eating area/breakfast nook
- □ Age/condition of appliances
- □ Dishwasher
- □ Double sink
- □ Back splash
- □ Tile flooring
- □ Separate dining room
- □ Other:

**Basement**
- □ Walls and floors are finished
- □ Enough head room
- □ No signs of water damage
- □ Sump pump (may indicate flooding)

**Garage and Driveway**
- □ Size: ___________ cars
- □ Access from inside house
- □ Garage door opener works
- □ No cracks in concrete flooring
- □ No cracks or sunken spots in the driveway

**Roof**
- □ Age:
- □ Type:
  - □ Tile
  - □ Shingles
  - □ Shakes
  - □ Other:
- □ Condition: 1 2 3 4 5
  - □ No signs of leakage or discoloration
  - □ No signs of sagging
  - □ Green roof or roof deck

**Siding**
- □ Age:
  - □ Brick
  - □ Brick veneer
  - □ Aluminum
  - □ Vinyl
  - □ Wood
  - □ Other: __________
- □ Condition: 1 2 3 4 5
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Windows
- Age:
- Condition: 1 2 3 4 5
- Locks and latches work
- Insulated
- No signs of water damage or condensation
- Weather stripping in place
- Caulking around windows not cracked
- Window dressings included with house

Doors
- Open and close freely
- Locks and latches work
- Doorbell works
- Alarm system

Outdoor Spaces
- Landscaping
- Garden
- Yard for children and/or pets
- Swimming pool
- Wood on deck in good condition
- Patio or deck receives full sun
- Enough privacy
- View

Eaves and Downspouts
- Age:
- Condition: 1 2 3 4 5
- Water is being directed away from foundation
- No signs of cracks or seepage

Foundation
- Ground slopes away from house
- No signs of cracks or seepage

Exterior Appearance (Curb Appeal)
- Attractive landscaping
- Good paint job
- Fence
- Location on street

Pests
- Signs of ants or roaches
- Mousetraps
- Slug trails
- Termites (small piles of sawdust)
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Heating

☐ Furnace:
   Age:
   Condition:  1   2   3   4   5
☐ Heated by:
   ☐ Gas  ☐ Hot water
   ☐ Oil  ☐ Electricity
☐ Well-insulated with safe materials
☐ Maximum use of sunlight
☐ Monthly bill: $ _______________

Air Conditioning

☐ Window/wall units:
   Age:
   Condition:  1   2   3   4   5
☐ Monthly bill: $ _______________

Plumbing and Water Service

☐ Service type:
   ☐ Municipal water  ☐ Well water
☐ Water needs to be filtered or otherwise treated
☐ Water heater:
   ☐ Owned  ☐ Rented
   Age:
   Condition:  1   2   3   4   5
☐ Annual water bill: $ _______________

☐ Waste type:
   ☐ Septic system  ☐ Public sewage
☐ Adequate water pressure
☐ No signs of leakage underneath fixtures
☐ Shut-off valve at each fixture
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Storm Drainage
☐ No signs of water damage  ☐ No plants growing out of gutters

Garbage Removal
☐ Pay extra

Neighborhood
☐ Downtown  ☐ Rural  ☐ Suburb  ☐ Pedestrian  ☐ Other: ___________
Style of homes: ___________

Facilities
☐ Schools:
☐ District:
☐ K-6 schools:
☐ Jr. high schools:
☐ High schools:
☐ Colleges:
☐ Parks:
☐ Hospitals:
☐ Shops and restaurants:
☐ Supermarket:
☐ Library:

Commute
☐ Time to work: ___________  ☐ Good route  ☐ Low traffic pattern

Safety
☐ Adequate street lights  ☐ Little to no litter/pollution
☐ No hazards (train tracks, ditches, etc.)  ☐ Little to no homeless population
☐ No factories or vacant houses  ☐ Low crime rate

Overall
☐ Well-maintained houses/lawns  ☐ Near public transportation
☐ Good school system  ☐ Near freeways/major roads
☐ Pet- and children-friendly  ☐ High property values
☐ Neighborhood watch group  ☐ Zoning laws
☐ Near police and fire departments  ☐ HOA (homeowners association)
   monthly fee: $ ___________