Foreclosure Free Search

Open 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

NOTES

The House

Address:

Listing price:

Property tax:

Age:

Style:

Square footage:

Number of bedrooms:

Number of bathrooms:

Number of floors:

Basement? ☐ Yes ☐ No

Outdoor space? ☐ Yes ☐ No

Enough closet space? ☐ Yes ☐ No

Enough storage space? ☐ Yes ☐ No

Room for expansion? ☐ Yes ☐ No

What appliances are included?

Overall rating: 1 2 3 4 5 6 7 8 9 10 (best)

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
- ☐ Condition of fences: 1 2 3 4 5
- ☐ 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

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

Overall

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