Open House and Home Tour Checklist

1 The House

Address: 
Listing price: 
Property tax: 
Age: 
Style: 
Square footage: 
Number of bedrooms: 
Number of bathrooms: 
Overall rating: 1 2 3 4 5 6 7 8 9 10 10 best

- Number of floors:
- Basement? □ yes □ no
- Outdoor space?
- Enough closet space? □ yes □ no
- Enough storage space? □ yes □ no
- Room for expansion? □ yes □ no
- What appliances are included?

Flooring

- □ Carpet
  - Age:
  - Condition: needs replacing
  - Condition: like new
- □ Hardwood
  - Age:
  - Condition: needs replacing
  - Condition: like new
- □ Hardwood under the carpeting
- □ Other:

Walls

- □ Painted plaster or drywall
- □ Wood paneling
  - Soundproof
  - Replastering or retiling

All Rooms

- □ Level floors
- □ Natural lighting
- □ No signs of water damage
- □ Quality of baseboards: needs replacing
  - Quality of door frames: needs replacing
  - Quality of crown molding: needs replacing
  - Quality: like new
- □ Gas or wood-burning fireplace: working? □ yes □ no
- □ Stairs: creak? □ yes □ no
- □ Smoke detectors
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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
- Fixtures have no stains
- No signs of mold or mildew on the tiles or caulking
- Fan and/or window in every bathroom

Kitchen
- Granite
- Stainless steel
- Ample countertop and cupboard space
- Island counter
- Eating area or breakfast nook
- Age and condition of appliances:
  - Dishwasher
  - Double sink
  - Backsplash
  - 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 problems)

Garage and Driveway
- Size: ___ cars
- Access from inside house
- Garage door opener works
- Concrete flooring isn’t cracked
- No cracks or sunken spots in the driveway

Roof
- Age:
  - Shingles
  - Shakes
  - Other:
- Condition:
  - Needs replacing
  - 1 2 3 4 5 like new
- No signs of leakage or discoloration
- No signs of sagging
- Green roof or roof deck
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Siding
- Age:
  - Brick
  - Brick veneer
  - Aluminum
  - Vinyl
  - Wood
  - Other:
- Condition: needs replacing 1 2 3 4 5 like new
  - No visible cracks in mortar (if brick siding)

Windows
- Age:
- Condition: needs replacing 1 2 3 4 5 like new
- Locks and latches work
- Insulated
- No signs of water damage or condensation

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:
  - needs replacing 1 2 3 4 5 like new

Eaves and Downspouts
- Age:
- Condition: needs replacing 1 2 3 4 5 like new
- 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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House Utilities

Heating
- Furnace
  - Age:
    - Condition: needs replacing 1 2 3 4 5 like new
- 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: needs replacing 1 2 3 4 5 like new
- Monthly bill: $

Plumbing and Water Service
- Municipal water  □  Well water
- Water needs to be filtered or otherwise treated
- Water heater:  □  owned □  rented
  - Age:
    - Condition: needs replacing 1 2 3 4 5 like new
- Annual water bill: $
- Septic system  □  Public sewage
- Adequate water pressure
- No signs of leakage underneath fixtures
- Shut-off valves at each fixture

Walls
- Wiring is up-to-date
- Wiring was professionally done
- Wired for: ______ amps
- Ample outlets in each room
- Grounded outlets

Storm Drainage
- No signs of water damage
- Plants growing out of gutters

Garbage Removal
- Pay extra
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3 Neighborhood

- downtown
- rural
- suburb
- pedestrian
- other:

Styles of homes:

Overall

- Well-maintained houses and lawns
- Good school system
- Pet- and children-friendly
- Neighborhood Watch group
- Near police and fire departments

Facilities

- Schools:
  - District:
  - K-6 Schools:
  - Jr. High Schools:
  - High Schools:
  - Colleges:
  
- Parks:
- Hospital:
- Shops and restaurants:
- Supermarket:
- Library:

Commute

- Time to work: ________
- Good route
- Low traffic pattern

Safety

- Adequate street lights
- No hazards (train tracks, ditches, construction)
- No factories or vacant houses

- Little to no litter or pollution
- Little to no homeless population
- Low crime rate

Near public transportation
Near freeways and major roads
High property values
Zoning laws
HOA (homeowners association)
monthly fee: $