



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
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 1 2 3 4 5 like new

Hardwood

Age:

Condition: needs replacing 1 2 3 4 5 like new

Hardwood under the carpeting

Other:

Walls

Painted plaster or drywall

Wallpapered

No stains or unevenly painted surfaces

Wood paneling

Soundproof

Replastering or retiling

All Rooms

Level floors

Natural lighting

No signs of water damage

Quality of baseboards: needs replacing 1 2 3 4 5 like new

door frames: needs replacing 1 2 3 4 5 like new

crown molding: needs replacing 1 2 3 4 5 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
- 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:
 - needs replacing 1 2 3 4 5 like new
- Wood on deck is in good condition
- Patio or deck receives full sun
- Enough privacy
- View

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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2 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



Open House and Home Tour Checklist

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

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