

Open House Checklist

Section 1: Listings

Realtor info _____ List price _____

Address _____

Listing Details

How old is the building? _____

How long has the house been on the market? _____

What are the active, pending, and recently sold comps? _____

Is it vacant? Yes No How long has it been vacant? _____

Have there been any price reductions? ----- Yes No

Seller Details

Why are the owners selling? _____

What's an ideal timeline look like for the seller? _____

Are there contingencies the seller will/won't accept? _____

Are there contingencies the seller will want to make? _____

Are the sellers offering any incentives? _____

Have there been any offers? ----- Yes No

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Section 2: [Property disclosures](#)

House Condition

What are the biggest issues? _____

Has the home been tested for mold, radon, lead, or asbestos? _____

Do the current owners have flood insurance? How much is it? _____

Have the sellers done upgrades or renovations? Do they have the permits?

How old are the home's major systems (electric, plumbing, HVAC)? _____

When was the last time the roof was replaced? _____

Wastewater — sewer or septic? _____

Is it in a FEMA flood zone? ----- Yes No

Is there or has there ever been an underground oil tank? ----- Yes No

Have the sellers kept pets in the home? ----- Yes No

Can I see a Seller's Property Disclosure? ----- Yes No

How much are utilities?

Gas _____

Electric _____

Water _____

Propane heating _____

Other public fees _____

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Section 3: Room-by-room

Kitchen

Has the kitchen been renovated or updated? When? Are the permits available?

Have there been any major repairs? _____

Are there any water issues? _____

Are the appliances included? How old are they? Are they all functional? Are any under warranty?

Basement

Have there ever been any issues with water or mold? _____

Is there a sump pump? How old is it? How has it been maintained?

Are the basement windows egress? ----- Yes No

Bedroom

Have there been any extensions, renovations, or updates to the main living space? When? Are the permits available?

When was the interior painted? _____

How old is the carpet? What flooring is underneath? _____

How old are the windows? (Visually check the seals and sills) _____

Are the window treatments included? _____

Can I measure to make sure my furniture will fit? ----- Yes No

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Section 3: Room-by-room

Bathroom

Has the bathroom been renovated or updated? When? Are the permits available?

When were the fixtures last updated? _____

Have there been any water intrusion or leak issues in the bathroom? Yes No

Can I check the water pressure? ----- Yes No

Yard

Where is the property line? _____

If there are yard fixtures (fountain, firepit, etc) do they stay with the property?

If there is a pool, how old is the equipment? _____

Are there areas in the yard where water doesn't drain? _____

How well does water drain away from the house? _____

Are there or have there ever been pests? What kind? What mitigation has been done?

What's the sun exposure like in summertime? Wintertime? _____

Do the sellers use a lawn service? How much does it cost? _____

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Section 4: Neighborhood & personal preferences

Neighborhood

What's within walking or nearby driving distance?

Parks ----- Yes No

Shopping ----- Yes No

Restaurants ----- Yes No

Public or cultural facilities ----- Yes No

Public transportation ----- Yes No

Hospitals or urgent care centers ----- Yes No

Homeowners association

Is there an HOA? ----- Yes No

What are the HOA dues? _____

Can I see copies of the CC&Rs (Covenants, Conditions & Restrictions)? Yes No

Where can I find information about schools? _____

Where can I find information about crime rates? _____

Personal preferences

Will my furniture fit here — physically and aesthetically? _____

Are there any updates I'd like to make? _____

Could I see this house becoming home? _____

Are there enough outlets? ----- Yes No

How's my cell phone signal? ----- Yes No

Are there any unpleasant odors? ----- Yes No