

BUYER'S OPEN HOUSE CHECKLIST

Tick items as you walk through.

ROOF & EXTERIOR

- Shingles look uniform (no missing/curling)
- Gutters & downspouts direct water away
- Exterior walls: no major cracks or bulging
- Ground slopes away from foundation

INTERIOR — LIVING AREAS

- Walls/ceilings free of stains or cracking
- Floors feel level (no soft or uneven spots)
- Windows open, close, and latch securely
- Adequate outlets (no extension-cord reliance)

KITCHEN

- Cabinets/counters secure, no water damage
- Sink plumbing dry (no leaks or corrosion)
- Appliances installed and functional
- Outlets and GFCI protection near sinks
- No swelling or staining around dishwasher

SPECIALTY ITEMS

- Solar: confirm ownership vs. lease & age
- Pool/spa equipment present & operational
- Older home or big trees? Sewer scope advised
- Ask if specialty inspections were done
- Understand maintenance costs going forward

GARAGE

- Garage door opens & closes smoothly
- No moisture intrusion or standing water
- Walls/ceiling: no cracking or fire damage
- Electrical panel accessible (not blocked)
- No excessive storage blocking access

ELECTRICAL / PLUMBING / HVAC

- Panel orderly (no loose wires or scorching)
- Water heater: no leaks or heavy corrosion
- HVAC maintained (clean filter, intact ducts)
- No plumbing leaks under sinks or at heater
- Adequate clearance around mechanicals

BATHROOMS

- Run all faucets (hot & cold)
- Check under sinks for leaks
- Test exhaust fans
- Look for loose toilets
- Check shower/tub caulking



WHEN TO CALL A PRO

- Anything above raised concern
- Home is 30+ years old
- Solar, pool, or sewer items
- Waiving contingencies

Call us **BEFORE** you waive.



FOUND SOMETHING CONCERNING?

Get a professional inspection before you commit.

NEED AN INSPECTION?

Scan to schedule online in less than 1 minute!



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PROTECT YOUR INVESTMENT. KNOW BEFORE YOU COMMIT.



IMMEDIATE RED FLAGS

- ⚠ Fresh paint covering water stains
- ⚠ Strong musty odors
- ⚠ Foundation cracks wider than 1/4"
- ⚠ Electrical panel recalls (Federal Pacific, Zinsco)
- ⚠ Standing water in crawlspaces
- ⚠ Active roof leaks

WHAT'S INCLUDED IN A TURN KEY INSPECTION

 ✓ Roof	 ✓ HVAC
 ✓ Foundation	 ✓ Appliances
 ✓ Roof	 ✓ Attic
 ✓ Plumbing	 ✓ Crawlspace
 ✓ Detailed Digital Report	



YOUR REALTOR:

Name: _____

Phone: _____

Email: _____


*Thank you for trusting your
real estate professional!*

BEFORE YOU REMOVE CONTINGENCIES...

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