

HOME SHOWING CHECKLIST: TOP 10 THINGS TO LOOK FOR

Quick Note About Technology

Many homes today have security cameras or smart devices that record sound and video. Be mindful of what you say during a showing—save sensitive questions or concerns for a private conversation with your agent.

What to Look For

- ☐ **Look Past the Furniture & Décor**
Staging can be beautiful or distracting. Focus on the permanent features: floor plan, room size, natural light, and overall condition.
- ☐ **Check the Floors**
Look for scratches, cracked tile, stained carpet, or sagging areas that could hint at deeper issues.
- ☐ **Inspect Walls & Ceilings**
Watch for cracks or discoloration. Fresh paint might be covering something.
- ☐ **Examine Appliances & Fixtures**
Find out what stays with the home and test them out for condition and function.
- ☐ **Open Doors, Cabinets & Drawers**
Test cabinets, closets, and built-ins. Sticky doors or limited storage space can be telling. (Stick to built-in features—dresser drawers are off-limits.)
- ☐ **Trust Your Nose**
Unpleasant odors (smoke, pets, mildew) may signal costly fixes. Be cautious if there are too many candles or plug-ins—they may be masking issues.
- ☐ **Test the Windows**
Note natural light and orientation. Open a few windows to check the condition and operation. Poor function could mean foundation or installation issues.
- ☐ **Assess Major Systems**
Look at the furnace, A/C, and water heater for age and visible condition. Rust, noise, or obvious wear may mean expensive replacements.
- ☐ **Investigate the Basement & Foundation**
Check for dampness, cracks, or signs of water intrusion. Horizontal cracks can be serious red flags. Look for a sump pump if the area is prone to flooding.
- ☐ **Step Outside: Roof, Yard & Trees**
From the ground, check for missing shingles, sagging rooflines, or damage. Assess yard size, landscaping upkeep, and the health/placement of trees.

[illegible]