

Home Viewing Checklist for Buyers

Use this checklist to evaluate the condition of a property during a viewing. This is a personal tool — it does not replace a professional inspection.

<i>Property Address</i>			
<i>Contact Person</i>			
<i>Phone Number</i>		<i>Date</i>	

	Yes	No
Exterior & Grounds		
Yard, landscaping, and walkways are well-maintained		
Trees and bushes are trimmed, not touching the house		
Exterior structures (fences, sheds) show no visible damage		
Driveways and paths are level and free of major cracks		
Downspouts direct water away from the foundation		
Roof		
No missing, broken, or curled shingles		
Gutters and downspouts are clean and secure		
No visible signs of sagging, mold, or leaks		
Chimney appears intact and properly flashed		
Skylights and vents are sealed		
Foundation & Cladding		
No cracks or signs of settlement in the foundation		
No signs of moisture or mold in the foundation		
No signs of moisture or mold on the exterior walls		
Siding is intact and securely fastened		
No wood rot, termite damage or corrosion		
Water & Plumbing		
Water pressure is steady at all faucets		
Drainage is smooth; no standing water		
Pipes and joints appear secure and undamaged		
Water heater looks clean, not corroded or leaking		
Electrical System		
All lights and switches work		
Outlets are functional and safely covered		
No exposed wires or burnt smell		
Smoke and CO detectors are present		
Electrical panel is labeled and accessible		

Climate Control & Insulation		
Heating and cooling work in each room		
No strong drafts from windows or doors		
Thermostat responds correctly		
Vents are clean and unobstructed		
Doors, Windows & Trim		
Doors and windows open and close smoothly		
Locks function on all windows and exterior doors		
Window panes and screens are undamaged		
No signs of rot around frames or trim		
Kitchen		
Counters are undamaged		
Sink is functioning normally		
Faucet provides hot and cold water		
Cabinets and drawers open properly		
Lighting and outlets work		
No visible water damage or stains		
Bathroom		
No clogs in the toilet, sink and shower/bath		
No leaks or water stains		
Fan provides ventilation		
Water gets hot quickly		
GFCI outlet is present		
Bedroom		
Walls and floors are clean and undamaged		
Windows operate and lock securely		
Lighting and outlets work		
Room is well-ventilated		
Living Room		
Walls and ceiling are freshly painted or in good condition		
Flooring is level, clean, and free from visible damage		
All windows open and close without sticking		
Safety Features		
Handrails on stairs are secure		
No tripping hazards or loose flooring		
Emergency exits are accessible		
Guardrails on balconies or decks are present		