



BUYER & AGENT SHOWING CHECKLIST

Major Things to Look For During Showings and Open Houses

This condensed checklist helps buyers and real estate agents quickly spot visible conditions during a showing or open house that may deserve closer attention.

It is not a substitute for a professional home inspection.



DISCLAIMER:

This checklist is not a home inspection. It is a simple guide to help buyers and agents notice visible concerns during a showing or open house. A professional home inspection should still be performed to evaluate the home more thoroughly.



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2. EXTERIOR, KITCHEN & BATHROOMS, BASEMENT / CRAWLSPACE

- ✓ Roof, siding, foundation, grading
- ✓ Windows, doors, gutters
- ✓ Plumbing, GFCI, tubs/showers
- ✓ Moisture, drainage, visible plumbing



3. MECHANICALS, INTERIOR RED FLAGS & QUICK QUESTIONS

- ✓ HVAC, furnace, water heater
- ✓ Electrical panel
- ✓ Interior warning signs
- ✓ Key questions to ask during the showing



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2. EXTERIOR, KITCHEN & BATHROOMS, BASEMENT / CRAWLSPACE


Quick visible concerns to notice during a showing or open house.



1. Exterior

Roof

- Roof appeared old, worn, stained, sagging, or uneven
- Missing, damaged, curled, or lifted shingles were visible
- Moss, heavy staining, or obvious patching was visible
- Gutters appeared damaged, loose, clogged, or missing
- Downspouts discharged too close to the foundation


 **Tip:** Ask about the age of the roof and take photos from the ground.

Siding, Trim, and Exterior Walls

- Siding or trim was cracked, loose, missing, rotted, or damaged
- Paint was peeling or exterior wood appeared deteriorated
- Staining was visible below windows, roof edges, or wall openings
- Vegetation was touching the siding or house

Foundation and Grading

- Cracks were visible in the foundation
- Foundation walls appeared bowed, leaning, patched, or damaged
- Soil, mulch, or landscaping was too high against the house
- Ground appeared to slope toward the home
- Standing water or poor drainage was visible near the foundation

 **Tip:** Water should generally drain away from the home, not toward it.

Windows and Doors

- Windows or doors were cracked, damaged, rotted, or difficult to operate
- Fogging or moisture was visible between window panes
- Gaps, missing caulking, or water stains were visible around windows or doors



2. Kitchen & Bathrooms

Plumbing

- Water stains, swelling, or damage were visible below sinks
- Faucets, drains, toilets, tubs, or showers showed obvious leaking
- Toilets were loose, running, cracked, or unstable
- Flexible/corrugated drain piping was visible below sinks
- Staining or damage was visible on ceilings below bathrooms

Electrical Safety

- GFCI outlets were not visible near kitchen countertops or bathroom sinks
- Outlets or switches were loose, damaged, missing covers, or scorched

Shower and Tub Areas


- Missing or deteriorated caulking was visible around tubs or showers
- Cracked tile, loose tile, or damaged grout was visible
- Flooring near toilets, tubs, or showers felt soft or looked damaged



3. Basement or Crawlspace Area

Moisture and Foundation

- Musty odors were present
- Water stains, damp areas, or signs of previous water intrusion were visible
- Foundation cracks were visible
- Mold-like staining was visible on walls, framing, or stored items
- Sump pump or waterproofing system was present

 **Tip:** A sump pump or waterproofing system is not automatically a problem, but it is worth asking about the home's water history.

Visible Plumbing

- Water supply pipes showed corrosion, staining, or active leaking
- Drain pipes showed rust, staining, leaking, or heavy deterioration
- Previous plumbing repairs or patches were visible



This checklist is only meant to help buyers and agents notice obvious concerns during a showing. It does not replace a professional home inspection.

3. BASEMENT, LOWER LEVEL & MECHANICALS

Visible conditions in these areas can help identify potential bigger issues.



3. Basement, Crawlspace & Lower-Level Areas

- Musty odors or strong mildew smells were present
- Water stains, damp areas, or signs of past water intrusion
- Cracks in foundation walls or floors
- Mold-like staining on walls, framing, or stored items
- Standing water or evidence of poor drainage
- Sump pump or waterproofing system was present
- Corroded, leaking, or poorly supported plumbing
- Rust, staining, or heavy deterioration on steel supports
- Insulation missing, wet, or damaged
- Signs of pests or wood damage



BUYER/AGENT TIP:

A sump pump or waterproofing system is not automatically a problem—ask about the home's water history.



4. Mechanicals

HVAC SYSTEM

- Equipment appeared old, rusted, dirty, or poorly maintained
- Service tag was missing or outdated
- Air filter area looked dirty or neglected
- Outdoor unit was damaged, blocked, or out of level

WATER HEATER

- Unit appeared old, rusted, leaking, or damaged
- Rust, staining, or water around the base
- Hot water was not available at fixtures
- Vent pipe appeared damaged, loose, or rusted

ELECTRICAL PANEL (DO NOT OPEN)

- Panel brand unknown or known for past safety concerns
- Rust, staining, or damage on panel or cover
- Breakers poorly labeled or panel appeared overcrowded
- Exposed wiring or open electrical boxes nearby



BUYER/AGENT TIP:

Take photos of equipment and data plates to check age and details later.



5. Interior Red Flags

- Water stains on ceilings, walls, or floors
- Floors felt soft, sloped, uneven, or bouncy
- Doors or windows did not open or close properly
- Cracks above doors, windows, or large openings
- Fresh patching or paint in isolated areas
- Strong odors, musty smells, or heavy air freshener use
- Peeling paint, bubbling drywall, or warped surfaces
- Evidence of pests or droppings
- Excessive clutter hiding walls, floors, or other areas



BUYER/AGENT TIP:

Fresh cosmetic fixes may be used to hide underlying issues.



6 & 7. Safety Items & Questions to Ask

SAFETY ITEMS

- Handrails loose or missing
- Stairs uneven or damaged
- Decks, porches, or railings unstable or deteriorated
- Smoke alarms present (test if possible)
- Carbon monoxide alarms present
- Emergency exits clear
- Pools, hot tubs, or other hazards secured

QUESTIONS TO ASK

- How old is the roof?
- Has the basement ever had water intrusion?
- How old are the HVAC system and water heater?
- Has the electrical panel been updated?
- Are there any known issues (mold, moisture, pests, structural, etc.)?
- Are there permits or records for major work?
- Are any systems leased (solar, water heater, water treatment, etc.)?



IMPORTANT: This checklist highlights visible concerns only and is not a substitute for a professional home inspection. Always hire a qualified inspector to evaluate the home more thoroughly before making a decision.



SEE SOMETHING?

Take a photo and ask questions!

