

# Attending an Open House?

BE SURE TO BRING THIS CHECKLIST.



Buying a new home can be an intimidating process, but the good news is it all begins with one of the most fun parts—attending open houses. While browsing can be fun, the open house experience can also get you a lot closer to finding your new home, if you're prepared. Learn how to navigate the process so that you're able to walk away knowing exactly what to do next.

Bring a copy of this checklist to each open house that you attend, go through the steps noted, and use it as a tool to talk to your realtor or the seller's agent.

## BEFORE THE OPEN HOUSE:



Do some research. Check out information readily available online about the neighborhood, surrounding areas, schools, parks, and the house's history.



Make a list of your priorities as a buyer. Buying with a partner? Work together to make this list comprehensive for both of your opinions.

## AT THE OPEN HOUSE:



Conduct a thorough walk through and evaluate the home. Return to your list and make notes on how this house compares to your ideal home. Pay special attention to:

- Big-ticket items that cost more to replace (air/heat, water heater, flooring, appliances, etc.)
- Colors, paint, light fixtures, or other aesthetic elements. They cost less to update, but those costs add up.
- Potential for ongoing maintenance (landscaping, pools, high-end appliances).



Think like a home inspector and note any potential red flags you may have noticed.

- Do you notice any damp, discolored, or damaged areas in the walls, floor, or other areas?<sup>1</sup>
- How's the water drainage outside the house?
- How do other houses in the neighborhood seem to be faring?



Talk to the agent, but don't talk about details that could come up during the negotiation process.<sup>2</sup>

You should walk away knowing:

- How long has the house been on the market.
- Why the sellers are moving.
- How many people are interested in the house.
- What the neighborhood is like.
- What additional costs like utilities and HOA are like.

## AFTER THE OPEN HOUSE:



Note your general sentiment about the house immediately after your walk through. Having a record of your initial reactions is handy when making decisions down the line.

Think about:

- How the house and your experience makes you feel as you're walking away.
- If you can picture yourself home here both now and down the road.
- If the house accounts for future needs (starting/growing a family, etc.).
- Your favorite part of the home.
- Your least favorite part.



Talk to your agent about your options.



At Timios, our goal is to revolutionize and simplify the real estate transaction by placing the consumer in control of a totally transparent experience.

Find out how Timios can help today at  
[Timios.com](https://www.timios.com)

1. "Open Houses: What Buyers Should and Shouldn't Do," Zillow  
2. "Open House Tips for First-Time Buyers," 2017, Forbes