

A CLEAR, CALM GUIDE TO TOURING HOMES

A home shopping checklist for looking beyond first impressions

A beautiful kitchen can catch your attention. The details you notice during a showing can help you decide whether a house actually fits your life.

You do not need to evaluate everything. Just notice what matters to you.

PROPERTY ADDRESS _____

ASKING PRICE _____ **SHOWING DATE** _____

Step 1: Remember Your Priorities

START WITH WHAT YOU NEED, NOT WHAT LOOKS PRETTY.

My three most important needs in a home:

1. _____
2. _____
3. _____

Step 2: Notice the Layout

PICTURE A NORMAL TUESDAY, NOT JUST A GREAT OPEN HOUSE.

- ☐ Room sizes feel usable
- ☐ Enough storage for daily life
- ☐ Kitchen and dining work for us
- ☐ Traffic flow makes sense
- ☐ Bedrooms fit our needs
- ☐ Entry, stairs, and accessibility work

An awkward spot, a layout concern, or a question to revisit:

_____

Step 3: Look Past the Finishes

COSMETIC CHANGES AND PRACTICAL CONCERNS ARE NOT THE SAME.

- ☐ Natural light and window placement
- ☐ Visible wear, cracks, or damage
- ☐ Noise, odors, and general feel
- ☐ Signs of moisture or staining
- ☐ Doors and windows appear functional
- ☐ Questions about age or condition

Write down concerns to ask about, not conclusions to diagnose.

Step 4: Consider the Everyday Details

THE HOUSE IS MORE THAN THE ROOMS IN THE LISTING PHOTOS.

- ☐ Parking and garage work for us
- ☐ Laundry and storage are practical
- ☐ Commute and daily routes work
- ☐ Yard size and upkeep feel realistic
- ☐ Neighborhood and nearby activity fit
- ☐ Potential maintenance needs noted

Step 5: Separate Facts from Follow-Ups

YOU DO NOT HAVE TO ANSWER EVERYTHING WHILE YOU ARE THERE.

Questions to ask our agent or investigate further:

Step 6: Take Notes Before the Next House

FIRST IMPRESSIONS GET BLURRY AFTER A FEW SHOWINGS.

Three things I liked:

Things I could change, live with, or overlook:

Things that would be difficult to change or accept:

Step 7: After the Showing

DOES THIS HOME DESERVE A SECOND LOOK?

- ☐ I would like to see it again
- ☐ I need more information
- ☐ Probably not the right fit

My overall impression:

What matters most about this decision:

A FINAL NOTE

This is a tour-notes tool, not a substitute for a professional home inspection.
A good home search is not about finding perfection. It is about finding the right fit.