ZACSELLSCA / BUYER + SELLER RESOURCES

Buyer Tour Checklist

A practical worksheet for comparing homes in Ventura County and the San Fernando Valley.

Property: _____ Tour date: _____

1 Before the tour

- ☐ Write your must-haves, nice-to-haves and reasons a home would not work for you.
- ☐ Review the listing, current status, asking price and available property documents with Zac.
- ☐ Bring a tape measure and your room or furniture dimensions; ask before taking photos.

2 Walk through the home

- ☐ Check how the layout, stairs, entrances and storage fit your daily routine.
- ☐ Note visible stains, cracks, odors, wear or repairs to ask about; a tour is not an inspection.
- ☐ Observe light, noise, privacy, parking and outdoor space. Ask what fixtures or appliances stay.
- ☐ List questions about major systems, maintenance, prior work and available records.

3 Check the fit beyond the front door

- ☐ Test your actual commute and regular destinations at relevant times.
- ☐ Ask for property-specific taxes, insurance quotes, HOA fees and maintenance information.
- ☐ If relevant, confirm school assignment and enrollment with the district for this address.

4 Compare before deciding

- ☐ Separate what you observed from what still needs documents, inspections or expert review.
- ☐ Review recent comparable sales and your property-specific payment estimate with your team.

Best fit / concerns / questions for Zac:

Use one sheet per home. This planning tool does not replace inspections, disclosures, professional advice or your own verification. Prepared October 2026.

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