



R.W. GROUP

RENT WISE • REALTY WISE • REVENUE WISE

Open House Edition

Look Beyond the Staging. Protect Your Investment.

Scoring:

2 = No concern | 1 = Minor issue | 0 = Major concern / investigate further

HIDDEN RED FLAGS (Max 12)

- Fresh paint in only one small area — ___
- Cracks above doors/windows (especially diagonal) — ___
- Strong air fresheners or heavy scents — ___
- Uneven floors or doors that stick — ___
- New drywall patches in isolated areas — ___
- Recently replaced ceiling tiles in one section — ___

Section Total: _____ / 12

EXTERIOR CLUES (Max 8)

- Roof condition (curling shingles, sagging, moss) — ___
- Grading slopes away from foundation — ___
- Downspouts extend away from house — ___
- Visible foundation cracks (especially horizontal) — ___

Section Total: _____ / 8



BASEMENT & MAJOR SYSTEMS (Max 10)

- Musty smell or visible moisture — ____
- Rust on furnace or water heater — ____
- Electrical panel updated (100A vs 200A?) — ____
- Signs of plumbing corrosion or active leaks — ____
- Dehumidifier running constantly — ____

Section Total: _____ / 10



EMOTIONAL TEST (Max 6)

- Would I still like this home without staging? — ____
- Am I ignoring flaws because I “love it”? — ____
- Does this home fit my 3–5 year plan? — ____

Section Total: _____ / 6



MARKET AWARENESS (Max 8)

- Days on market reasonable? — ____
- Recent price reductions? — ____
- Comparable homes selling near this price? — ____
- Competing offers likely? — ____

Section Total: _____ / 8



FINAL PROPERTY SCORE

Total Points: _____ / 44

36–44 = Strong contender

26–35 = Proceed carefully

15–25 = Significant concerns

Below 15 = High risk

Excitement is normal. Blind spots are common. Data protects you.