



ASHI COMMON SENSE PRECAUTIONS TO AVOID COVID-19 TRANSMISSION DURING REAL ESTATE SALE TRANSACTIONS

Goal

Many people enter a house during a real estate sale transaction. These people include real estate agents, buyers, home inspectors, appraisers, trade contractors, and other specialists. Each of these people has the potential to spread COVID-19:

- from the people entering the house to surfaces in the house, and to the occupants,
- from surfaces in the house and the occupants to the people entering the house, and
- from the people entering the house to other houses that the people subsequently enter.

The goal of these precautions is to reduce the risk of COVID-19 spread by any of these methods. There is, however, no way to completely eliminate this risk.

People involved in real estate sale transactions should be aware of, and should comply with, state and local regulations, orders, and guidelines. These regulations, orders, and guidelines change frequently, so people should monitor reliable sources, and act if the situation changes.

Precautions for People Entering a House

People entering a house should **avoid bringing anything or anyone into the house that has not been cleaned and sanitized** according to guidelines obtained from medical and public health experts, such as the Centers for Disease Control (CDC). This includes the person, the person's clothing, and any tools and equipment brought by the person. Be sure to comply with manufacturer's instructions about the use of cleaning and sanitizing products. This includes the instructions for both the cleaning/sanitizing products, and the instructions for the items being cleaned/sanitized.

Specific precautions for people entering a house include:

- Bring your own:
 - anti-bacterial soap,
 - hand sanitizer,
 - clean towels,
 - single-use disposable or clean washable shoe covers,
 - single-use disposable or clean washable gloves,
 - single-use disposable or clean washable masks or a respirator,
 - single-use disposable or clean washable vehicle seat covers,
 - bags to dispose of used disposable items,
 - bags to hold used washable items.
- If you encounter people, do not touch them, and remain at least six feet from them.
- Do not enter the house if you, anyone living in your house, or anyone you have been in contact with during the past fourteen days feels sick, has a fever, or has symptoms of a respiratory illness.
- Do not enter the house wearing coats, jackets, hats, and similar clothing. Leave outer clothing and umbrellas in your vehicle, or outside the house.



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- Enter the house wearing clean clothing. Do not enter the house wearing clothing worn in another house other than your own.
- Enter the house only after placing single-use disposable shoe covers, or clean washable shoe covers, on your shoes. If you need to leave and reenter the house, place new/clean shoe covers on your shoes.
- Use hand sanitizer before placing gloves on your hands.
- Enter the house only after placing single-use disposable gloves, or clean washable gloves, on your hands.
- Enter the house only after placing a mask over your nose and mouth. Use a single-use disposable mask, or a clean washable mask. If you use a respirator as your mask, replace the disposable filters after leaving each house, and sanitize the mask. Avoid touching the mask or your face while in the house. Avoid removing the mask while in the house. If you must adjust or remove the mask, avoid touching the mask where it covers your nose and mouth.
- If you need to leave and reenter the house, or if you need to remove your gloves to perform a task, use hand sanitizer before placing new/clean gloves on your hands.
- Sanitize tools, equipment, ladders, computers, and other items before bringing them into the house.
- Bring all tools, equipment, ladders, computers and other items into the at one time to avoid multiple trips.
- Cover the floor with a clean towel, or with other protective material, before setting tools, equipment, ladders, computers, and other items on the floor. Do not place tools, equipment, ladders, computers, and other items that you bring into the house on any surface other than a covered floor.
- Upon leaving the house, place used disposable items in a plastic bag, tightly close the bag, and dispose of the bag at your house. Place used washable items in a separate bag, tightly close the bag.
- Use hand sanitizer before touching and entering your vehicle.
- Cover your vehicle seat with a disposable cover, or with a clean washable cover.
- Place the disposable seat cover in the bag with the other disposable items, or place the washable seat cover in the bag with the other washable items when you reach your house.
- Wash washable items and clothing according to recommendations from reliable sources, and according to the item/clothing manufacturer's instructions before using these items and clothing when entering another house.

Precautions for Buyers and Real Estate Agents

- Do not attend inspections, appraisals, or any other sale activities. If you must enter the house, follow the precautions for people entering the house.
- Do not bring children, relatives, contractors, and others to sale activities.
- Touch as few things in the house as possible.



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Precautions for Sellers

- Reschedule inspections, appraisals, and other sale activities if you, anyone living in your house, or anyone you have been in contact with during the past fourteen days feels sick, has a fever, or has symptoms of a respiratory illness.
- Leave the house during inspections, appraisals, and other sale activities. This includes all occupants, and includes pets.
- Sanitize high contact surfaces such as kitchen and bathroom countertops, faucets, toilets, and other plumbing fixtures, cabinet handles, door knobs, and electrical switches before and after anyone other than your household members enters the house.