

Home Appraisal Checklist

Maintenance

- ☐ Clean house
- ☐ Remove clutter
- ☐ Mow lawn
- ☐ Do some landscaping
- ☐ Improve curb appeal
- ☐ Touch up paint
- ☐ Update old fixtures
- ☐ Remove dated decor

Installations

- ☐ Smoke detectors
- ☐ Carbon monoxide monitors
- ☐ Strapped water heater
- ☐ Security system (If you have one)
- ☐ Appliances installed and working

Repairs

- ☐ Roof leaks
- ☐ Damaged flooring
- ☐ Wall cracks
- ☐ Damaged drywall
- ☐ Damaged stucco
- ☐ Peeling paint
- ☐ Visible damage anywhere else

Information Prep

- ☐ List of recent improvements (Last 15 years) with estimated prices and dates
- ☐ Copies of previous appraisals or sketches
- ☐ HOA information

- ☐ Known inconsistencies in data
- ☐ Unpermitted additions
- ☐ Easements or encroachments
- ☐ Positive neighborhood traits (Recreational areas, schools, public transportation, etc.)

Miscellaneous

- ☐ Make sure all rooms of the house are accessible
- ☐ Make sure the appraiser can get around the entire perimeter of the house
- ☐ Contain dogs somewhere if they are aggressive

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