



APPRAISAL INSPECTION CHECKLIST

Preparing Your Home for a Smooth Appraisal

1. ACCESS & ENTRY

☐	All areas of the home should be accessible (i.e. no locked rooms)
☐	Unlock all sheds, garages, and outbuildings
☐	Unlock gates and fences to the property
☐	Make sure pets are secured or removed from the home

2. PROVIDE INFORMATION TO APPRAISER

☐	List of improvements/renovations with approx. cost and year completed
☐	Recent comparable sales you would like the appraiser to consider (optional)
☐	Previous appraisal reports on file (optional)
☐	List of proposed improvements if appraisal is "subject to" completion

3. UTILITIES & MAINTENANCE

☐	Repair items that may impact the safety or function of the home, for example: • Leaky faucets • Stuck windows • In general, fix anything that may impact the "livability, soundness, or structural integrity" of the home
☐	All utilities on during the inspection (i.e. water, electric)
☐	Furnace and water heater should be accesible for inspection

4. INTERIOR & EXTERIOR

☐	Clean and tidy the home to the best extent possible • The appraiser evaluates the condition of the fixtures permanent to the house (i.e. flooring, walls, countertops, baths, etc.) • Clearing personal items may give better visibility to showcase the house • In circumstances where it is difficult to clear clutter (i.e. moving out), the appraiser will look past personal items
☐	Touch up paint, patch drywall holes, steam carpets
☐	Mow the lawn, trim the bushes
☐	Clear overgrown vegetation from exterior walls
☐	Clear loose debris and clutter around the exterior

5. FHA-SPECIFIC REQUIREMENTS

☐	FHA inspections require the appraiser to inspect the attic and crawl space • Having a ladder set up for attic access is optional but appreciated!
☐	Smoke detectors must be installed on each level
☐	Handrails installed along steps and stairways with more than 3 risers
☐	For areas of peeling paint – scrape and repaint affected area
☐	Repair all broken windows

Questions before your inspection?

Text, call, or email and we'll be happy to assist.

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Certified Residential Appraiser

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