

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

