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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