

Checklist



GET READY FOR YOUR APPRAISAL

Preparing for your appraisal is the best way to ensure a smooth process. Below are the most common items the appraiser will look for during your home valuation.

▶ ROOFING

- Attic contains insulation and ventilation
- No observable evidence of significant...
 - Leaks or water damage
 - Previous fire damage
 - Structural problems
 - Exposed or frayed wiring
 - Health or safety deficiencies
- Roof is structurally sound and expected to last at least two years
- Moisture is prevented from entering

▶ FOUNDATION

- Lot has adequate grading to prevent moisture from entering basement/foundation
- Crawl space contains ventilation and insulation (if applicable)
- Basement or crawl space displays no evidence of dampness
- Support beams are intact, and foundation is in good condition
- No underground storage tanks
- Soil is free of contaminants

▶ WATER HEATER

- Meets local building codes
- California homeowners have earthquake straps installed
- Water supply is sufficient
- Both hot and cold water are available

▶ ELECTRICAL & HEATING

- All utilities are turned on during appraisal
- Electrical outlets and switches are operational
- No presence of exposed or frayed wiring
- HVAC system is in proper working order
- Heating system is sufficient to create "healthful and comfortable living conditions"

▶ HAZARD & NUISANCE

- Doors are not blocked
- Windows are intact, not broken
- Steps and stairways must have handrails
- Clear of any lead-based paint
- Free of noxious odors
- No nuisance present (including excessive noise due to airplanes or heavy vehicular traffic)
- No hazards present (such as close proximity to hazardous waste sites or high-voltage powerlines)

▶ ROOMS

- All bedrooms have egress to the exterior for fire safety
- Exterior doors properly open and close
- Walls display no holes or cracks
- Windows can open, close, and lock
- Kitchen appliances, including a functional stove, are present

▶ BATHROOM

- A working sink, shower, and toilet are present
- Sewage removal is safe and sanitary
- Septic system is functional (if present)
- No major plumbing problems or leaks exist

▶ STRUCTURAL

- No evidence of active termite or pest infestation
- No rotting exteriors, including walls and windowsills, is present
- Swimming pool is filled and pump is operable
- Fencing is neither leaning nor broken
- Paint is not chipped or otherwise defective
- No presence of asbestos requiring additional attention

Disclaimer: This appraisal checklist contains some of the most frequently inspected items, but it is not exhaustive and does not guarantee Minimum Property Standards.

