



Home Appraisal Checklist



WHAT IS A HOME APPRAISAL?

Real estate appraisal, property valuation or land valuation is the process of developing an opinion of value, for real property. Real estate transactions often require appraisals because they occur infrequently and every property is unique, unlike corporate stocks, which are traded daily and are identical.

THINGS TO DO TO PREPARE FOR A HOME APPRAISAL

1. **Curb Appeal** be sure you front and back yard are in great shape. you do NOT want anything overgrown, or laying around out of place.
2. **Update the basics:** Faucets and Light fixtures. Anything that adds new life to the home and isn't too expensive.
3. **Do you have Old tv's or VCR's laying around? GET RID OF THEM!** They make a house look V ERY V ERY dated.
4. **Pack away personal touches.** Family pictures are nice, but let the appraiser focus on your home and the space.
5. **Area rugs are a NO NO.** Don't cover up flooring. Show
6. **Is your furniture really old? Try slip covers.** You WON'T believe the difference.
7. **Be sure your home is clean.** I mean REALLY clean.
8. **Welcoming flowers by the front door if in season.** Set the tone and the mood for the entire appraisal.
9. **Remove cars from driveway.** We don't like clutter.
10. **Keep a list of all upgrades on hand for your agent and or the appraiser.**
11. **Have a list of comps ready for the appraiser or be sure your realtor has them.**
12. **Make appraiser feel comfortable.** Remove Pets from home, and adjust the thermostat accordingly.
13. **Don't interrupt the appraiser.** Do not ask questions and PLEASE DO NOT FOLLOW HIM AROUND. Wait until he is done for all questions