

VA Appraisals Explained

What Buyers, Sellers & Agents Need to Know

PEOPLE | PROPERTY | VALUE | PEACE OF MIND

EXPERIENCE
INSIGHT
OBJECTIVITY
A BRIGHTER
TOMORROW



1 What Is a VA Appraisal?



A VA appraisal is required when a buyer uses a VA home loan. It helps determine the home's market value and whether it appears to meet VA Minimum Property Requirements (MPRs).

2 What Makes It Different?



Unlike a conventional appraisal, a VA appraisal also considers basic property requirements related to safety, soundness, and sanitation.

3 Common MPRs Called Out



- Safety hazards or exposed wiring
- Roof or water-intrusion issues
- Non-working heat, plumbing, or hot water
- Broken windows or missing handrails
- Peeling paint on older homes when applicable
- Wood rot, termite damage, or health/sanitation concerns

4 Is It a Home Inspection?



No. A VA appraisal is not a home inspection. Buyers should still obtain a separate professional home inspection.

5 What If Repairs Are Needed?



If the appraiser notes a condition that does not appear to meet VA requirements, the appraisal may be completed subject to repairs before closing.

6 What If the Value Comes in Low?



- The price may be renegotiated
- The buyer may pay the difference
- Additional data may be submitted through a Reconsideration of Value (ROV).

7 What Is Tidewater?



Tidewater is a VA process used when the appraiser believes the sales price may not be supported. It gives the parties a short opportunity to submit additional comparable sales or market data before the value is finalized.

8 Bottom Line



A VA appraisal helps answer two key questions: What is the property worth, and does it appear to meet applicable VA property requirements? It is not meant to replace a home inspection.

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Have questions about the appraisal process?
Contact Niño Appraisal Group.



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