



Homeowner Appraisal Checklist

How to Get Your Property Ready for an Accurate and Smooth Appraisal Inspection

1. Exterior Preparation

- Trim bushes, trees, and landscaping to ensure full visibility of the home.
- Remove any clutter, debris, or vehicles blocking driveways or access points.
- Unlock all exterior gates, sheds, and utility areas.
- Make sure house numbers are visible from the street.
- Clean up any pet waste in the yard before the inspection.

2. Interior Preparation

- Tidy and declutter each room so the appraiser can clearly see walls, floors, and the layout.
- Ensure all rooms, attic, basement, and crawl spaces are accessible.
- Turn on all interior lights prior to the inspection to ensure every space is well illuminated.
- Replace any burned-out light bulbs and fix small maintenance items (loose handles, sticky doors, etc.).
- Prepare a list of all known updates or improvements completed within the past 15 years, including approximate dates and costs. (Examples: roof, windows, siding, HVAC systems, kitchen, bathrooms, flooring, basement finishing, additions, etc.)
- Ensure that smoke and carbon monoxide alarms are properly installed and functional on each level of the home.

3. Safety & Pets

- Ensure safe access to electrical panels, HVAC systems, and water heaters.
- Restrain overly protective pets during the inspection — friendly pets are always welcome!

4. Day of Appraisal

- Be home (or arrange access) at the scheduled time.
- Turn on all utilities so systems can be tested or visually inspected.
- Share any information about neighborhood features or upgrades that may not be immediately visible.

5. After the Inspection

- Expect the completed report to be delivered to your client or lender within a few business days.
- If you have any questions or follow-up information, please reach out anytime.