

Homeowner Appraisal Checklist

Courtesy of Tom Horn, Real Estate Appraiser
www.BirminghamAppraisalBlog.com

Maintenance

- Make sure house is clean
- Declutter
- Mow and edge the lawn
- Add colorful flowers to beds
- Touch up paint
- Repair or replace broken items such as windows or loose gutters
- Repair leaky faucets
- Make sure all lightbulbs are working
- Make sure pool is clean and blue and not green
- Make sure the doorbell is working
- Replace missing roof shingles
- Repair damaged fencing or decks

Major Repairs

- Roof leaks
- Damaged flooring
- Damaged walls
- Peeling paint
- Heating and cooling repairs
- Repair/replace water heater
- Repair foundation

Appraiser Information Packet

- List of updates and/or renovations
- Survey if available
- HOA Information
- Neighborhood amenities (Things that would attract buyers to the neighborhood)

Miscellaneous

- Make sure dogs are put up when the appraiser is looking at your home
- Make sure all rooms are accessible
- Make sure appraiser can get around the perimeter of the house to measure