



APPRAISAL HOME VISIT

What to Expect During Your Property Observation

WHAT IS A PROPERTY OBSERVATION FOR AN APPRAISAL?

Purpose:

The appraiser gathers information about the subject property to compare it to the market.

Nature of Observation:

The appraiser observes the property without testing components. *Ex: turning on a light or water faucet is considered observing, not testing.*

Duration:

Typically takes from under 1 hour to over 2 hours, depending on the size and complexity of the property.

Scope:

Not a professional home inspection and does not include testing of systems.

WHY IS THE APPRAISER OBSERVING THE PROPERTY?

- **General Condition and Quality:** The appraiser assesses the overall condition and quality of the property.
- **Functional Flow:** Notes the type and number of rooms, ceiling heights, and overall layout.

WHAT IS AN APPRAISER LOOKING FOR DURING THE PROPERTY OBSERVATION?

- **Updates and Remodeling:** Looks for updates such as new cabinets, counters, flooring, paint, roofing, windows, light fixtures, siding, vanities, showers, tubs, additions, etc.
- **Deferred Maintenance:** Identifies worn finishes, defective paint, fogged or broken windows, leaks, and any condition that could affect safety, healthful living, or structural integrity.
- **External Influences:** Considers factors like views, noise, odors, traffic, and other external influences that could be neutral, negative, or positive.

For a mortgage finance transaction, the lender is the appraiser's client and not the borrower. The borrower must get a copy of the appraisal from the lender and not the appraiser.

WHAT WILL THE APPRAISER DO DURING THE PROPERTY OBSERVATION?

- **Photos:** Takes photos of the exterior, each room, interior of basements, finished attics, garages, and outbuildings. Photos of water heaters, furnace, electric service, smoke alarms, and CO alarms may also be taken.
- **Measurements:** Measures the dwelling and other structures on the property. Typically, measurements will be exterior, with upper and lower levels measured from the interior if exterior access is not possible.
- **Special Observations:** May need to observe the attic and crawl space depending on lending guidelines. For properties on well and/or septic systems, the appraiser will ascertain and observe the location of these systems.
- **Manufactured Homes:** Takes photos of HUD certification labels and the data plate.

WHAT CAN A BORROWER, REALTOR OR SELLER PROVIDE THE APPRAISER DURING THE PROPERTY OBSERVATION?

1. Information about the property such as updating/remodeling and the date and cost of the updating or remodeling.
2. Information for the appraiser to take into consideration about sales in the market that are believed to be similar to the subject.

 naappraisers.org

 info@naappraisers.org

 (210) 570-4950

 7113 San Pedro Ave., #508 San Antonio, TX 78216