

APPRAISAL INSPECTION CHECKLIST

PROPERTY ADDRESS: _____

PUD/CONDO USE HOA FORM Assoc. Tel.# _____

EXTERNAL: SITE

LOCATION: Freeway Noise Bus Stop
Adj. Commercial Site _____
Other: _____

SITE: Level OR: Sloped / Corner
UTILITIES: Septic/Well/Sewer
STREET LIGHTS: City OR: None/Private
STREET: Asphalt OR: Dirt/Private
ALLEY (IF YES. PHOTO): City/Private
CURB/GUTTER: Concrete OR: None/Private
SIDEWALK: Concrete OR: None/Private
VIEW: Neighborhood OR: Mnts/Ocean/Bay/GolfC
Panoramic or Partial: _____ %
EASEMENT: YES/Elect. Pole
Other: _____

EXTERNAL: PROPERTY

PORCH (if Yes - SKETCH): Covered/Uncov: _____ %
Concrete OR: Brick/Slate/Stone
DRIVEWAY: Concrete OR: Dirt/Asphalt Car# _____
Other: _____
WALLS: Stucco OR: Wood/Brick/Stone/Vinyl
ROOF: Comp. OR: Wood / Tile / Other: _____
WINDOWS: Alum. OR Vinyl/ Wood/Dual Pane:
GUTTERS/DOWNSPOUTS (if YES): Alum / Vinyl:
FOUNDATION: CRAWLSPACE Concr. OR: Pier/Post:
PATIO (SKETCH): Covered/Uncov: _____ %
Concrete OR Other: _____
BALCONY / DECK (SKETCH): Covered/Uncov: _____ %
Wood OR Concr/Other: _____
LANDSCAPE (PHOTO): If sprinklers: Automatic/Front/Rear
POOL (IF YES - PHOTO/SKETCH): In / Above Ground
SPA/HOT-TUB (IF YES - PHOTO/SKETCH): In / Above Ground
STORAGE SHED(s) - (PHOTO/SKETCH): YES / # _____
Fence (if Yes): Redwood OR: Concrete / Vinyl / Other: _____

Overall Condition of Property (1=Poor 10=Best) Or Effective age _____

INTERIOR: PROPERTY

GARAGE (if YES): Attached OR Detached (PHOTO) / Car# _____

Other: _____

FLOORING: Carp/Hwood/Tile/Stone/Marble/Lino
HEATING: FAU OR: Wall/Floor/None
COOLING (IF YES): CAC / Wall / Windows
KITCHEN Equip: Oven/Fan/Microwave/Dishwasher/TrashComp/Disp/Refrig/WashD

FIREPLACE (IF YES): Brick OR: Stone / More than 1? _____
ATTIC (If Yes): Scuttle OR: Stairs/Other _____
Doors: Hollow OR: Solid Wood / Other _____
Trim: Painted OR: Stained / None / Missing% _____
CEILING: Fan / Vaulted / Recessed Lights:
Other: _____
BATH FLOOR: Tile OR: Lino / Marb / HWood:
BATH WAINS: Tile OR: Fiberglass / Marb / None:

CONVERSIONS? PERMITS? YES / NO / UNKNOWN

Permit # and Date: _____

CONVERSION TYPE (PHOTO): Fam.Rm / Bed

Other: _____

UPGRADES: Ask the borrower, visually confirm and list: (PHOTO if BATH)

Upgrades must be within five years. (List years for every one).
Roof, plumbing, electrical, and anything non-visible require receipt
for credit.

OTHER NOTES: _____

PHOTOGRAPHS: Street scene, front, view, backyard/patio/deck, detached garage, back, storage shed, pool (spa/hot-tub), and ALL common areas of the house (LR/FR/KIT/DR/Rec.Room), as well as converted areas. **DO NOT FORGET THE COMPS** (On the Comps, note their VIEW!!). You may want to use the form with the photo numbering....

SKETCH: The Gross Living Area (EXCLUDING THE GARAGE), garage, deck, porch, patio, storage shed(s), detached garage, and other free standing structures. Finally, PLACE THE ROOMS, fireplace, and washer/dryer!!

FOR CONDOS: Use the HOA form. Only sketch the UNIT areas. Photo: staircase, door, all unit common areas including (as always) anything attractive, special, unique, or remodeled. Also, photo: pool, greenbelts, parking lot, and other amenities. Do NOT list: roof, gutters, foundation info.