

Home Appraisal Preparation Checklist

1 : Pre-Appraisal Planning

- ☐ Review recent home sales in your area for comparable property data.
- ☐ Gather all home improvement and maintenance records.
- ☐ Schedule the appraisal for a time when the property is clean and fully accessible.
- ☐ Ensure all utilities are functional and running.

2 : Repairs and Maintenance

- ☐ Fix leaky faucets, running toilets, and squeaky doors.
- ☐ Patch wall cracks, chipped paint, and damaged tiles.
- ☐ Repair or replace broken windows, screens, or door locks.
- ☐ Inspect the roof, foundation, and gutters for visible damage.
- ☐ Confirm HVAC, electrical, and plumbing systems work properly.
- ☐ Replace burnt-out bulbs and check smoke detectors.



3 : Interior Condition

- ☐ Deep clean all rooms, floors, windows, and surfaces.
- ☐ Declutter to make spaces appear larger and more organised
- ☐ Use neutral décor and ensure adequate lighting.
- ☐ Showcase upgrades (e.g., renovated kitchen or bathroom).
- ☐ Ensure all rooms are accessible and free from obstructions.
- ☐ Tidy basements, attics, and storage areas.

4 : Exterior and Curb Appeal

- ☐ Mow the lawn, trim bushes, and add fresh mulch.
- ☐ Power wash siding, driveways, and walkways.
- ☐ Clean or repaint the front door and replace worn hardware.
- ☐ Repair cracks in driveways, steps, or walkways.
- ☐ Ensure exterior lighting works properly.
- ☐ Remove clutter such as bins, toys, or tools from sight.



5 : Documentation to Provide

- ☐ Receipts and invoices for renovations or upgrades.
- ☐ Maintenance and servicing records for major systems.
- ☐ Permits or inspection certificates for any additions.
- ☐ Property survey, floor plan, or previous appraisal (if available).
- ☐ Comparable recent sales (if the appraiser requests input).

6 : During the Appraisal

- ☐ Ensure the home is quiet, clean, and ready before the appraiser arrives.
- ☐ Provide easy access to all rooms, attic, basement, and garage.
- ☐ Keep pets secure or off-site during the visit.
- ☐ Be available to answer factual questions (e.g., upgrades, year of systems).
- ☐ Avoid influencing or interrupting the appraiser's process.



7 : After the Appraisal

- ☐ Review the report for accuracy (square footage, room count, etc.).
- ☐ Verify comparable sales and recent upgrades are correctly noted.
- ☐ If errors exist, prepare documentation for a reconsideration request.
- ☐ Discuss next steps with your agent or lender if the value is lower than expected.

