

Joseph Mier & Associates Appraisal Services

UAD 3.6 REALTOR® Pre-Appraisal Checklist

Use this checklist before the appraisal inspection.

Item	Information
■ Seller completed Property Information Worksheet	
■ Survey obtained (if available)	
■ Improvement list reviewed with seller	
■ Permits available (if applicable)	
■ Contractor invoices / warranties available	
■ HOA information confirmed	
■ Roof, HVAC, and water heater installation years obtained	
■ Major remodel dates confirmed	
■ Foundation or structural repairs discussed	
■ Solar / Generator documentation available	
■ Utilities turned on	
■ Attic, crawlspace, garage, and outbuildings accessible	
■ Gate / alarm codes provided	
■ Pets secured	
■ Seller available for questions during inspection	

Important: The appraiser remains responsible for independently observing the property and developing an unbiased opinion of value. This checklist is intended to improve communication and reduce follow-up requests.