

APPRAISAL TIME

10 THINGS YOU SHOULD KNOW BEFORE YOUR APPRAISAL



Brian Smith

My name is Brian Smith. I am a Licensed Real Estate Appraiser in the State of California . I have been appraising in Southern California since 1992. My mission is to give home owners an idea of the things I find important to consider before an appraiser comes to your home. This advice has been designed to alert you to things you can do to save money and be in compliance with procedures the appraiser must follow. As well as insuring you meet State and Lender requirements.

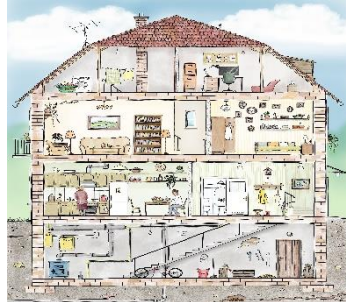
In the following information I provide reviews and suggestions for different products and services which you can consider. Some of the reviews and product referrals, we receive referral compensation. Thank you for your support should you find the information helpful.

Appraisal Time Real Estate Service is a Full service appraisal company. We service Los Angeles, Orange, San Bernardino, Riverside, and Ventura Counties. When you are ready to move forward with your appraisal needs, we offer free initial consultation. To allow you to move forward with confidence.

Thank you for your request of "10 Things You Should Know Before Your Appraisal."

ITEM 1: Carbon Monoxide Detectors

Each home, condo, and rental unit is required to have at least one CO2 detector per level of home. This is a requirement for all Conventional, FHA and VA loans.



Note CO2 detectors detect leaking gas. Optimally the CO2 detectors should be installed at waist level or lower, as gas when present is typically lower to the floor.

****Note**** Good locations for installation include near gas heaters, fireplaces, kitchens, laundry rooms, and near water heaters.



CO2 detectors range in price from \$13.00 to \$50.00 and come in battery operated or Plug-in. The following CO2 detectors are recommended based upon affordability and ease of installation.

Click the links below for additional product information.



Kidde Nighthawk Carbon Monoxide Detector & Propane, Natural, & Explosive Gas Detector



First Alert CO605 Plug-In Carbon Monoxide Detector



Kidde Carbon Monoxide Detector, AC-Plug-In with Battery Backup,



Kidde Nighthawk Carbon Gas Detector Monoxide Detector & Propane, Natural, & Explosive

ITEM 2: SMOKE DETECTORS

Smoke detectors are required in all homes, condos, and rental units. Smoke detectors are required in each bedroom and in the hallway. The typical price range of smoke detectors is \$5.00 to \$70.00. I have found the following Smoke detectors to be affordable and functionally adequate for average size residences.

Click the links below for additional product information.



Kidde Smoke Detector,
Battery Powered, Smoke
Alarm



Kidde Smoke Detector with
Lithium Battery, LED Lights
& Replacement Alert



First Alert 0827B Ionization
Smoke Alarm with 10-Year
Sealed Tamper-Proof
Battery



Kidde Worry-Free
Smoke Alarm 2 pk.

To save money and provide maximum protection CO2 / Smoke Combination devices provide maximum value.

Click the links below for additional product information.



Kidde Smoke & Carbon Monoxide Detector, Lithium Battery Powered, Combination Smoke & CO Alarm



First Alert Powered Alarm SC05CN Combination Smoke and Carbon Monoxide Detector

ITEM 3: Water Heater Straps

Residences with Tank Water Heaters must be double strapped. Ideal placement with one strap being placed on the upper third of the unit and the second strap on the lower third of the unit.

Water heater straps range in price from \$7.00 to \$25.00



The following Water Heater Straps are affordable secure options for your consideration.

Click the links below for additional product information.



LITTLE FIREFIGHTER FR80 WATER
HEATER SEAT BELT STRAP



Holdrite QS-50 Galvanized
QuickStrap for 80 Gallon Water
Heater

ITEM 4: Clean Up

This may seem painfully obvious, but cleaning up around your home, both inside and outside are important.

- 1 Cleaning up the exterior provides access to all sides of the home, water heaters, and crawl spaces is extremely helpful.



- 2 Cleaning inside reduces the risk of accidental breakage of any items in the home.



- 3 Cleaning up also improves the overall perception of the upkeep of your home. And helps to remove bias, that the reader of the report may have.



Negative Perception



Positive Perception



Negative Perception



Positive Perception

ITEM 5: Put away all Valuables and personal items

Put away all Valuables and Personal Items to prevent theft or embarrassment.



ITEM 6: Make A Checklist

Make a list of improvements, along with the dates of completion. That allows the appraiser to accurately document and photo all improvements while at the property.



By providing a check list it also provides the appraiser the opportunity to perform the inspection without multiple interruptions. These distractions can often lead to overlooked photo's and detailed note taking.

ITEM 7: Turn On the Lights

Turn on the lights throughout the house. This allows for good quality photos and accurate note taking by the appraiser.



ITEM 8: Open All Room Doors

Open all room doors. Be prepared to open all doors with locks. (Roommates, or family members may have a locked door.)



***Note* If an appraiser does not have access to a room. Your lender can condition the appraiser to return to the home to complete the inspection. This cost is passed on to the home owner.**

ITEM 9: Restrain Pets

I love pets, but many appraisers have fears or allergies to pets. Have a plan to move animals around to provide safe access to the property.



ITEM 10: Garage and ADU Inspections

Prepare for access to the garage, ADU, etc. All structures on the property should be available for inspection.



Thank you for your support. I hope the information provided is beneficial to you or your clients. If you need further assistance, we offer Free Initial Consultation.

Please give us a call at (310) 253-9868. At Appraisal Time, we service Los Angeles, Orange, San Bernardino, Riverside, and Ventura Counties.

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