



Appraisal Inspection Checklist

Thank you for ordering a home appraisal online from Premier Home Appraisals. We look forward to meeting with you and inspecting the property (if applicable). On the day of the appraisal inspection, ensure your Virginia Appraiser can move around the home's perimeter and that all rooms are accessible. You may also want to contain any pets who may be a disturbance. The appraisal inspection will last approximately 20-40 more minutes, depending on the property.

We've prepared a home appraisal checklist below to make preparing for your house appraisal as simple as possible. While some requested items are optional (as indicated), they are helpful and can make a difference in the resulting opinion of value. Remember, one of the inspection's main aspects is determining the property's overall condition. All the updates will play a role in determining this. We do not need to be provided with copies of receipts or be made aware of the costs.

- Provide a list of improvements with the approximate year completed. These are high-value or impactful items you have replaced or updated since owning the home. Or, if you recently purchased the house, any updating you know was made before your purchase. Examples include kitchen updates, appliances, countertops, cabinets, backsplash, etc. Bathroom updating, including toilets, vanities, shower tiling, flooring, etc. Flooring that may have been replaced or refinished. Interior and/or exterior paint. Roofs, windows, water heaters, HVAC, plumbing, electrical, garage doors, new decks, etc. Light fixtures, hardware, etc.
- Provide a list of upgrades. These may include Builder upgrades such as millwork, built-ins, wet bars, central vacuum systems, home theatre systems, irrigation systems, kitchen and bath upgrades, including any custom features or professional-grade appliances, iron balusters, flooring upgrades, etc.
- Be sure to point out any exterior amenities, including sheds, barns, ponds, pools, decks, patios, fencing, horse amenities, pavilions, etc.
- Are there any HOA fees? If so, what are they, and what do they include?

- Provide any surveys, plots, or blueprints that you may have. These may reflect the property boundaries and/or the measurements of the home or improvements. (optional)
- Copies of any previous appraisals (optional)
- Have there been any additions? Were the proper permits secured? (optional)
- Any unique features regarding your location? Easy access to bike or hiking trails, popular parks, or green spaces? Walking distance to public transportation or schools? (optional)

This information may be emailed or hand-delivered during the inspection. Email addresses are below.

Northern Virginia (888) 742-8258 – nova@phapps.com

Shenandoah Valley (888) 742-8258 – shenandoah@phapps.com

Richmond (804) 601-1668 – richmond@phapps.com

Williamsburg (757) 614-2194 – williamsburg@phapps.com

Hampton Roads (757) 614-2194 – hamptonroads@phapps.com

> Get [Expert Home Appraisal Tips](#) from the Premier Pros - Explore our resource section for helpful home appraisal tips and answer frequently asked questions.

> Check out our online blog for [6 PRO tips to increase your home's value.](#)

Please don't hesitate to contact us with any questions or concerns.

Matt & Troy