



Recommended FHA/VA/RD Pre Appraisal Inspection.

Although this isn't everything an Appraiser will look for, this is a good starting point. And having these items fixed or repaired will make your appraisal go easier and have less potential repair requirements.

What to Inspect	Yes	No	What to Inspect	Yes	No
Grading does not provide positive drainage from home. Watch out for holes dug by dogs also.			Does Furnace turn on and warm air comes out.		
Standing Water, inside or outside of home.			Does Furnace smell/make irregular noise.		
Property connected to water public system.			Does AC come on and cold air comes out.		
Has the well been tested by certified professional and pressure tested. (RE Agents <i>can not take samples</i>)			Does AC smell/make irregular noise.		
Property has well, is it 50' from Septic Tank. <i>They will get out the tape measure.</i>			Do Light switches work & have covers. <i>Inspector will flip them all.</i>		
In the property infested with bugs, rodents, pigeons, wasp nests, spiders, ants, flies.			Do outlets work & have covers. <i>Inspector will test most if not all of them.</i>		
Property assessable by foot AND Vehicle. <i>Critical that EMS vehicles can access house.</i>			Is there any visible/exposed/frayed wiring. <i>All fixtures/outlets need covers also.</i>		
Road surface has all weather surface, <i>i.e. gravel, asphalt, cement. Dirt roads are bad.</i>			Do Toilets work. <i>The will also look for moisture damage around.</i>		
Cracks in foundation, ANY. This also includes Sidewalks.			Do sinks work. Appraiser will also inspect Water Pressure and is there HOT water		
Cracks or holes in walls, ceilings, framing.			Has all remodeling been permitted, if not, permits will be called for.		
Attic/Basement, structural supports damaged/missing.			are there Smoke AND Carbon Dioxide Detectors		
No ventilation, vents, fans, windows. <i>Vent fans need to be vented to the outside.</i>			Are there any broken windows. Will also flag "fogged" windows where seals failed.		
Access to Attic. <i>Must be able to get Head & Shoulders into attic</i>			Are there any broken steps/stairs.		
Access to Crawl space/basement. <i>Must be able to get Head & Shoulders into space. Is there Vaper Barrier?</i>			Are there any broken/missing doors. Any holes in doors		
Water damage in crawlspace/basement. <i>Evidence of standing/moisture/mold.</i>			Do steps have handrails. <i>Also raised porches need rails.</i>		
Support beams not intact. <i>Did they cut them out to make room?</i>			Does Garage door open and close & have safety resistance feature.		
Roofing doesn't cover entire house. <i>Sorry no blue tarps, or Home Depot fixes.</i>			Was the home built before 1978. HUGE item especially for peeling/flecking paint.		
Deterioration, curling, breaking off, bare spots <i>Roof need to have minimum 2 years left.</i>			Is there any exposed raw wood inside or outside, or holes in vinyl siding, NONE! NONE! NONE!		
Is there a pool, and is it in working order. <i>Need records of maintenance, is it fenced in?</i>			Is there any peeling or flecking paint Inside or Outside. NONE! Includes ALL out buildings.		
Is there high voltage lines overhead or low voltage lines passing right over home or pool or hot tub. Are Electrical wire high enough above House & outbuildings			All appliances included in the sale will be tested to ensure they are working and functional.		

1st Choice Mortgage is not a licensed inspector, appraiser in Idaho. These are suggestions and may or may not include all items.

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