



Top Tips for Working with An Appraiser Doing an Exterior-Only Inspection (Covid-19)

1. Take interior pictures of EVERY part of your house, and label them. Include basements, attics, electrical panels, all four sides of the house, views in both directions, your electric meter.
2. Be prepared to have a conversation with the appraiser about things you have done to your house. Understand that 'remodeled' in appraiser language means more than 'updated'. A kitchen with a new floor and countertop, and possibly re-painted cabinets is *updated*. A kitchen where everything is new, cabinets, countertop, flooring, lighting, etc. is *remodeled*.
3. The time frame of improvements really matters because Fannie Mae asks this, so the appraiser will be asking you when you did certain improvements.
4. Ask your appraiser if they want you to measure your house. This will entail an exterior measurement of the levels *completely above grade*. The appraiser will guide you through this. The appraiser also needs to know how many square feet are finished below grade, and what rooms are there.
5. Understand that rooms you call a bedroom may not be called a bedroom by an appraiser if it lacks egress to the outside. Tandem or captive bedrooms are okay. (Going through one room to get to the next room).
6. Fannie Mae doesn't list baths as '3/4' or '1/4'. In the world of Fannie Mae, it is either a half bath (commode and sink) or a full bath, with commode, sink, and either shower stall, tub, or shower over tub combination.
7. Any records you have of maintenance and/or improvements are very helpful. If you built your house and have floorplans, scan and send them to the appraiser.
8. If you have a survey map, or possibly an elevation map (used to determine flood plain), please pass those on to the appraiser.
9. Bottom line: appraisers are sponges for information. You can't tell them too much.

Your agent can probably answer most of your questions!

Agents: pass this on to your sellers, with my compliments.

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When the Covid-19 quarantine is lifted, I'd love to come to where you are for a live presentation. In the meantime, I am doing office meetings using Zoom. For details about that, please contact Lisa Betts:

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Thank you!