



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.			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. (<i>Agents 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. <i>Inspector will flip them all.</i>		
In the property infested with bugs, rodents, pigeons, wasp nests.			Do outlets work. <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 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.		
Cracks or holes in walls, ceilings, framing.			Is there water pressure.		
Attic, structural supports damaged or missing.			Is there hot water.		
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.</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 high 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. 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.		
Is there high voltage lines overhead or low voltage lines passing right over home or pool or hot tub.			All appliances 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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