Getting Ready for Your Home Appraisal: A Seller's Checklist

A home appraisal is a key part of the selling process—especially if your buyer is using financing. The appraiser's role is to assess the property's fair market value on behalf of the lender. While you can't control the market or comps, you can take steps to ensure your home shows at its best.

Before the Appraisal Appointment

1. Tidy Up Inside and Out

Just like with showings, first impressions matter:

- Clean every room thoroughly—floors, windows, and surfaces.
- Declutter countertops and remove personal items where possible.
- Mow the lawn, trim bushes, and remove weeds or debris.

2. Make Minor Repairs

- Fix leaky faucets, cracked tiles, squeaky doors, and chipped paint.
- Replace burnt-out light bulbs and air filters.
- Make sure all appliances are in working order.

3. Highlight Recent Updates

- Create a list of upgrades such as a new roof, HVAC, windows, flooring, or appliances.
- Include dates and costs when available, and leave this list for the appraiser.

4. Ensure Full Access

- Appraiser must access all rooms, garage, basement, attic, and crawl space.
- Ensure access to utility areas like the furnace, water heater, and electrical panel.

5. Prepare the Exterior

- Pressure wash siding, decks, or porches if needed.
- Touch up peeling paint or damaged siding.

Day of the Appraisal

- Be ready on time, or leave a lockbox if you won't be home.
- Secure pets or remove them from the property.
- Turn on all lights and open blinds to make the home feel bright and open.
- Provide your list of improvements and any supporting comps or offer details (your agent can assist).

A Final Tip from Your Agent

The appraiser is a neutral third party, but the better your home presents, the more likely it is to reflect the value you're hoping for. Let's make sure your home puts its best foot forward.