



# COMMON PROPERTY CONDITIONS

## THAT COULD AFFECT YOUR APPRAISAL OR LOAN

These are some **general guidelines** that are meant to help you understand what an appraiser looks for in a home. Other items might be flagged, so communicate with your REALTOR® and lender about the condition of your home. This way, you'll be able to find and solve problems with your home in advance.

### ELECTRICAL

There must be GFCI outlets in the kitchen and all bathrooms; exposed fuse boxes or wires will be flagged.

### FOUNDATION

Cracks in the foundation will be flagged.

### HANDRAILS

Handrails have to be on all staircases with three or more steps. (This includes steps outside to a deck and stairs in the basement.)

### HEATING SOURCE

A central heating source is required and has to be 100% operational and safe. If a home has only one source of heat and it's from a wood stove or a pellet stove, it will need a central heating system. The central heating system must be able to heat the home for a minimum of 30 days without being attended to.

### INTERIOR WALLS

Interior walls must be complete. Sheetrocked walls that are unpainted will be flagged.

### OUTBUILDINGS

Garages, sheds and/or outbuildings have to pass the same guidelines as the rest of the home, including chipping/peeling paint or exposed raw wood.

### MOISTURE

Moisture found inside of a home will be flagged by an appraiser. Basements are not an exception to this rule.

### PAINT

The inside and outside of the home must be painted; peeling paint will not be accepted.

### ROOF

Shingles that are curling or missing will be flagged. If the appraiser thinks that the roof will need to be repaired or replaced in five or fewer years, it will be flagged.

### RAW WOOD

Any exposed raw wood on the exterior of the home that is untreated with paint or stain will be flagged. This includes wood on the window or door sills.

### SEPTIC

The location of the septic tank or leach field must be known. Issues could arise if the septic tank has not been pumped or serviced in over five years.

### WINDOWS

If any windows or doors have cracks in them, they have to be replaced prior to the appraisal.

### WELL

The location of the well needs to be known. If it's a dug well, please contact your REALTOR® or lender immediately. A water flow test and complete safety report will be required.

**Reach out with any questions you have regarding home appraisals!**



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