



# COMMON APPRAISAL REPAIRS & INSPECTION ITEMS\*

The most frequent repairs and inspection items  
you need to look for when purchasing a home



## Conventional:

- Leaks
- Exposed wiring (outlet covers missing)
- Wood rot (case by case basis)
- Private road maintenance agreements
- Remaining economic life of roof

## FHA:

- Chipping/peeling paint exterior regardless of year built
- Chipping/peeling paint interior if built 1978 or prior
- Attic/crawl space access
- Evidence of settlement
- Existing appliances not functioning or built in appliances missing

## VA:

- Handrails when the height of retaining wall, porch, deck, stairs, etc. is too high
- Safe water drinking tests for wells
- Multi Parcels
- Unvented fireplaces/heat source
- Private road maintenance agreements

## USDA:

- Safe drinking water tests for wells (follows remaining FHA guidelines)

\*Items subject to change and may differ with jurisdictional location of a specific agency



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