



The Appraiser Walkthrough: Prep Checklist

What matters, what doesn't, and how to get ready without wasting time

Use this one-page checklist to make the property easy to inspect and the important information easy to review. The goal is accuracy and access.

Walkthrough Prep Checklist

- Ensure all rooms, garage, attic, exterior areas, and detached structures are accessible.
- Provide clear access instructions (lockbox, codes, gates unlocked, pets secured).
- Turn on utilities and replace obvious burned-out light bulbs.
- Fix clear safety or functional issues (loose rails, active leaks, tripping hazards).
- Tidy for visibility and access—no staging or photo shoot needed.
- Make electrical panels, HVAC units, and water heaters accessible.
- Prepare a short list of upgrades or improvements with rough dates and cost (if available—if not, don't sweat it!).
- Gather helpful documents if available (survey, deed, HOA info).
- If sharing comps, keep them relevant and reasonable.
- Point out items that are easy to miss but important (hidden upgrades, replaced systems).
- Keep décor and furniture in perspective—condition and function matter more.
- Hand off information in person or by email.
- Allow the appraiser space to do his/her job without interruption. Save questions for the end.
- Remember: the walkthrough is for observing and documenting the property.

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