

Final Inspection Frequently Asked Questions

FAQ #1: What are the most common repairs that may require a re-inspection?

Answer: Most of these items come up on an FHA / VA / USDA appraisal, but can also be called out on a conventional appraisal as well. Chipping or peeling paint on homes (and any structures on the property) built before 1978 will require repair and reinspection. Other repairs or re-inspections we often require include utilities not being on, missing handrails, missing water heater TPR valve discharge pipe, a roof at or near the end of its life, or repairs mentioned in the purchase agreement not completed at the time of the appraisal inspection.

FAQ #2: What do I need to keep in mind when lending on manufactured homes?

Answer: Manufactured homes follow most of the same guidelines as a typical site-built home with one very important exception (when working with FHA financing): a foundation inspection. FHA requires a structural engineer to inspect the foundation to ensure it meets HUD standards; or, offer suggestions for repair in order to bring it up to standards. The appraisal will be made subject-to this inspection, so if you have the report already, it's best to send that to the appraiser at the time the order is sent. If the appraiser has the engineer's report before the appraisal report is finished, then the appraisal will not need to be made subject-to the inspection.

FAQ #3: Does the original appraiser have to re-inspect or can that be done by someone else?

Answer: The original appraiser does not have to reinspect, but it is best if they can. The original appraiser knows best which repairs need to be done, because they have seen the home already. Occasionally, a final inspection is ordered but the original appraiser is unavailable. In this instance, the new appraiser will require the original appraisal report as well as detailed information about the needed repairs or inspections prior to inspecting the property. This ensures the appraiser can accurately report on the status of the required repairs to the lender.

FAQ #4: Can the homeowner or Realtor take pictures and send them to the appraiser?

Unfortunately, no one other than the appraiser engaged to complete the report can complete the reinspection and take photos. The appraiser will need to physically

inspect the home to ensure everything was done correctly, and new photographs will be taken by that appraiser.

FAQ #5: Can't the appraiser just get the final inspection done in a day or so?

Answer: In a perfect world, yes! However, it's just not that easy. Final inspections take time, just like anything else, and often there is significant travel involved if the appraiser covers a wide territory. While the report writing takes much less time, and the on-site visit is usually shorter than a typical appraisal inspection, the appraiser usually can't just drop everything and go re-inspect a house. That's why it's important to follow the steps we outlined in Chapter 7 to make sure you get scheduled with an appraiser early.