

The Home Appraisal Prep Checklist

What Utah sellers need before the new appraisal rules take effect **November 2, 2026**.

1 • Gather Your Paperwork (do this first)

- ☐ List every upgrade and repair, with the date it was done
- ☐ Pull your building permits from the Salt Lake County website
- ☐ Save receipts and invoices — they show how recent the work is
- ☐ Note the big-ticket items: roof, HVAC, water heater, windows, solar

2 • Know Your Home Room by Room (the new report goes room by room)

- ☐ Kitchen and bathroom updates — dates and what was done
- ☐ New flooring, paint, or fixtures
- ☐ Finished basement or added living space
- ☐ Energy features: solar panels, efficient HVAC, new insulation

3 • Day of the Appraisal

- ☐ Clean and declutter so the home shows well
- ☐ Make sure every room, the attic, and the crawlspace are accessible
- ☐ Hand the appraiser your documented upgrade list
- ☐ Secure pets and unlock all gates and doors

Documented upgrades help the appraiser find your home's true value. Missing paperwork can slow your closing — so get it ready **before appraisal day, not after**.

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