

*Barry R. Cleverdon - Appraiser Training Educational Schedule*  
**Course for OREA 15 Hours Basic Education (BE) and 14 Hours Continuing Education**

## **Property Inspection as an Appraiser**

**August 29 & 30, 8:30 A.M. - 5:00 P.M.**

**1020 Sundown Way Suite #140, Roseville, CA 95661**

OREA # 07226007 - Nevada Approval # 0007868-A.

15 hours Basic Education as elective for upgrade & 14 hours Continuing Education

**Qualifies for 15 Basic Education hours as elective for the AR upgrade criteria**

**Course includes:** Many specific answers as to inspection of the residential property. Materials will be provided. Coverage will include how to do an inspection of area wherein a property is located, site inspection, house inspection as an appraiser. Detailed description of each step of the inspection process is covered. Discussion of application of information on the property and how it is applied to the writing of an appraisal report is discussed. The course is for the new, and near new appraiser, who wants to properly do an inspection or improve their understanding of the complexities of property description. Knowledge on this may help convince a potential Supervising Appraiser that you can better help in doing work. The course information will provide a broad basis of how to properly do the inspection and resources to use in the property and area analysis. Covers relevant characteristics of property which appraiser needs to accurately describe..

1. Covers concepts of Accessory Dwellings. Detached and attached.
2. Course will cover requirements as to area analysis, neighborhood analysis, and information related to this analysis. What to look for, what disclosures are required.
3. Environmental issues. Proximity to offsite issues. Criteria and information on the site inspection.
4. Information as to construction of properties, features. Visual presentation as to styles of houses.
5. Starting at the foundation and covering construction information, floor plans, measuring the property the house inspection to the top of the roof. Covers the ANSI criteria.
6. Considerations as to limitations of the appraisers license and how to draft the inspection information to conform to the appraisal process.
7. Variances between Condominiums, PUD=s, and forms of site development.
8. Some USPAP criteria, FNMA criteria, some FHA criteria information and generally accepted appraisal practices regarding inspections will be covered in materials.
9. Application of the inspection information to the appraisal form.
10. Criteria as to FNMA requirements as to basement, attic, ceiling height, etc..
11. Suggested sample language. Instructor and class discussion.
12. Step by step processing of data collection as to septic, leach field, zoning, water, and other issues regarding functional use of site.
13. Classroom discussion will cover all facets of the inspection. General discussion of the many questions and concerns of the attendees.
14. Discussion will include liability of the appraiser for mistakes.
15. Inaccurate property descriptions is one of the most common errors! Significant liability risk.
16. Presentation of property characteristics in the appraisal is discussed.

**Course Fee is \$250**

**Contact Barry R. Cleverdon 916-783-9797 or e-mail [seminars@calweb.com](mailto:seminars@calweb.com)**

**Certified Residential Real Estate Appraiser AR001585**

**(On the web at: [www.appraisertraining.com](http://www.appraisertraining.com) - check for more details )**

This course consists of materials including some forms and documents to help in preparing for and doing an inspection. Visual views of many typical and atypical conditions. Appraisers practices as to responsibilities of inspection of the subject property. Disclaimers and disclosures of limitations of the inspection. Area analysis for environmental and other impacts. FNMA and appraisal practices as to criteria which appraiser should comply with. Proper measuring of improvements. Understanding Gross Living Area and other criteria. Identifying relevant characteristics of the property, area and describing them in a report. Application of the information to the different forms used by residential appraisers will be discussed as to the details and processing for each format. Some USPAP information relating to inspection and responsibilities will be discussed.

**OREA Course Approval # 07226007**  
**Nevada Approval # 0007868-A.**

15 Hours elective Basic Education and 14 Hours Continuing Education Per licensing criteria course is 14 hours for Continuing Education as the test does not count in Continuing Education courses.

*This course and materials are very helpful in improving knowledge on understanding the property, for accurate report writing and valuation concepts. Appraisers' risk in inaccurately reporting property characteristics is significant and reported as a common basis of complaints!*

**Enroll me in: Property Inspection as an Appraiser**

**August 29 & 30: 8:30 - 5:00 P.M.**

Location: Training Center 1020 Sundown Way # 140, Roseville, CA 95661

Name \_\_\_\_\_

Address \_\_\_\_\_

City \_\_\_\_\_ California ZIP \_\_\_\_\_

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_

E-mail address \_\_\_\_\_ Appraiser License Number \_\_\_\_\_

- \* Mail or Fax this document with credit card information below
- \* If paid by Check: Make Check Payable to & please enclose check with mailed registration form to:

Barry R. Cleverdon 203 Golden Hill Court, Roseville, CA 95661  
Phone 916-783-9797 FAX 916-783-9818 [seminars@calweb.com](mailto:seminars@calweb.com)  
(Confirmation of receipt of check, credit card order & registration will be provided)

- |   |  |
|---|--|
| <input type="checkbox"/> Charge my Visa card      | Account Number _____                           |
| <input type="checkbox"/> Charge my MasterCard     | Name on Card _____                             |
| <input type="checkbox"/> Charge my Discover card  | <input type="checkbox"/> Charge my AM/EXP card |
| Expiration Date ____ / ____ <b>Fee: \$ 250.00</b> |  |

Signature \_\_\_\_\_

Be sure to sign the signature line - cannot process credit charges or complete enrollment without this signature

(On the web at [www.appraisertraining.com](http://www.appraisertraining.com) - check for available courses!)

Refunds for enrollment are available up to 5 days prior to class date. Otherwise a \$ 25 cancellation fee will be charged