



Report Corrections or Revisions

Please return revised appraisals and/or responses to any lender conditions within 24 hours from the time of the request. or notify Class Valuation with any reasons for a delay. Please address all revision requests with a dedicated addendum at the back of the report with a bullet-point-formatted list of requests and responses.

Click here to review Common [Red Flags](#) in Appraisal Reports.

To help avoid time-consuming revision requests and ensure clearly communicated areas of concern for our lenders, please review every order for any special instructions—both in the order comments and messages, and particularly in the “Additional Comments” section of the order.

Typical items that require commentary but may vary considerably in aspect include, but are not limited to:

- Acknowledgment and consideration of CO and Smoke Detectors (even the same client may have different requests depending on appraisal and transaction type). If the Subject is legally required to have CO Detectors or Smoke Alarms installed, appraiser must verify the presence and working condition of the detector(s) and include a photo.
- Requirements to have CO and/or Smoke Detectors installed in the subject property prior to loan funding vary from state-to-state. Local jurisdiction codes must be verified to determine if applicable for the subject property. Click here to view an interactive map <https://www.firstalert.com/community/legislation/>.
- Treatment of unpermitted additions (How to handle Permitted / Unpermitted Additions, Basements, & Detached Spaces).
- Solar Photovoltaic Systems that are leased from or owned by a third party under a power purchase agreement or other similar arrangement are to be considered personal property items and are not included in the appraised value of the property.

Delivery requirements for format of reports (i.e. XML, PDF, UAD formatting, etc).

In all cases, if you have questions about any aspect of the assignment or lender requirements, please always ask for clarification - we are here to help you to avoid any and all time-consuming revision requests. Our contact information is detailed in in every order, or you may call (866) 333-8311.

