

## “7 Construction Facts Appraisers Wish You Knew”

Learning objectives: There are major red flags in design and construction, and we will touch on the top ones. The objectives are:

1. Identify common red flags in used housing
2. Review how to look at a house and its mechanical systems
3. Understanding structure and structural issues
4. Understand mechanical issues in housing and how they affect value
5. Understand worn out and non-functional systems in a house, and how they affect value.
6. Review when to advise clients to seek expert advice.

### Specifics:

1. Don't touch that wire—or how is the house wired? Is it safe? What are red flags?
2. Do I hear water running? Common plumbing problems and what to look for.
3. Gee, do you think it is cold in here? Heating system problems and issues.
4. It kind of feels as if we're walking downhill in this room....that can't be good. Foundations, infestation, quick fixes, common issues.
5. What is that smell? Where do you think it's coming from? Common pollutants and indoor air quality.
6. Maybe this door leads to a closet—nope, it's not a closet. Where will I keep my stuff? Design and layout issues.
7. Physical and functional depreciation and value

Be prepared to look at a lot of pictures, and have a lively discussion!