



# Property Characteristics

BREA #16CP226103011

January 31, 2018 8:30 A.M. - 4:30 P.M.



**Hampton Inn & Suites • 327 E Fir Avenue • Fresno • CA 93720**

(Near Highway 41 & Herndon Ave. Cross street North Fresno Street)

**Contact Barry R. Cleverdon 916-783-9797, or e-mail [memaries@yahoo.com](mailto:memaries@yahoo.com), FAX 916-783-9818**

**AQB Certified USPAP instructor - 10462. Certified Residential Real Estate Appraiser AR001585**

(On the web at: [www.appraisertraining.com](http://www.appraisertraining.com) - check for details. Enroll early - late enrollments commonly cause cancellation of classes.)

Many reports completed include inaccurate information on this subject. Many FHA, Conventional and BREA complaints result from failure to correctly verify property information.

- Covers ANSI criteria, American Measuring Standards and what is GLA per criteria from HUD, FNMA and definitions. Understanding why basements and attics are not normally GLA. Criteria authority.
- Floor plans typical or atypical. Functional obsolescence. Bars on bedroom windows. Updating versus remodeling. Discussion of C codes and Q codes for the CU.
- Importance of understanding the building codes in market area.
- Verification process. Why verify zoning, building permits, if present septic tank size and criteria.
- Understanding issues as to location of subject in proximity to other uses.
- Deriving a property Highest and Best Use decision based on property characteristics.
- Design description vary in different areas. Many reports inaccurately state design and floor plan. What is a bedroom requirement for HUD versus non-HUD appraisals.
- Well, septic, leach field, barns, outbuildings, enclosed patios, pools, spas and other features.
- Balance of residential to non-residential uses, crops, etc. Houses set up as care facilities? Unusual construction. Security rooms. Media rooms. Two houses on site. Merged houses. Excess versus surplus site sizes. Topography impacts on marketability. Roof conditions.
- Solar power generating systems. Owned or leased? Different types of programs.

Name \_\_\_\_\_ License # \_\_\_\_\_

Address \_\_\_\_\_ City \_\_\_\_\_, California ZIP \_\_\_\_\_

Phone ( ) \_\_\_\_\_ FAX ( ) \_\_\_\_\_ E-mail address \_\_\_\_\_

\* 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:  
Appraiser Training - 203 Golden Hill Court, Roseville, CA 95661 - FAX 916-783-9818  
(Confirmation of receipt of check, credit card order & registration will be provided)

Charge Visa  Charge American Express Account Number \_\_\_\_\_

Charge Master Name on Card \_\_\_\_\_

Charge Discover Expiration Date \_\_\_\_ / \_\_\_\_ Security Code \_\_\_\_\_ **Fee: \$150**

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

Call: 916-783-9797 for more information

1/12/2018

Refunds for enrollment are available up to 5 days prior to date of class scheduled. \$25 cancellation fee if enrollment is not canceled prior 5 days prior to date of class.