



**Property Characteristics**  
**BREA #16CP226103011 7 hour CE**  
 March 20, 2018 8:30 A.M. - 4:30 P.M.



**La Quinta Inn & Suites • 4909 Sisk Rd • Salida • CA 95368**

**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  
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Call: 916-783-9797 for more information

2/12/2018

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.