

RED FLAG CHECKLIST

Instructions: Note if any of these RED FLAG items exist on or near the property as well as their affect on value.

Red Flag Items	Existence on Property		Affect on Value	
	YES	NO	YES	NO
Style of home not typical for area.				
Undesirable or non-preferred school district.				
Poor curb appeal.				
Located near/in view of power lines, radio / water towers.				
Located on or backs up to busy street.				
Property located on corner lot or main road.				
Subject has steep driveway, either below or above grade.				
Functional utility issues of lot or home.				
Home decor is personalized, not typical for area or dated.				
Estimated time to sell is more than 120 days.				
Suspected structural problems.				
Evidence of past or present water damage.				
Audible street or highway noise present.				
Maintenance of subject and surrounding properties.				
Mobile Homes / Trailer parks nearby.				
Commercial properties &/or apts/condos in neighborhood				
Subject is situated below grade.				
Subject's view is undesirable.				
Property taxes not typical for area.				
Located near railroad tracks.				
Junked or abandoned cars on neighboring properties.				
Mold or musty odor evident.				
Number of Bedrooms & locations not typical for area				
MBR location is not preferred for area or price range.				
Existence of competing new construction.				
Subject is over or under improved for neighborhood.				
Subject located on/near designated environmental sites.				

Additional Comments:
