



## **A LETTER TO OUR APPRAISAL CLIENTS REGARDING THE CORONAVIRUS / COVAD-19**

Your lender most likely will require an in-person interior inspection of your home as part of the appraisal process.

At Charles Moles Real Estate, the safety and well-being of our clients and employees is always our priority, and we recognize the important role we play in the lending process.

If any of the following situations apply, then we will have to postpone the inspection:

- Anyone in the household that is currently sick, coughing, or carrying a fever.
- Anyone in the household that has recently returned from a foreign country or from one of the “Hot Spots” in this country (including but not limited to New York, Seattle, New Orleans, and Santa Clara county in California) in the past 14 days.
- Anyone in the household that has been in contact with parties who have a confirmed case of Coronavirus.
- Anyone in the household that is under mandatory or self-quarantine.

There are two parts to the appraisal inspection. Our team will first measure the exterior of the house to determine the accurate square-footage. Once that is complete, we complete the interior inspection. Prior to the interior inspection, we kindly request the following:

- That all light switches be turned on and all interior doors be opened.
- That the house be completely empty, with no one present in the home (the interior inspection should take no longer than 20-30 minutes).

Our appraisal team, one or two of whom will be performing the inspection, will be taking the following precautions to keep everyone safe and help stop the spread of the virus:

- Avoiding shaking hands at the time of inspection.
- Wearing masks and/or gloves as needed.
- Disinfecting all tools after each inspection (tape measure, laser measure, clipboards, etc).
- Carrying antiseptic wipes/hand gel.

Please feel to give any member of our appraisal team a call if you need to give them more information about your house:

Donna Moles, Appraiser 610-275-2050 x11

Stephen Rose, Appraiser 215-262-4288

Don Maxwell, Licensed Appraiser Trainee, 610-275-2050 x13

Antwyne Caviness, Licensed Appraiser Trainee, 610-275-2050 x15

Please note that most questions about the appraisal process itself – including questions about the value conclusion – must be directed to your lender.

For more information, we recommend visiting the following websites: <https://www.cdc.gov/> or <https://www.health.pa.gov/>.

Once again, we thank you for your patience and understanding as we work together during this challenging time.

Thank you,



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