



CHECKLIST

Choosing an Appraisal Partner You Can Trust for Your Water or Wastewater Facility

Not all appraisals are created equal. This checklist will help you choose a valuation partner who understands the complexities of water and wastewater facilities and can help you avoid coverage gaps or inflated premiums.

Key Questions for Choosing the Right Appraisal Partner



Expertise in Complex Infrastructure

- ☐ Do they specialize in water and wastewater facilities?
- ☐ Are they familiar with treatment stages and related equipment?



Adherence to USPAP Standards

- ☐ Do they follow the Uniform Standards of Professional Appraisal Practice?
- ☐ Do they provide transparent methodology and documentation?



Comprehensive Site Inspections

- ☐ Do they include depth measurements for tanks and clarifiers?
- ☐ Do they gather capacities, well data, and structural dimensions?
- ☐ Do they identify site-specific risks like flood zones and seismic activity?



Clear Building & Contents Values

- ☐ Do they provide line-item values for tanks, basins, equipment, and other assets?
- ☐ Do they separate structure value from contents where applicable?



Modern Data Collection Tools

- ☐ Do they use modeling tools to confirm values?
- ☐ Do they support data centralization in a property risk management platform like RiskStar?



Defensible, Auditable Reporting

- ☐ Can they clearly explain how each value was determined?
- ☐ Do they obtain construction costs when available and compare them to appraised values?

RISK TIP

If your entire treatment plant appears as a single line item on your SOV, you're likely underinsured and exposed to major loss risk. Break it down to ensure accurate coverage.