garage door designs

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Diagnosing problems with door opener sensors can sometimes feel like solving a mystery, as these small but critical components play a vital role in the seamless operation of automatic doors. Garage door windows can increase natural light in your garage space **garage door openers repair** Home insurance. When they malfunction, it can lead to a host of inconveniences and potential safety issues. Understanding the common symptoms of malfunctioning door opener sensors is essential for identifying and addressing these issues promptly.

One of the most prevalent symptoms is unresponsiveness. This occurs when the sensor fails to detect motion or presence, leaving the door stationary despite attempts to open it. This could be due to an obstruction in the sensor's field of vision, dirt or debris accumulated on its surface, or an internal failure within the sensor itself.

Another common symptom is erratic door behavior. In this case, doors may open and close unexpectedly or at random intervals without any apparent trigger. This unpredictable operation can stem from misaligned sensors that fail to maintain proper communication with each other or a faulty wiring connection disrupting signal transmission.

False alarms represent another significant indicator of sensor issues. A sensor might incorrectly perceive an object in its path, causing the door to remain open longer than necessary or refuse to close altogether. Such false detections can often be attributed to environmental factors such as reflective surfaces near the sensor, interference from other electronic devices, or even adverse weather conditions affecting outdoor installations.

Additionally, slow response times are symptomatic of sensor problems. If there's a noticeable delay between approaching the door and its opening action, it could suggest that the sensors are struggling to process input signals efficiently. This lag might arise from outdated technology unable to cope with modern demands or simply wear and tear over time reducing their sensitivity.

Finally, persistent noise during operation-such as grinding sounds-can also point towards underlying sensor malfunctions. While this noise might not directly emanate from the sensors themselves, it indicates mechanical stress possibly caused by poor coordination between misfiring sensors and motor mechanisms trying to compensate for incorrect readings.

In conclusion, recognizing these symptoms is crucial in diagnosing problems with door opener sensors effectively. Addressing them requires regular maintenance checks and timely intervention by either cleaning affected areas, realigning components, updating software where applicable, or replacing defective parts entirely. By doing so, we ensure that our automatic doors remain reliable and continue serving their intended purpose safely and efficiently.

Role of Quality Materials in Preventing Malfunctions —

Diagnosing problems with door opener sensors can be a challenging yet essential task to ensure the smooth operation of automatic doors. These sensors are critical components that detect motion or presence, allowing doors to open and close efficiently and safely. When these sensors malfunction, it can lead to inconvenience and even safety hazards. To effectively diagnose sensor issues, having the right tools and equipment is crucial.

First and foremost, a multimeter is an indispensable tool for diagnosing sensor problems. This device measures voltage, current, and resistance, allowing technicians to test the electrical circuits connected to the sensors. By using a multimeter, one can determine whether there is power running through the system or if any wiring faults exist. This step is fundamental in identifying whether the issue lies within the sensor itself or elsewhere in the circuit.

Another essential piece of equipment is an infrared thermometer. Many door opener sensors operate using infrared technology to detect movement or presence. An infrared thermometer helps verify that these sensors are functioning correctly by measuring their temperature output. If a sensor's temperature is outside its normal operating range, it might indicate a malfunction that needs addressing.

A portable oscilloscope can also be incredibly beneficial when diagnosing complex sensor issues. Unlike a multimeter, which provides static measurements, an oscilloscope offers dynamic insights by displaying real-time waveforms of electronic signals. This capability allows technicians to observe irregularities in signal patterns that might not be evident with basic voltage and resistance tests.

In addition to these electronic tools, having access to manufacturer-specific diagnostic software can significantly enhance troubleshooting efforts. Many modern door opener systems come equipped with advanced diagnostics accessible via specialized software interfaces. These programs often provide error codes or system status updates that assist in pinpointing specific issues more quickly than manual testing alone.

Beyond electronic tools, physical inspection aids such as magnifying glasses or inspection mirrors play a vital role as well. These simple yet effective tools allow technicians to visually inspect hard-to-reach areas for any physical damage or obstructions affecting sensor performance.

Lastly, don't underestimate the importance of proper documentation like user manuals and wiring diagrams specific to the door opener model in question. These documents provide valuable information on installation layouts and technical specifications necessary for accurate diagnosis.

In conclusion, diagnosing problems with door opener sensors requires a combination of both basic and advanced tools alongside thorough knowledge of the system at hand. By utilizing devices such as multimeters, infrared thermometers, oscilloscopes, diagnostic software, visual inspection aids, and comprehensive documentation; technicians are better equipped to identify issues swiftly and accurately ensuring minimal disruption in service while maintaining optimal operational safety standards for automatic doors everywhere.

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Impact of Incorrect Tension Settings on Garage Door Performance

Troubleshooting door opener sensors can seem daunting at first, but with a systematic approach, the process becomes manageable and even straightforward. Understanding how these sensors work and the common issues that may arise is crucial for effective diagnosis and repair.

Door opener sensors are typically infrared devices designed to detect obstacles in the path of a garage or automatic door. When functioning correctly, they prevent doors from closing if something is in their way, ensuring safety and convenience. However, like any technology, they can sometimes malfunction due to various reasons such as misalignment, obstructions, electrical issues, or general wear and tear.

The first step in troubleshooting sensor problems is to conduct a visual inspection. Check both sensor units on either side of the door for physical damage or debris that may be obstructing the lens. Even small cobwebs or dust can interfere with their operation. Clean the lenses gently with a soft cloth to ensure clear transmission.

Next, examine the alignment of the sensors. Proper alignment is crucial for effective communication between them. Most systems have indicator lights on each sensor: one typically emits a steady light when aligned correctly with its partner across the doorway. If you notice flickering or no light at all, this could indicate a misalignment issue. Adjust each sensor carefully until both lights are steady and consistent.

After addressing potential alignment issues, test the power supply to each sensor unit. Ensure that wiring connections are secure and that there are no signs of corrosion or damage along the wires leading to each unit. A voltmeter can be used here to ensure that electricity flows properly through each wire; inconsistencies might suggest faulty wiring or a need for professional electrical assessment.

Another common source of trouble is interference from sunlight or other sources of bright light directly hitting one of the sensors during certain times of day. This can sometimes cause false readings or failure to detect objects properly. If this appears to be an issue, consider installing shades around your sensors or repositioning them slightly so they remain shaded throughout daylight hours.

If all else fails-after checking for physical obstructions, confirming proper alignment and connectivity-it may be time to reset your system entirely by following manufacturer instructions specific to your model type (usually involving disconnecting power temporarily before restarting).

Ultimately when diagnosing problems with door opener sensors patience paired with methodical steps will often lead you toward identifying underlying causes behind malfunctions allowing timely repairs thus restoring functionality while maintaining safety measures intact

within homes businesses alike where automated doors play integral roles daily operations daily routines respectively without undue interruptions caused by technical glitches otherwise potentially disruptive nature left unchecked unresolved indefinitely instead addressed promptly through decisive action informed insights gained herein shared freely among fellow users enthusiasts alike seeking solutions overcoming challenges posed modern conveniences technological advances represent today tomorrow beyond always mindful importance reliability durability inherent designs products choose rely upon dependably over extended periods usage life cycles envisaged envisioned initially conceived brought fruition reality marketplace real-world settings applications diverse varied globally universally appreciated valued indispensable tools enhance lives improve quality living standards everywhere possible whenever feasible practically speaking theoretically hypothetically considered analyzed evaluated thoroughly comprehensively detailed fashion manner described articulated above previously mentioned earlier discussed contextually relevant pertinent topics related fields expertise knowledge base accumulated amassed acquired overtime experiential learning continuous growth development personal professional capacities respective domains interest concern focus passion dedication commitment excellence pursuit endeavor undertaken embarked journey exploration discovery innovation progress advancement evolution change transformation adaptation resilience sustainability future generations benefit enjoy fruits labor efforts collective collaborative ventures partnerships alliances forged fostered nurtured sustained perpetuated perpetuation legacy heritage handed down transmitted passed onto succeeding progeny inheritors custodians caretakers stewards entrusted stewardship guardianship care vigilance

Common Electrical Issues Arising from Faulty Installations

In the realm of modern convenience, automatic door openers have become an integral part of our daily lives. Whether at the entrance of a bustling office building or a local grocery store, these devices provide seamless access, enhancing accessibility and efficiency. However, like any technological system, they are not immune to issues. Among the most common problems faced by door opener sensors are electrical interference and connectivity issues.

Electrical interference can be likened to static on a radio station; it disrupts the normal functioning of electronic devices. For door opener sensors, this interference can stem from various sources such as nearby electrical equipment, wireless devices, or even fluctuations in power supply. These disturbances can cause sensors to behave erratically-doors might open without command or remain stubbornly shut despite repeated attempts to activate them.

Diagnosing electrical interference involves a systematic approach. Initially, one must identify any new electronic devices introduced into the vicinity that could be causing disruptions. This includes everything from smartphones and Wi-Fi routers to more industrial equipment like motors and generators. It is crucial to ensure that all such devices are properly shielded and grounded to minimize their impact on sensor operation.

Connectivity issues present another layer of complexity in diagnosing problems with door opener sensors. These issues often arise from faulty wiring or poor connections between the sensor and its control unit. Over time, environmental factors such as moisture or physical wear can degrade these connections, leading to intermittent faults or complete failure.

Troubleshooting connectivity problems requires careful inspection of all cables and connectors involved in the system. A multimeter can be used to test for continuity in wiring, ensuring that there are no breaks or shorts in the circuit. Moreover, connectors should be checked for corrosion or loose fittings that could impede signal transmission.

Both electrical interference and connectivity issues underscore the importance of regular maintenance and monitoring of automatic door systems. By proactively addressing potential sources of interference and ensuring robust connections within the system, one can significantly reduce downtime and maintain optimal functionality.

In conclusion, while diagnosing problems with door opener sensors may seem daunting at first glance due to their technical nature, understanding the fundamental causes-namely electrical interference and connectivity issues-can simplify this task considerably. With diligence and attention to detail, these challenges can be effectively managed, allowing for uninterrupted

service from these essential modern conveniences.

Influence of Environmental Factors on Installed Garage Doors

Diagnosing problems with door opener sensors can be a perplexing task, yet it is crucial for maintaining the seamless operation of automated entry systems. At the heart of many sensor-related issues lies the need to adjust sensor alignment and sensitivity settings properly. Understanding these adjustments is essential for ensuring that door openers function correctly and safely.

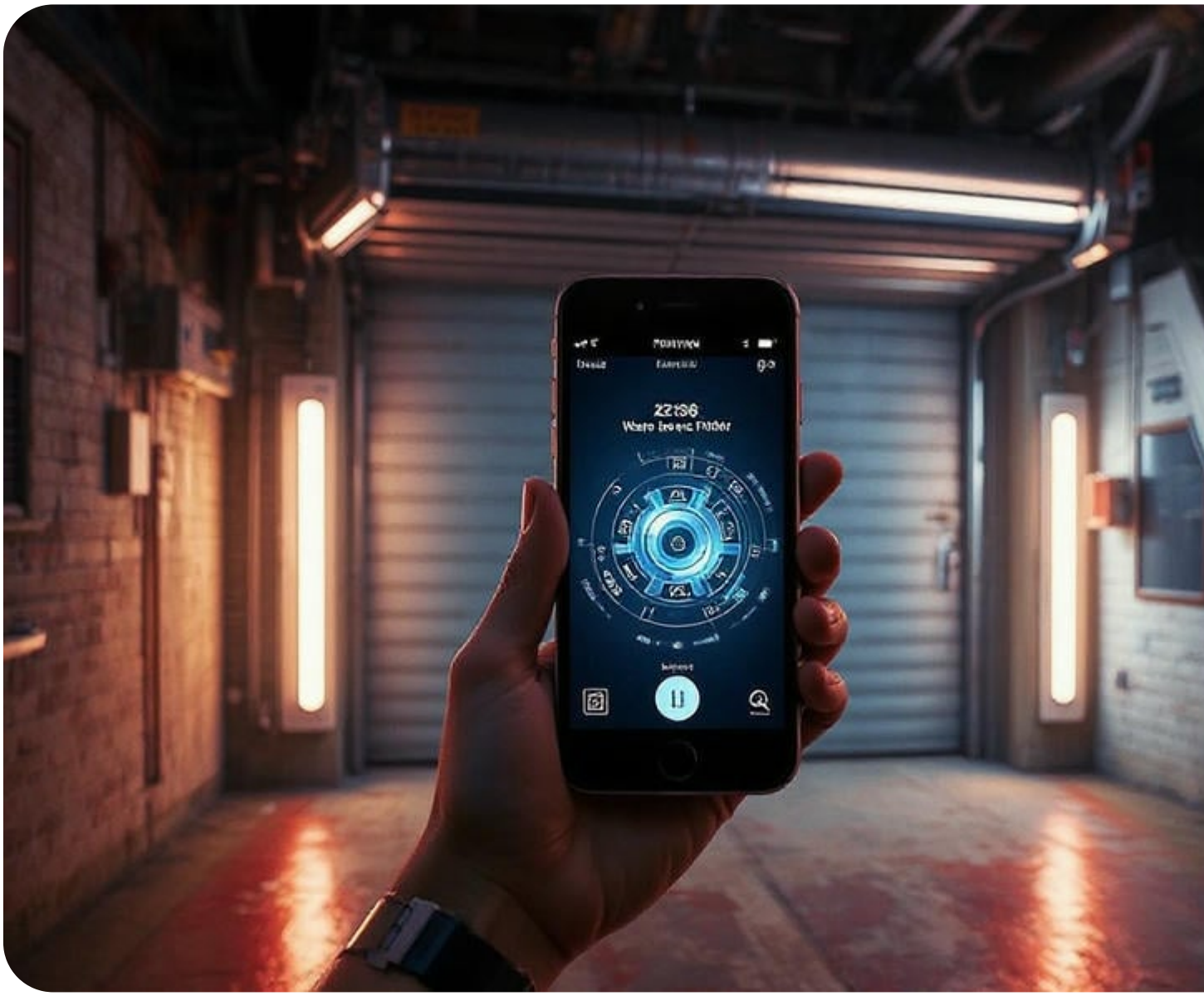
When a door opener fails to operate as expected, misaligned sensors are often the culprits. Sensors that are not correctly aligned may fail to detect obstructions or wrongly interpret environmental signals, leading to erratic door behavior. Proper alignment ensures that sensors accurately communicate with each other and the door opener system. This involves physically adjusting the position of sensors so they face each other directly without any obstructions in their path, allowing them to transmit and receive signals effectively.

Beyond alignment, sensitivity settings play a pivotal role in how sensors perceive their surroundings. If sensitivity is set too high, the system might become overly reactive, causing doors to open or close unexpectedly due to minor disturbances like small animals or debris. Conversely, if sensitivity is too low, the sensors might not respond promptly when an actual obstruction occurs, posing safety risks. Thus, finding the right balance in sensitivity settings is crucial for optimal performance.

To adjust these settings effectively, one must first consult the manufacturer's guidelines as different brands and models have specific procedures for calibration. Typically, this involves using control panels or software interfaces provided with modern systems where technicians

can fine-tune sensor parameters digitally. It's important to test these adjustments by simulating various scenarios that doors might encounter-such as people walking through slowly or quickly-to ensure reliable performance across different situations.

In conclusion, adjusting sensor alignment and sensitivity settings is not just about technical tweaks but about enhancing safety and efficiency in automated doors' operation. By paying careful attention to these aspects during diagnosis and maintenance routines, one can prevent most common issues associated with door opener sensors while ensuring a smooth user experience. As technology continues to advance, staying knowledgeable about these adjustments will remain vital in troubleshooting sensor-related problems efficiently.



Routine Maintenance Tips for Newly Installed Garage Doors

When to Seek Professional Assistance for Sensor Repairs: Diagnosing Problems with Door Opener Sensors

In the modern age of convenience, automatic door openers have become a staple in both residential and commercial settings. These systems rely heavily on sensors to function correctly, ensuring doors open and close seamlessly without requiring manual intervention. However, like any technology, door opener sensors can encounter issues that disrupt their operation. While some problems can be resolved through basic troubleshooting, there comes a point when seeking professional assistance becomes necessary.

Understanding the role of door opener sensors is crucial in diagnosing problems effectively. These sensors are designed to detect motion or presence within a certain range and send signals to the door opener mechanism. Common issues include doors not opening or closing as intended, erratic movements, or complete failure to respond. Identifying whether the problem lies with the sensor itself or other components is often the first step.

Minor issues such as dirt accumulation on sensors or misalignment can often be handled by homeowners or facility managers. Cleaning the sensor lenses with a soft cloth and ensuring they are aligned properly may resolve these problems quickly. Additionally, checking for obstructions in the sensor's path and ensuring power connections are secure can help restore functionality.

However, if these basic measures do not resolve the issue, it might be time to call in a professional. One clear indicator that professional assistance is needed is recurring problems despite repeated troubleshooting efforts. If a sensor works intermittently or fails again shortly after being fixed, it could suggest underlying electrical issues or component failure that require expert diagnosis.

Another reason to seek professional help is when dealing with complex wiring or intricate systems that go beyond basic understanding. Modern door opener systems often incorporate advanced technologies like infrared beams or wireless communication, which may require specialized knowledge and tools for proper repair. Attempting DIY repairs on such systems without adequate expertise can lead to further damage or safety hazards.

Additionally, warranty considerations should not be overlooked. Many automatic door opener systems come with warranties that might be voided by unauthorized repairs. Engaging a

certified technician ensures compliance with warranty terms while also providing assurance of quality service backed by expertise.

Safety concerns also warrant professional intervention. Automatic doors are heavy and operate under significant force; malfunctioning sensors could pose risks of injury if not addressed correctly. Professionals adhere to safety standards and possess the experience necessary to mitigate potential hazards during repairs.

Finally, time constraints often make seeking professional assistance more practical than prolonged attempts at self-repair. For businesses reliant on efficient operations, minimizing downtime caused by faulty door openers is essential; professionals offer timely solutions that restore normalcy swiftly.

In conclusion, while minor sensor issues may be tackled independently through simple troubleshooting steps like cleaning and alignment checks, persistent problems necessitate expert involvement for accurate diagnosis and efficient resolution. When faced with complex technology aspects beyond one's expertise level-or considerations involving warranties and safety-it becomes prudent to enlist professional help for repairing door opener sensors efficiently while safeguarding long-term functionality.

About garage door opener

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A residential garage door opener. The motor is in the box on the upper-right.

A **garage door opener** is a motorized device that opens and closes a garage door controlled by switches on the garage wall. Most also include a handheld radio remote control carried by the owner, which can be used to open and close the door from a short distance.

The electric opener

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The electric overhead garage door opener was invented by C.G. Johnson in 1926 in Hartford City, Indiana.[1] Electric Garage Door openers did not become popular until Era Meter Company of Chicago offered one after World War II where the overhead garage door could be opened via a key pad located on a post at the end of the driveway or a switch inside the garage.[2]

As in an elevator, the electric motor does not provide most of the power to move a heavy garage door. Instead, most of door's weight is offset by the counterbalance springs attached to the door. (Even manually operated garage doors have counterbalances; otherwise, they would be too heavy for a person to open or close them.) In a typical design, torsion springs apply torque to a shaft, and that shaft applies a force to the garage door via steel counterbalance cables. The electric opener provides only a small amount of force to control how far the door opens and closes. In most cases, the garage door opener also holds the door closed in place of a lock.

The typical electric garage door opener consists of a power unit that contains the electric motor. The power unit attaches to a track. A trolley connected to an arm that attaches to the top of the garage door slides back and forth on the track, thus opening and closing the garage door. The trolley is pulled along the track by a chain, belt, or screw that turns when the motor is operated. A quick-release mechanism is attached to the trolley to allow the garage door to be disconnected from the opener for manual operation during a power failure or in case of emergency. Limit switches on the power unit control the distance the garage door opens and closes once the motor receives a signal from the remote control or wall push button to operate the door.[3]

The entire assembly hangs above the garage door. The power unit hangs from the ceiling and is located towards the rear of the garage. The end of the track on the opposite end of the power unit attaches to a header bracket that is attached to the header wall above the garage door. The powerhead is usually supported by punched angle iron.

Recently another type of opener, known as the jackshaft opener, has become more popular.[*when?*] This style of opener was used frequently on commercial doors but in recent years has been adapted for residential use. This style of opener consists of a motor that attaches to the side of the torsion rod and moves the door up and down by simply spinning the rod. These openers need a few extra components to function safely for residential use. These include a cable tension monitor, to detect when a cable is broken, and a separate locking mechanism to lock the door when it is fully closed. These have the advantage that they free up ceiling space that an ordinary opener and rail would occupy. These also have the disadvantage that the door must have a torsion rod to attach the motor to.

Types

[edit]

There are six types of garage door openers:

1. Chain drive openers. These have a chain (similar to a bicycle's) that connects the trolley to the motor.
2. Belt drive openers use a rubber belt in place of a chain.
3. Screw drive openers have a long screw inside the track. The trolley connects to this screw.
4. Direct drive openers have the motor installed inside the trolley and use a gear wheel to guide the trolley along a fixed chain.
5. Jackshaft openers mount on the wall at either end of the torsion bar.
6. Roller openers automate roller doors, which roll upward and coil around a drum above the garage entrance, maximizing space.

These openers typically feature two tines that slide into a drum wheel within the roller door mechanism, engaging to smoothly lift or lower the door.

Remote control

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The first wireless garage door openers were invented and developed by two US inventors at the same time, one in Illinois and the other in Washington state, around 1930. They were unknown to each other.[4]

The first garage door opener remote controls were simple and consisted of a simple transmitter (the remote) and receiver which controlled the opener mechanism. The transmitter would transmit on a designated frequency; the receiver would listen for the radio signal, then open or close the garage, depending on the door position. The basic concept of this can be traced back to World War II. This type of system was used to detonate remote bombs. While novel at the time, the technology ran its course when garage door openers became popular. While the garage door remote control transmitter is low power and has limited range, its signal can be received by other, nearby, garage door openers. When two neighbors had garage door openers, then opening one garage door might open the neighbor's garage door as well.

The second stage of the wireless garage door opener system solved the opening-the-neighbor's-garage-door problem. The remote controls on these systems transmitted a digital code, and the receiver in the garage responded only to that code. The codes were typically set by eight to twelve DIP switches on the receiver and transmitter, so they allowed for $2^8 = 256$ to $2^{12} = 4{,}096$ different codes. As long as neighbors used different codes, they would not open each other's garage doors. The intent of these systems was to avoid interference with nearby garage doors; the systems were not designed with security

in mind. Intruders were able to defeat the security of these systems and gain entry to the garage and the house. The number of codes was small enough that even an unsophisticated intruder with a compatible remote control transmitter could just start transmitting all possible codes until he found one that opened the door. More sophisticated intruders could acquire a black box master key that automatically transmitted every possible code in a short time. An even more sophisticated method is known as a replay attack. The attacker would use a code grabber, which has a receiver that captures the remote's digital code and can retransmit that digital code at a later time. The attacker with a code grabber would wait nearby for the homeowner to use his remote, capture the code, and then replay the code to open the door when the homeowner was gone. Multicode openers became unpopular in areas where security was important, but due to their ease of programming, such openers are often used to operate such things as the gates in gated apartment complexes.

An intermediate stage of the garage door opener market eliminated the DIP switches and used remotes preprogrammed to one out of roughly 3.5 billion unique codes. The receiver would maintain a security list of remotes to which it would respond; the user could easily add the unique remote's code to the list by pressing a button on the garage door opener while activating the remote control. A large number of codes made the brute force try-all-possible-digital-codes attacks infeasible, but the systems were still vulnerable to code grabbers. For user convenience, these systems were also backward compatible with the older DIP switch remote codes, but adding an old technology remote to the security list made the garage door opener vulnerable to a brute force attack to find the DIP switch code. The larger code space approach was an improvement over the fixed DIP switch codes but was still vulnerable to the replay attack.

The third stage of garage door opener technology uses a frequency spectrum range between 300-400 MHz and rolling code (code hopping) technology to defeat code grabbers. In addition to transmitting a unique identifier for the remote control, a sequence number and an encrypted message are also sent. Although an intruder could still capture the code used to open a garage door, the sequence number immediately expires, so retransmitting the code later would not open the garage door. The encryption makes it extremely difficult for an intruder to forge a message with the next sequence number that would open the door. Some rolling code systems are more involved than others. Because there is a high probability that someone will push the remote's button while not in range and thus advance the sequence number, the receiver does not insist the sequence number increase by exactly one; it will accept a sequence number that falls within a narrow window or two successive sequence numbers in a much wider window. Rolling code technology is also used on car remote controls and with some internet protocols for secure sites.

The fourth stage of garage door opener systems is similar to third stage, but it is limited to the 315 MHz frequency. The 315 MHz frequency range avoids interference from the land mobile radio system (LMRS) used by the U.S. military.

The following standards are used by units manufactured by Chamberlain (including LiftMaster and Craftsman):

Dates	System	Color of programming button and LED on unit	Color of LED on remote*
1984–1993	8-12 DIP switch on 300-400 MHz	white, gray, or yellow button with red LED	red
1993–1997	Billion Code on 390 MHz	green button with green or red LED	green
1997–2005	Security+ (rolling code) on 390 MHz	orange or red button with amber LED	amber or none
2005–present	Security+ (rolling code) on 315 MHz	purple button with amber LED	none
2011–present	Security+ 2.0 (rolling code) on 310, 315, and 390 MHz	yellow button with amber LED and yellow antenna wires	red or blue

* *Does not apply to keyless entry keypads or universal remotes.*

Recent Chamberlain garage door openers that have Security+ 2.0 features also use a special serial protocol on wired connections rather than a simple switch closure.[5]

The following standards are used by units manufactured by Overhead Door Corporation and its subsidiary The Genie Company†:

Dates	System
1985–1995	9–12 DIP switch on 360, 380, or 390 MHz[6][7]
1995–2005	Intellicode/CodeDodger (rolling code) on 390 MHz
2005–present	Intellicode/CodeDodger (rolling code) on 315 MHz
2011–present	Intellicode 2/CodeDodger 2 (rolling code) on 315 and 390 MHz

† *Note: There are no standard color codes for the learn button or LED on units manufactured by Overhead Door or Genie. All accessories made for later versions of Genie Intellicode and Overhead Door CodeDodger are backward compatible with previous generations of Intellicode and CodeDodger.*

Cloning garage door opener remotes

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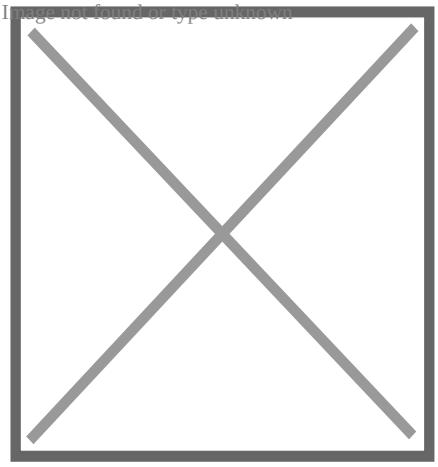

A typical photo of both the outer case and inner circuit of a garage door opener remote control.

Many garage door opener remote controls use fixed-code encoding which use DIP switches or soldering to do the address pins coding process, and they usually use pt2262/pt2272 or compatible ICs. For these fixed-code garage door opener remotes, one can easily clone the existing remote using a self-learning remote control duplicator (copy remote) which can make a copy of the remote using face-to-face copying.

Additional features

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Additional features that have been added over the years have included:

- Automatic courtesy lights that turn on when the door opens (or via motion sensors) and automatically turn off after a preset delay
- A remote lockout feature, which turns off the radio receiver while one is on vacation or away for an extended time.
- The availability of accessories has increased, including such features as wireless keypads, key chain remotes, and solenoid-operated deadbolts to lock the door itself.
- Automatic door closing feature, which after a fixed time by the owner, closes the garage door to prevent theft.

More sophisticated features are also available, such as an integrated carbon monoxide sensor to open the door in case of the garage being flooded with exhaust fumes. Other systems allow door activation over the Internet to allow home owners to open their garage door from their office for deliveries.

Another recent innovation in the garage door opener is a fingerprint-based wireless keypad. This unit attaches to the outside of the garage door on the jamb and allows users to open and close their doors with the press of a finger, rather than creating a personal identification number (PIN). This is especially helpful for families with children who may forget a code and are latchkey kids.

Safety

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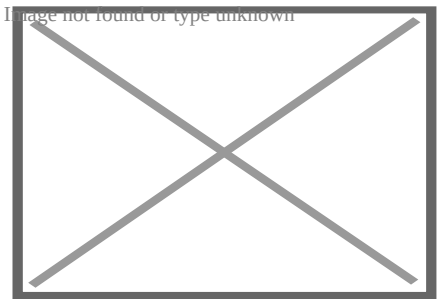

Electric eye for safety

The garage door is generally the largest moving object in a home. An improperly adjusted garage door opener can exert strong and deadly forces and might not reverse the garage door in an emergency. The manufacturer's instructions provide guidance to the user on the proper adjustment and maintenance of the opener.

Garage door openers manufactured and installed in the United States since 1982 are required to provide a quick-release mechanism on the trolley that allows for the garage door to be disconnected from the garage door opener in the event of entrapment.[8] Garage door openers manufactured since 1991 are also required to reverse the garage door if it strikes a solid object.[9][10]

In the United States, the Consumer Product Safety Improvement Act of 1990 required that automatic residential garage door operators manufactured on or after 1 January 1991 conform to the entrapment protection requirements of the 1988 version of ANSI/UL standard 325.[11] A requirement for redundant entrapment-prevention devices was added in 1993; such a system can use an electric eye, a door edge sensor, or any other device that provides equivalent protection by reversing the travel of the closing door if an object is detected in its path.[12][13]

California Senate Bill No. 969

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In California, Senate Bill No. 969 requires that any automatic residential garage door opener that is manufactured for sale, sold, offered for sale, or installed in a residence to have a battery backup function that is designed to operate when activated because of an electrical outage.[14] The bill went into effect on July 1, 2019. Under the bill, any automatic garage door opener that is in violation is subject to a civil penalty of $1000.

The bill was passed by Gov. Jerry Brown on Sept. 21, 2018, in response to the 2017 California Wildfires in which at least 5 individuals lost their lives because they could not open their garage door when the power went out.[15]

The Door and Access Systems Manufacturers Association International opposed the bill arguing that garage door openers with backup batteries require regular maintenance and that the bill should be amended to make this clear. In addition, they said that "garage door openers with backup batteries are not designed to serve as life safety devices, and should not be relied upon to prove a means of egress from a garage during an electrical outage."[16]

The bill passed, despite most garage doors having a release pull cord.

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External links

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- Garage Door Opener Safety Tips (Washington Post)
- Safety Commission Rules For Automatic Garage Door Openers - U.S. Consumer Product Safety Commission. CPSC, 1992

About real estate appraisal

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Real estate appraisal, **property valuation** or **land valuation** is the process of assessing the value of real property (usually market value). Real estate transactions often require appraisals because every property has unique characteristics. The location also plays a key role in valuation. Appraisal reports form the basis for mortgage loans, settling estates and divorces, taxation, and so on. Sometimes an appraisal report is used to establish a sale price for a property.

Types of value

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There are several types and definitions of value sought by a real estate appraisal. Some of the most common are:

- **Market value** – the price at which an asset would trade in a competitive Walrasian auction setting. Market value is usually interchangeable with *open market value* or *fair value*. International Valuation Standards (IVS) define:
  > **Market value** – the estimated amount for which an asset or liability should exchange on the *valuation date* between a willing buyer and a willing seller in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion.[1]
- **Value-in-use**, or **use value**[2] – the net present value (NPV)[3] of a cash flow that an asset generates for a specific owner under a specific use. Value-in-use is the value to one particular user, and may be above or below the market value of a property.
- **Investment value** – the value to one particular investor, and may or may not be higher than the market value of a property. Differences between the *investment value* of an asset and its *market value* motivate buyers or sellers to enter the marketplace. International Valuation Standards (IVS) define:
  > **Investment value** – the value of an asset to the owner or a prospective owner for individual investment or operational objectives.[1]
- Ad valorem tax value – the value used for taxation purposes, determined by the collection of data through the mass appraisal process. The mass appraisal process applies the data collected through various sources to real property to determine taxable value.[4]
- **Insurable value** – the value of real property covered by an insurance policy. Generally, it does not include the site value.

- **Liquidation value** – may be analyzed as either a **forced liquidation** or an **orderly liquidation** and is a commonly sought standard of value in bankruptcy proceedings. It assumes a seller who is compelled to sell after an exposure period which is less than the market-normal time-frame.

Price vs value

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There can be differences between what the property is worth (market value) and what it cost to buy it (price). A price paid might not represent that property's market value. Sometimes, special considerations may have been present, such as a special relationship between the buyer and the seller where one party had control or significant influence over the other party. In other cases, the transaction may have been just one of several properties sold or traded between two parties. In such cases, the price paid for any particular piece is not its market "value" (with the idea usually being, though, that all the pieces and prices add up to the market value of all the parts) but rather it's market "price".

At other times, a buyer may willingly pay a premium price, above the generally accepted market value, if his subjective valuation of the property (its *investment value* for him) was higher than the market value. One specific example of this is an owner of a neighboring property who, by combining his property with the subject property (assemblage), could obtain economies-of-scale and added value (plottage value). Similar situations sometimes happen in corporate finance. For example, this can occur when a merger or acquisition happens at a price which is higher than the value represented by the price of the underlying stock. The usual explanation for these types of mergers and acquisitions is that "the sum is greater than its parts", since full ownership of a company provides full control of it. This is something that purchasers will sometimes pay a high price for. This situation can happen in real estate purchases too.

But the most common reason for value differing from price is that either the buyer or the seller is uninformed as to what a property's market value is but nevertheless agrees on a contract at a certain price which is either too expensive or too cheap. This is unfortunate for one of the two parties. It is the obligation of a real property appraiser to estimate the true *market value* of a property and not its *market price.*

Frequently, properties are assessed at a value below their market values; this is known as fractional assessment.[5] Fractional assessment can result in properties that are assessed at 10% or less of their given market values.[6]

Market value definitions in the United States

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In the United States, appraisals are for a certain type of value (e.g., foreclosure value, fair market value, distressed sale value, investment value). The most commonly used definition of value is market value. While Uniform Standards of Professional Appraisal Practice (USPAP) does not define Market Value, it provides general guidance for how Market Value should be defined:

A type of value, stated as an opinion, that presumes the transfer of a property (i.e., a right of ownership or a bundle of such rights), as of a certain date, under specific conditions set forth in the definition of the term identified by the appraiser as applicable in an appraisal.

Thus, the definition of value used in an appraisal or Current Market Analysis (CMA) analysis and report is a set of assumptions about the market in which the subject property may transact. It affects the choice of comparable data for use in the analysis. It can also affect the method used to value the property. For example, tree value can contribute up to 27% of property value.[7][8]

Main approaches to value

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There are three traditional groups of methodologies for determining value. These are usually referred to as the "three approaches to value" which are generally independent of each other:

- The sales comparison approach (comparing a property's characteristics with those of comparable properties that have recently sold in similar transactions).
- The cost approach (the buyer will not pay more for a property than it would cost to build an equivalent).
- The income approach (similar to the methods used for financial valuation, securities analysis or bond pricing – where the implied property value is a function of the property's pro forma cash flow, or NOI in the context of real estate).

However, the recent trend of the business tends to be toward the use of a scientific methodology of appraisal which relies on the foundation of quantitative-data,[9] risk, and geographical based approaches.[10][11] Pagourtzi *et al.* have provided a review on the methods used in the industry by comparison between conventional approaches and advanced ones.[12]

As mentioned before, an appraiser can generally choose from three approaches to determine value. One or two of these approaches will usually be most applicable, with the other approach or approaches usually being less useful. The appraiser has to think about the "scope of work", the type of value, the property itself, and the quality and quantity of data available for each approach. No overarching statement can be made that one approach or another is always better than one of the other approaches.

The appraiser has to think about the way that most buyers usually buy a given type of property. What appraisal method do most buyers use for the type of property being valued? This generally guides the appraiser's thinking on the best valuation method, in conjunction with the available data. For instance, appraisals of properties that are typically purchased by investors (e.g., skyscrapers, office buildings) may give greater weight to the Income Approach. Buyers interested in purchasing single family residential property would rather compare price, in this case, the Sales Comparison Approach (market analysis approach) would be more applicable. The third and final approach to value is the Cost Approach to value. The Cost Approach to value is most useful in determining insurable value, and cost to construct a new structure or building.

For example, single apartment buildings of a given quality tend to sell at a particular price per apartment.[13] In many of those cases, the sales comparison approach may be more applicable. On the other hand, a multiple-building apartment complex would usually be valued by the income approach, as that would follow how most buyers would value it. As another example, single-family houses are most commonly valued with the greatest weighting to the sales comparison approach. However, if a single-family dwelling is in a neighborhood where all or most of the dwellings are rental units, then some variant of the income approach may be more useful. So the choice of valuation method can change depending upon the circumstances, even if the property being valued does not change much.

The sales comparison approach

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The sales comparison approach is based primarily on the principle of substitution. This approach assumes a prudent (or rational) individual will pay no more for a property than it would cost to purchase a comparable substitute property. The approach recognizes that a typical buyer will compare asking prices and seek to purchase the property that meets his or her wants and needs for the lowest cost. In developing the sales comparison approach, the appraiser attempts to interpret and measure the actions of parties involved in the marketplace, including buyers, sellers, and investors.

Data collection methods and valuation process

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Data is collected on recent sales of properties similar to the subject being valued, called "comparables". Only SOLD properties may be used in an appraisal and determination of a property's value, as they represent amounts actually paid or agreed upon for properties. Sources of comparable data include real estate publications, public records, buyers, sellers, real estate brokers and/or agents, appraisers, and so on. Important details of each

comparable sale are described in the appraisal report. Since comparable sales are not identical to the subject property, adjustments may be made for date of sale, location, style, amenities, square footage, site size, etc. The main idea is to simulate the price that would have been paid if each comparable sale were identical to the subject property. If the comparable is superior to the subject in a factor or aspect, then a downward adjustment is needed for that factor.[*clarification needed*] Likewise, if the comparable is inferior to the subject in an aspect, then an upward adjustment for that aspect is needed.[*clarification needed*] The adjustment is somewhat subjective and relies on the appraiser's training and experience. From the analysis of the group of adjusted sales prices of the comparable sales, the appraiser selects an indicator of value that is representative of the subject property. It is possible for various appraisers to choose a different indicator of value which ultimately will provide different property value.

Steps in the sales comparison approach

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1. Research the market to obtain information pertaining to sales, and pending sales that are similar to the subject property
2. Investigate the market data to determine whether they are factually correct and accurate
3. Determine relevant units of comparison (e.g., sales price per square foot), and develop a comparative analysis for each
4. Compare the subject and comparable sales according to the elements of comparison and adjust as appropriate
5. Reconcile the multiple value indications that result from the adjustment (upward or downward) of the comparable sales into a single value indication

The cost approach

[edit]

The **cost approach** was once called the summation approach. The theory is that the value of a property can be estimated by summing the land value and the depreciated value of any improvements. The value of the improvements is often referred to by the abbreviation RCNLD (for "reproduction/replacement cost new less depreciation"). Reproduction refers to reproducing an exact replica; replacement cost refers to the cost of building a house or other improvement which has the same utility, but using modern design, workmanship and materials. In practice, appraisers almost always use replacement cost and then deduct a factor for any functional dis-utility associated with the age of the subject property. An exception to the general rule of using the replacement cost is for some insurance value appraisals. In those cases, reproduction of the exact asset after a destructive event like a fire is the goal.

In most instances when the cost approach is involved, the overall methodology is a hybrid of the cost and sales comparison approaches (representing both the suppliers' costs and the prices that customers are seeking). For example, the replacement cost to construct a building can be determined by adding the labor, material, and other costs. On the other hand, land values and depreciation must be derived from an analysis of comparable sales data.

The cost approach is considered most reliable when used on newer structures, but the method tends to become less reliable for older properties. The cost approach is often the only reliable approach when dealing with special use properties (e.g., public assembly, marinas). However, it is important to consider if there is actually a market for the use and all forms of obsolescence. Some special use properties lack an active market such that the **cost approach** may not be reliable either and may be more indicative of a use value or such. In some cases, it may be appropriate to consider alternative uses.

Obsolescence

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The **cost approach** requires adjustments for obsolescence, stemming from three sources.

- Physical (depreciation) - Reduction based on the wearing-out of the physical components.
- Functional - Loss in value for some functional or design aspect of the property.
- External - Loss in value for something outside of the property.

Physical depreciation is most familiar. As a structure ages, there is an effect on value. For example, buyers may reduce prices because they expect to make expensive replacements soon. Or in other cases, buyers expect higher utility expenses because they figure the property has older and worn insulation.

Functional obsolescence relates to the design of the property. It could be something that is inadequate about a property (say a house that lacks a swimming pool in a hot climate like Arizona) or something that is superadequate (say a 2-bedroom house that has 9 bathrooms). In either case, there is a deduction to the value compared to the costs of the structures that are there. For example, the 9 bathrooms all cost the same to construct but they add less and less. The appraisal should evaluate whether it is feasible to cure (fix) the item - that is, consider if the increase in value by fixing it exceeds the cost of the fix.

External obsolescence is something outside of the property. It could be changes in market conditions, or an undesirable neighboring property. External obsolescence cannot be fixed.

The income approach

[edit]
Main article: Income approach

The income capitalization Approach (often referred to simply as the "income approach") is used to value commercial and investment properties. Because it is intended to directly reflect or model the expectations and behaviors of typical market participants, this approach is generally considered the most applicable valuation technique for income-producing properties, where sufficient market data exists.

In a commercial income-producing property this approach capitalizes an income stream into a value indication. This can be done using revenue multipliers or capitalization rates applied to a Net Operating Income (NOI). Usually, an NOI has been stabilized so as not to place too much weight on a very recent event. An example of this is an unleased building which, technically, has no NOI. A stabilized NOI would assume that the building is leased at a normal rate, and to usual occupancy levels. The Net Operating Income (NOI) is gross potential income (GPI), less vacancy and collection loss (= Effective Gross Income) less operating expenses (but excluding debt service, income taxes, and/or depreciation charges applied by accountants).

Alternatively, multiple years of net operating income can be valued by a discounted cash flow analysis (DCF) model. The DCF model is widely used to value larger and more expensive income-producing properties, such as large office towers or major shopping centres. This technique applies market-supported yields (or discount rates) to projected future cash flows (such as annual income figures and typically a lump reversion from the eventual sale of the property) to arrive at a present value indication. In Canada, reversion values typically range from 16x-21x the NOI of year of sale.

When homes are purchased for personal use the buyer can validate the asking price by using the income approach in the opposite direction. An expected rate of return can be estimated by comparing net expected costs to the asking price. This return can be compared to the home owner's other investing opportunities.[14]

UK valuation methods

[edit]

In the United Kingdom, valuation methodology has traditionally been classified into five methods:[15]

1. Comparative method. Used for most types of property where there is good evidence of previous sales. This is analogous to the sales comparison approach outlined above.

2. Investment method, also known as **hardcore**. Used for most commercial (and residential) property that is producing future cash flows through the letting of the property. This method compares the estimated rental value (ERV), or "top slice" to the current

("passing") income, or "bottom slice", to give an indication of whether the future value of the property should rise or fall based on income. If a property's income is higher than the ERV this is sometimes known as "froth", which may be confused with the US use of "froth" describing the period before a real estate bubble.

The cash flows can be compared to the market-determined equivalent yield, and the property value can be determined by means of a simple model. Note that this method is really a comparison method, since the main variables are determined in the market. In standard U.S. practice, however, the closely related capitalizing of NOI is confounded with the DCF method under the general classification of the income capitalization approach (see above).

3. Residual method. Used for properties ripe for development or redevelopment or for bare land only. The site or unimproved property value is based on the improved or developed value less costs of construction, professional fees, development finance costs and a developer's profit or return on risk. [*clarification needed*]

4. Profit method. Used for trading properties where evidence of rates is slight, such as hotels, restaurants and old-age homes. A three-year average of operating income (derived from the profit and loss or income statement) is capitalized using an appropriate yield. Note that since the variables used are inherent to the property and are not market-derived, therefore unless appropriate adjustments are made, the resulting value will be value-in-use or investment value, not market value.

5. Cost method. Used for land and buildings of special character for which profit figures cannot be obtained or land and buildings for which there is no market because of their public service or heritage characteristics. Both the residual method and the cost method would be grouped in the United States under the cost approach (see above).

Under the current RICS Valuation Standards, the following bases of value are recognized:

- Market value (see PS 3.2);
- Market rent (see PS 3.3);
- Worth (investment value) (see PS 3.4); and
- Fair value (see PS 3.5)

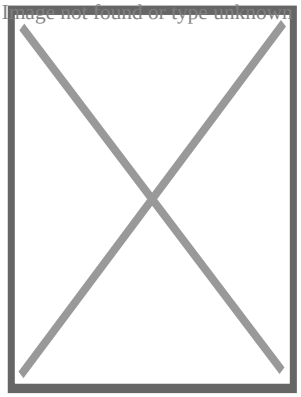
Practice in the UK

[edit]

The common public experience of chartered surveyors is in the process of obtaining a mortgage loan.[16] A mortgage valuation will be required by any mortgage lender as a condition of obtaining a mortgage loan. The homebuyer may take the option to instruct the same surveyor to carry out a "RICS HomeBuyer Report" or a "RICS Building Survey" (sometimes called a "Structural Survey"[17]), usually at additional cost.[16] When the

surveyor is instructed in this combined role, the mortgage valuation is still produced for the lender, and the HomeBuyer Report or Building Survey is additionally prepared for the borrower. This arrangement can avoid the potential conflict of interest where the surveyor has as client both the lender and the borrower in the transaction. Because of the ethics and professional liability aspect, borrowers should note that the lender's survey is produced solely for the lender and the surveyor will not be liable for loss or omission to the borrower. Since reform of the RICS Red Book of valuation practice in recent years, the definition of a mortgage valuation has been deleted. It is now a market valuation which is the same definition given to the valuation in the RICS HomeBuyer Report.

The Council of Mortgage Lenders recommends that buyers should not rely only on the mortgage valuation, but obtain a fuller survey for their own purposes.[*citation needed*] However, a fuller survey is rarely a condition of the loan.



A structural defect

The borrower may prefer to select an independent surveyor to undertake the HomeBuyer Report or Building Survey.

Mortgage valuation report

A mortgage valuation is for the benefit of the lender. Its purpose is merely to confirm the property is worth the price paid, in order to protect the lender's interests.[18] Invariably there is a disclaimer on the report that confirms that the surveyor has no responsibility to the borrower. This is a legally valid exclusion.

RICS Home Surveys

Under the reforms undertaken by RICS in the early 21st century to better regulate the provision of professional products to the general public, a sector that is usually unable to fully appreciate the consequences of inadequate specification of the required items to be surveyed and how they are reported, RICS produced a new range of consumer products with RICS branding. Three consumer products are now available - 1. RICS Condition Report 2. RICS HomeBuyer Report 3. RICS Building Survey These products have a consistent appearance over the range, with common typefaces and general format. The distinctions come in the detail that is subsequently provided. These are discussed below.

RICS Condition Report

This is short report that looks briefly at the property to report on the visual condition of nine external elements of construction, nine internal elements of construction, seven services supplied to the building, and three key components of the grounds in which the property is sited. The reports rates conditions from 1 - good, 2, - needing attention in the near future, 3 - needing attention now using a traffic light system to draw attention to things that matter.

In practice this report is of little value to the buyer unless the surveyor attends at the same time as the buyer is carrying out a viewing and wants an early indication of general condition, making the most of the surveyor's expert knowledge about how buildings can fail that are not obvious to the average buyer. Some surveyors agree to carry out these surveys as a precursor to then extending the service with a more detailed report in either of the other two types in the RICS Home Surveys suite.[19] Usually, the fee for the first report is discounted in the fee for the detailed follow up report, since when the surveyor returns to the property, there is already an understanding of what problems are in the property.

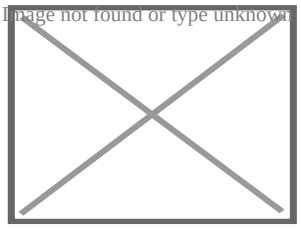
RICS HomeBuyer Report

This document format has been revised in 2010 to include an easy to assimilate format for the reader. The problem with the earlier format often reported to RICS by clients in receipt of the previous 'Homebuyer's Survey and Valuation' was that the structure did not easily distinguish the faults from the main description. A **traffic light** system was introduced and surveyors have to rate each element of the inspection according to priority. In this way, serious impediments are identified easily, and less critical defects commented upon to give the reader advice on what will need attention in the near future. It does not comment on the maintenance requirements for items found to be in satisfactory condition, only confirming that there is no cause for concern at this time. This format is suitable for a wide range of properties, but is best suited to traditionally built houses that are not subject to very serious distress or previous major alterations or extensions. This report is much longer than the condition report and looks in more detail at the property to report on the visual condition and maintenance needs of nine external elements of construction, nine internal elements of construction, seven services supplied to the building, and three key components of the grounds in which the property is sited. The reports rates conditions from 1 - good, 2 - needing attention in the near future, 3 - needing attention now using a traffic light system to draw attention to things that matter. The report also includes commentary to advise the solicitor on issues that need addressing in the conveyance, and any risks that affect the building, grounds and people of a more general nature. There is also a market valuation of the property and an assessment of rebuilding costs for insurance purposes.

Not all chartered surveyors are permitted to undertake providing the RICS HomeBuyer Report as it contains a market valuation. Under rules of the Royal Institution of Chartered Surveyors, any surveyor undertaking these surveys must also be an RICS Registered

Valuer and carry professional indemnity insurance for this task. This is an attempt by RICS to provide consumer confidence after the older valuation reports came into disrepute.

RICS Building Survey



A thatched cottage

There are a number of variations to a residential building survey which offers the home purchaser a choice of products. The two main variants are the RICS Guidance note version stemming from the earlier RICS guidance note 2004 (more recently updated by the "Surveys of residential property RICS guidance note 3rd edition" which was introduced in December 2013). The primary difference between guidance note and the practice note for the consumer is the format of the reports. A bespoke style or a framework (traffic light signal) style. For surveyors guidance is "best practice" and practice note is "mandatory".

The guidance note version can be provided in an agreed word document style format with an appendix for photographs etc. There is also a choice (at extra commissioning cost) to add a market valuation and other services such as costing for repairs and project management / further investigation services by agreement as cited at the end of this description. In effect, is a fully bespoke report.

The alternative is the practice note version (introduced to the market in November 2012). It is a similar traffic light signal format as the other RICS survey products such as the RICS condition report and the RICS homebuyer reports.

Both report formats (guidance note and practice note versions) are appropriate for virtually all properties, including but not limited to listed buildings, thatched cottages, timber frame homes and so on,.

The building survey is the most detailed survey available [20] from most firms of Chartered Surveyors.[18] Thorough though it is, it may still lead to recommendations for further investigation from other specialists; see below. However, A competent surveyor will always try to investigate causes of damp and building defects before recommending for further investigation. The building survey report is much longer than the condition report but may not be much longer than the homebuyer report as its content depends on the condition observed in each individual case. The practice note version building survey looks in more detail at the property to report on the visual condition and maintenance needs of nine external elements of construction, with scope for sub-division into individual features, with the nine internal elements of construction and the seven services supplied to the building examined in a similar manner. Also the three key components of the grounds in

which the property is sited can be subdivided as necessary.

The practice note version of the report also rates conditions from 1 - good, 2 - needing attention in the near future, 3 - needing attention now using a traffic light system to draw attention to things that matter. In this format, if there is a defect, not only will it be identified but its causes analyzed and methods of repair and elimination of the cause discussed in some detail. The report also includes commentary to advise the solicitor on issues that need addressing in the conveyance, and any risks that affect the building, grounds and people of a more general nature. There is also discussion on the means of escape in case of fire, which in older houses in particular can be compromised by poor design and alterations. There is no market valuation or an assessment of rebuilding costs for insurance purposes in the document. These can be added, along with cost estimates for the repairs by a separate agreement as discussed in the helpful RICS explanatory notes to clients.

Collectively, a key feature of RICS building surveys are that they provide an opportunity for clients and surveyors to strike up a detailed dialogue about the property they are intending to purchase. Purchasers find a building survey useful in allowing for further negotiations on price or for providing a clients briefing document for extensions or repairs. The building survey is a very interactive process.

Energy performance certificate

Chartered surveyors can also provide an energy performance certificate.

Limits

Chartered Surveyors are not necessarily specialists in other fields, and may recommend further investigations by an electrician, a gas engineer, a structural engineer or expert of another kind, depending on what they find during their inspection. They may also recommend work by the buyer's solicitor to confirm matters which might affect their valuation, such as (with leasehold properties), the unexpired term of the lease, who is responsible for the boundaries, and so forth.

The Chartered Surveyor's inspection is typically non-intrusive. They do not have the authority to lift floorboards, drill holes, or perform excavations at a property which the prospective buyer does not, at this stage, own, which means that certain defects or problems may not be apparent from their inspection.[21]

Their fees are a component of the cost of moving house in the United Kingdom.

Appraisers

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Besides the mandatory educational grade, which can vary from Finance to Construction Technology, most, but not all, countries require appraisers to have the license for the practice. Usually, the real estate appraiser has the opportunity to reach 3 levels of certification: Appraisal Trainee, Licensed Appraiser and Certified Appraiser. The second and third levels of license require no less than 2000 experience hours in 12 months and 2500 experience hours in no less than 24 months respectively.[22][23] Appraisers are often known as "property valuers" or "land valuers"; in British English they are "valuation surveyors". If the appraiser's opinion is based on market value, then it must also be based on the highest and best use of the real property. In the United States, mortgage valuations of improved residential properties are generally reported on a standardized form like the Uniform Residential Appraisal Report.[24] Appraisals of more commercial properties (e.g., income-producing, raw land) are often reported in narrative format and completed by a Certified General Appraiser.

Further considerations

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Scope of work

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While the Uniform Standards of Professional Appraisal Practice (USPAP) has always required appraisers to identify the scope of work needed to produce credible results, it became clear in recent years[*when?*] that appraisers did not fully understand the process for developing this adequately. In formulating the scope of work for a credible appraisal, the concept of a *limited* versus *complete* appraisal and the use of the Departure Rule caused confusion to clients, appraisers, and appraisal reviewers. To deal with this, USPAP was updated in 2006 with what came to be known as the Scope of Work Project. Following this, USPAP eliminated both the Departure Rule and the concept of a limited appraisal, and a new Scope of Work rule was created. In this, appraisers were to identify six key parts of the appraisal problem at the beginning of each assignment:

- Client and other intended users
- Intended use of the appraisal and appraisal report
- Definition of value (e.g., market, foreclosure, investment)
- Any hypothetical conditions or extraordinary assumptions
- Effective date of the appraisal analysis
- Salient features of the subject property

Based on these factors, the appraiser must identify the scope of work needed, including the methodologies to be used, the extent of the investigation, and the applicable approaches to value. Currently, minimum standards for scope of work are:

- Expectations of the client and other users

- The actions of the appraiser's peers who carry out similar assignments

The scope of work is the first step in any appraisal process. Without a strictly defined scope of work, an appraisal's conclusions may not be viable. By defining the scope of work, an appraiser can properly develop a value for a given property for the intended user, and for the intended use of the appraisal. The whole idea of "scope of work" is to provide clear expectations and guidelines for all parties as to what the appraisal report does, and does not, cover; and how much work has gone into it.

Types of ownership interest

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The type of real estate "interest" that is being valued, must also be known and stated in the report. Usually, for most sales, or mortgage financings, the fee simple interest is being valued. The fee simple interest is the most complete bundle of rights available. However, in many situations, and in many societies which do not follow English Common Law or the Napoleonic Code, some other interest may be more common. While there are many different possible interests in real estate, the three most common are:

- **Fee simple value** (known in the UK as **freehold**) – The most complete ownership in real estate, subject in common law countries to the powers reserved to the state (taxation, escheat, eminent domain, and police power)
- **Leased fee value** – This is simply the fee simple interest encumbered by a lease. If the lease is at market rent, then the leased fee value and the fee simple value are equal. However, if the tenant pays more or less than market, the residual owned by the leased fee holder, plus the market value of the tenancy, may be more or less than the fee simple value.
- **Leasehold value** – The interest held by a tenant. If the tenant pays market rent, then the leasehold has no market value. However, if the tenant pays less than the market, the difference between the present value of what is paid and the present value of market rents would be a positive leasehold value. For example, a major chain retailer may be able to negotiate a below-market lease to serve as the anchor tenant for a shopping center. This leasehold value may be transferable to another anchor tenant, and if so the retail tenant has a positive interest in the real estate.

Valuer and Valuation:

A "valuer" is an individual or professional who is trained and qualified to determine the value of assets, typically real estate or personal property, for various purposes. Valuers assess the worth or fair market value of these assets based on their knowledge, expertise, and analysis of relevant data.

"Valuation" refers to the process of determining the value or worth of an asset, property, business, or financial instrument. Valuation can be performed for a wide range of reasons,

including businesses, assets, etc.

Home inspection

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If a home inspection is performed prior to the appraisal and that report is provided to the appraiser, a more useful appraisal can result. This is because the appraiser, who is not an expert home inspector, will be told if there are substantial construction defects or major repairs required. This information can cause the appraiser to arrive at a different, probably lower, opinion of value. This information may be particularly helpful if one or both of the parties requesting the appraisal may end up in possession of the property. This is sometimes the case with property in a divorce settlement or a legal judgment.[25]

Mass appraisal and automated valuation models

[edit]

Automated valuation models (AVMs) are growing in acceptance. These rely on statistical models such as multiple regression analysis, or machine learning algorithms.[26] While AVMs can be quite accurate, particularly when used in a very homogeneous area, there is also evidence that AVMs are not accurate in other instances such as when they are used in rural areas, or when the appraised property does not conform well to the neighborhood.

Computer-assisted mass appraisal (CAMA) is a generic term for any software package used by government agencies to help establish real estate appraisals for property tax calculations. A CAMA is a system of appraising property, usually only certain types of real property, that incorporates computer-supported statistical analyses such as multiple regression analysis and adaptive estimation procedure to assist the appraiser in estimating value.[27]

Geographic-assisted mass appraisal (GAMA) is a generic term for any geographic information system-centric software package used by government agencies to help establish real estate appraisals for property tax calculations.[28]

Spatial-CAMA (SCAMA) is a general term for mass appraisal where spatial data is used with spatial dependence or spatial heterogeneity models. Spatial Lag Model (SLM) and Spatial Autoregressive Moving Average (SARMA) fall under spatial dependence while Geographically Weighted Regression Models (GWR) falls under spatial heterogeneity.[29]

Governing authorities and professional organizations

[edit]

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International

[edit]

The various U.S. appraisal groups and international professional appraisal organizations have started collaborating in recent years towards the development of International Valuation Standards. This will facilitate global real estate appraisal standards, a much-needed adjunct to real estate investment portfolios which cross national boundaries. Some appraisal groups are already international organizations and thus, to some extent, already incorporate some level of global standards.

The International Valuation Standards Council (IVSC) is a non-governmental organization (NGO) member of the United Nations with membership that encompasses all the major national valuation standard-setters and professional associations from 150 different countries (including the Appraisal Institute, the American Society of Appraisers, the RICS, the [Practising Valuers Association of India] and the Appraisal Institute of Canada). IVSC publishes the *International Valuation Standards* (IVS), now in its 12th edition.

Germany

[edit]

In Germany, real estate appraisal is known as real estate valuation (*Immobilienbewertung*). Real estate appraisers (*Immobilienbewerter* or *Gutachter*) can qualify to become a *Öffentlich bestellter und vereidigter Sachverständiger* (officially appointed and sworn expert). However, this formerly very important title has lost a lot of its importance over the past years, but still is of some value in court procedures. The title is not generally required for appraisals.

Governing authorities

[edit]

Real estate appraisal in Germany is partly codified by law. The federal Baugesetzbuch (abbr. BauGB, "German statutory code on building and construction"') contains guidelines on governing authorities, defines the term market value and refers to continuative rules (chapter 3, articles 192 ff.). Each municipality (city or administrative district) must form a *Gutachterausschuss* (appraisal committee), consisting of a chairman and honorary members.[30] The committee gathers information on all real estate deals (it is mandatory

to send a copy of each notarial purchase contract to the *Gutachterausschuss*) and includes it in the *Kaufpreissammlung* (purchase price database). Most committees publish an official real estate market report every two years, in which besides other information on comparables the land value is determined. The committees also perform appraisals on behalf of public authorities.

Federal regulations

[edit]

The BauGB defines the *Verkehrswert* or *Marktwert* (market value, both terms with identical meaning) as follows: "The market value is determined by the price that can be realized at the date of valuation, in an arm's length transaction, with due regard to the legal situation and the effective characteristics, the nature and lay of the premises or any other subject of the valuation"[31] (non-official translation). The intention, as in other countries, is to include all objective influences and to exclude all influences resulting from the subjective circumstances of the involved parties.

This federal law is supported by the *Wertermittlungsverordnung* (abbr. WertV, "regulation on the determination of value").[32] The WertV defines the codified valuation approaches and the general valuation technique. German codified valuation approaches (other approaches such as DCF or residual approach are also permitted, but not codified) are the:

- *Vergleichswertverfahren* (sales comparison approach) – used where good evidence of previous sales is available and for owner-occupied assets, especially condominiums and single-family houses;
- *Ertragswertverfahren* (German income approach) – standard procedure for property that produces future cash flows from the letting of the property;
- *Sachwertverfahren* (German cost approach) – used for specialised property where none of the above approaches applies, e. g. public buildings.

WertV's general regulations are further supported by the *Wertermittlungsrichtlinie* (abbr. WertR, "directive on the determination of value").[33] The WertR provides templates for calculations, tables (e.g., economic depreciation) and guidelines for the consideration of different influences. WertV and WertR are not binding for appraisals for nonofficial use, nonetheless, they should be regarded as best practice or Generally Accepted (German) Valuation Practice (GAVP).

Comments on German GAVP

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In most regards Generally Accepted (German) Valuation Principles is consistent with international practice. The investment market weighs the income approach most heavily. However, there are some important differences:

- Land and improvements are treated separately. German GAVP assumes that the land can be used indefinitely, but the buildings have a limited lifespan; This coincides with the balancing of the assets. The value of the land is determined by the sales comparison approach in both the income and cost approaches, using the data accumulated by the *Gutachterausschuss* which is then added to the building value.
- In order to account for the usage of the land, the net operating income is reduced by the *Liegenschaftszins* (interest paid to the land-owner by the owner of the building, i.e., ground rent). The *Liegenschaftszins* is the product of the land value and the *Liegenschaftszinssatz* (interest rate for land use). The *Liegenschaftszinssatz* is the equivalent of the yield—with some important differences—and is also determined by the *Gutachterausschuss*.
- Unlike the All Risks Yield (ARY) in UK practice, the *Liegenschaftszinssatz* (abbr. LZ) does not include an allowance for default (not to be confused with a structural vacancy), therefore this needs to be subtracted from gross operating income. As a result, the *Liegenschaftszinssatz* will usually be lower than the All Risks Yield.
- Based on the assumption that the economic life of the improvements is limited, the yield and remaining economic life determine the building value from the net operating income.
- Contracts in Germany generally prescribe that the landlord bears a higher portion of maintenance and operating costs than their counterparts in the United States and the UK.

Criticism

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Mathematically the distinction between land and improvements in the income approach will have no impact on the overall value when the remaining economic life is more than thirty years. For this reason, it has become quite common to use the *Vereinfachtes Ertragswertverfahren* (simplified income approach), omitting the land value and the *Liegenschaftszins*. However, the separate treatment of land and buildings leads to more precise results for older buildings, especially for commercial buildings, which typically have a shorter economic life than residential buildings.

An advantage of the comparatively high degree of standardization practiced by professional appraisers is the greater ability to check an appraisal for inconsistency, accuracy and transparency.

Professional organizations

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The Federal German Organisation of Appointed and Sworn Experts (*Bundesverband Deutscher Sachverständiger und Fachgutachter*, abbr. BDSF)[34] is the main professional organization encompassing the majority of licensed appraisers in Germany. In recent years, with the move towards a more global outlook in the valuation profession, the RICS has gained a foothold in Germany, somewhat at the expense of the BDSF. Another German Organisation of Appointed and Sworn Experts is the *Deutsche Sachverständigen Gesellschaft*, abbr. DESAG.[35] This organization also includes a large number of licensed appraisers in Germany.

With special focus on hypothetical value, in 1996, German banks with real estate financing activities formed the *HypZert GmbH*, an association for the certification of real estate valuers.[36] A *HypZert* qualification is regarded as mandatory by many German banks.

Israel

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In Israel, the real estate appraisal profession is regulated by the Council of Land Valuers, an organ of the Ministry of Justice; the largest professional organization, encompassing the majority of appraisers/land valuers is the Association of Land Valuers. Valuers must be registered with the Council, which is a statutory body set up by law, and which oversees the training and administers the national professional exams that are a prerequisite for attaining registration. In 2005 the Council set up a Valuation Standards Committee with the purpose of developing and promulgating standards that would reflect best practice; these have tended to follow a rules-based approach.

Historically, most valuations in Israel were statutory valuations (such as valuations performed for purposes of Betterment Tax, a tax administered on any gains accruing to the property by way of changes to the local planning) as well as valuations performed for purposes of bank lending. Since Israel implemented the International Financial Reporting Standards (IFRS) in 2008, the profession has been engaged in performing valuations for purposes of financial reporting.

United Kingdom

[edit]
Further information: Chartered surveyors in the United Kingdom

In the UK, real estate appraisal is known as *property valuation* and a real estate appraiser is a *land valuer* or *property valuer* (usually a qualified chartered surveyor who specializes in property valuation).[15] Property valuation in the UK is regulated by the Royal Institution of Chartered Surveyors (RICS), a professional body encompassing all of the building and

property-related professions. The RICS professional guidelines for valuers are published in what is commonly known as the *Red Book*. The 2017 version was the *RICS Valuation – Global Standards* (1 July 2017),[37] superseding an edition published in 2011. RICS Valuation Standards contains mandatory rules, best practice guidance and related commentary. The 2017 version adopts and applies the International Valuation Standards (IVS) published by the International Valuation Standards Council (IVSC). Changes to the standards are approved by the RICS Valuation Professional Group Board, and the *Red Book* is updated accordingly on a regular basis. While based in the UK, RICS is a global organization and has become very active in the United States in recent years through its affiliation with the Counselors of Real Estate, a division of the National Association of Realtors.

United States

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Appraisal practice in the United States is regulated by state. The Appraisal Foundation (TAF) is the primary standards body; its Appraisal Standards Board (ASB) promulgates and updates best practices as codified in the Uniform Standards of Professional Appraisal Practice (USPAP), while its Appraisal Qualifications Board (AQB) promulgates minimum standards for appraiser certification and licensing.

The federal government regulates appraisers indirectly because if the Appraisal Subcommittee (ASC) of the Federal Financial Institutions Examination Council (FFIEC) finds that a particular state's appraiser regulation and certification program is inadequate, then under federal regulations all appraisers in that state would no longer be eligible to conduct appraisals for federally chartered banks.[38] The ASC oversees the TAF. Banks make widespread use of mortgage loans and mortgage-backed securities, and would be unable to do so without appraisals.

The Financial Institutions Reform, Recovery, and Enforcement Act of 1989 (FIRREA) demanded all the states to develop systems for licensing and certifying real estate appraisers.[39] To accomplish this, the Appraisal Subcommittee (ASC) was formed within the FFIEC, with representatives from the various Federal mortgage regulatory agencies.[40] Thus, currently all the real estate appraisers must be state-licensed and certified. But prior to the 1990s, there were no commonly accepted standards either for appraisal quality or for appraiser licensure. In the 1980s, an ad-hoc committee representing various appraisal professional organizations in the United States and Canada met to codify the best practices into what became known as the USPAP. The U.S. Savings and Loan Crisis resulted in increased federal regulation via FIRREA, which required federal lending regulators to adopt appraisal standards. A nonprofit organization, The Appraisal Foundation (TAF), was formed by the same organizations that had developed USPAP, and the copyright for USPAP was signed over to TAF. Federal oversight of TAF is provided by the Appraisal Subcommittee, made up of representatives of various federal

lending regulators. TAF carries out its work through two boards: the Appraisal Standards Board promulgates and updates USPAP; the Appraisal Qualifications Board (AQB) promulgates minimum recommended standards for appraiser certification and licensure. During the 1990s, all of the states adopted USPAP as the governing standards within their states and developed licensure standards which met or exceeded the recommendations of TAF. Also, the various state and federal courts have adopted USPAP for real estate litigation and all of the federally lending regulators adopt USPAP for mortgage finance appraisal.[40]

Professional organizations

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In addition, there are professional appraisal organizations, organized as private non-profit organizations that date to the Great Depression of the 1930s. One of the oldest in the United States is the American Society of Farm Managers and Rural Appraisers (ASFMRA), which was founded in 1929.[41] Others were founded as needed and the opportunity arose in specialized fields, such as the Appraisal Institute (AI) and the American Society of Appraisers (ASA) founded in the 1930s, the International Right of Way Association and the National Association of Realtors which were founded after World War II. These organizations all existed to establish and enforce standards, but their influence waned with increasing government regulation. In March 2007, three of these organizations (ASFMRA, ASA, and AI) announced an agreement in principle to merge. NAIFA (National Association of Independent Fee Appraisers), a charter member of The Appraisal Foundation, helped to write Title XI, the Real Estate Appraisal Reform Amendments. It was founded in 1961.

One of the most recognized professional organizations of real estate appraisers in America is the Appraisal Institute (AI). It was formed from the merger of the American Institute of Real Estate Appraisers and the Society of Real Estate Appraisers. Founded along with others in the 1930s, the two organizations merged in the 1990s to form the AI. This group awards four professional designations: *SRA*, to residential appraisers, *AI-RRS*, to residential review appraisers, *MAI*, to commercial appraisers, and *AI-GRS*, to commercial review appraisers. The Institute has enacted rigorous regulations regarding the use and display of these designations. For example, contrary to popular belief, "MAI" does *not* stand for "Member, Appraisal Institute". According to the institute, the letters "do not represent specific words", and an MAI may not use the words "Member, Appraisal Institute" *in lieu* of the MAI mark. The primary motive for this rule is to prevent trademark dilution. These designations require attendance in appraisal technique classes, ethical training, exams, and a review of the candidate's work by designated appraisers.

The National Association of Appraisers (NAA) was formed with a purpose of uniting those engaged in the appraisal profession for the purpose of exerting a beneficial influence upon the profession and to advocate appraiser interests. The NAA has established an advisory

group consisting of leadership at the state organizations and coalitions called the Board of Governors where those states can help guide the NAA in acting in the best interest of all appraisers. The NAA also has a designated membership, MNAA (Member of the National Association of Appraisers, who is an individual who holds an appraisal license, certification or similar appraisal credential issued by a governmental agency; and who accepts the membership requirements and objectives of the National Association of Appraisers.

Other leading appraisal organizations include the National Association of Independent Fee Appraisers and the National Association of Master Appraisers, which were also founding sponsor-members of the Appraisal Foundation.[42] The Massachusetts Board of Real Estate Appraisers (MBREA), founded in 1934, is the only state appraisal association that has been named a sponsor of the Appraisal Foundation.[43] In recent years, the Royal Institution of Chartered Surveyors (RICS) has become highly regarded in the United States, and has formed a collaboration with the Counselors of Real Estate, a division of the National Association of Realtors. RICS, which is headquartered in London, operates on a global scale and awards the designations *MRICS* and *FRICS* to Members and Fellows of RICS. The Real Estate Counseling Group of America is a small group of top U.S. appraisers and real estate analysts who have collectively authored a disproportionately large body of appraisal methodology and, the National Association of Real Estate Appraisers (NAREA), founded in 1966, with the goal to elevate the professionalism and success of the Appraisal Industry.

The leading appraisal organization for personal property valuation is the American Society of Appraisers which is a sponsor member of the Appraisal Foundation and awards the ASA (Accredited Senior Appraiser) designation to candidates who complete five years of documented appraisal experience, pass a comprehensive exam along with required commercial and/or residential appraisal coursework, and submit two appraisal reports for review.

Racial bias

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Implicit bias and racial composition of neighborhoods have long been thought to impact on home appraisal values.[44] Recent studies from Freddie Mac and other industry leaders have confirmed that traditional modelling based on comparable sales and a variety of other factors (income, credit score, etc.) cannot explain the appraisal value gap minorities face.[45] Some would argue that these pricing disparities are partially explained by neighborhood quality, which opponents say is a byproduct of historical redlining.[46]

Russia

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In Russia, on par with many other former Soviet Union economies, the profession emerged in the first half of 1990, and represented a clean break with the former practice of industry-specific pricing specialists and with activities of statutory price-setting authorities in the Soviet Union. Currently, property valuation, as it is called, is a specialism within general-purpose "valuation profession", which functions in a self-regulatory mode overseen by "self-regulated professional organizations" of valuers (SROs), i.e. public supervisory entities established under provisions of special legislation (which very loosely can be likened to trade unions). The principal among those is Russian Society of Appraisers, established in 1993 and presently exercising oversight over about half of the valuation profession membership. Among its 6000+ members a sizeable majority are real property valuers, rubbing shoulders with business and intangible assets appraisers. The latter categories of valuers are also allowed to value property, though valuation professionals tend to specialize. In late 2016, it was mandated that valuers should pass through compulsory state-administered attestation process to verify their competence, the details of which as to breakdown in specialization or otherwise remain to be hammered out.

As of mid-2016, Valuers in Russia, including real property valuers, are deemed to be purposely-educated individuals maintaining their Valuation SRO membership and bearing unlimited property liability for the result of their services, that is their professional status is modeled on the organization of public notaries. Regardless of the fact, over 80% of valuers tend to be employed by valuation or consulting companies, and thus do not enter practice as stand-alone individual entrepreneurs. High-end appraisal services are principally represented by valuation arms of the International "Big-four" consultancies in the country, but there also exist reputable national corporate valuation brands.

The majority of property valuations in the country are typically conducted to meet legal requirements outlined in the Federal Valuation Law, with the most recent amendment taking place in 2016. Additionally, other related laws, such as the Joint Stock Companies Law, outline over 20 instances where valuations are mandated. These mandatory cases include valuations for purposes such as privatization, securing loans, handling bankruptcy and liquidation proceedings, among others.

Before the year 2000, valuations for corporate financial reporting held greater significance. However, this changed when the national accounting regulator discontinued its promotion of the accounting fair value option. Currently, the government is in the process of outsourcing the mass appraisal of properties for taxation purposes to professional valuation institutions.

Adjudication of valuer-certified estimates of value in case of the onset of disputes is conducted through the Experts Councils of valuers' SROs. Official courts tend to concur with the resolutions of such Councils. In some rare instances the imprimatur of SRO's Experts Councils is also required for a valuation done by a particular valuer to enter into effect.

The technical details of practice of real estate valuers in Russia are aligned with the international pattern. Members of the Russian Society of Appraisers formerly were bound by the observance of the International Valuation Standards. There also exists a set of 14 general-purpose government-developed "Federal Valuation Standards" (FSOs 1,2,3 --are the general valuation standards first adopted in 2007 (and revised 2015) and covering Terms of engagement and Valuation report content requirements, FSOs 7–11 are asset-specific standards adopted in 2015, while FSO 9 is currently the only purpose-specific standard in the set dealing with valuations of property for loan security purposes; the last two FSO standards adopted in 2016 cover determination of investment and liquidation values, however, they do not touch on the methodology for determining these values, only scraping the reporting requirements). In view of the international conformity drive in the latest round of FSO standards setting, general requirements in the new FSO standards are close to those in the International Valuation standards set, however they can be more specific on occasion and mandate compulsory disclosure of uncertainty in valuation reports using the interval/range format.

With effect from 1 August 2017, new amendments to the Federal Valuation Law came to impose the compulsory certification of valuers by a state-affiliated testing centre. Consequently, this two-hour written exam certification measure, aimed to counter a perception of wide-spread malpractice among the members of the national valuation profession, provides for three valuer-specializations: real estate valuers, plant and machinery valuers, and business and intangible asset valuers, with the exam content requirements varying substantially for each specialization. Valuers would lose a right to practice, unless they comply with the requirement to take this compulsory certification exam at or before 31 March 2018. A general assessment of this measure is that the numbers of certified valuers in Russia are set to dwindle down to some 2000–3000 valuers nationwide (across all the specialisms mentioned), i.e. decimating some 80% of the current Valuer SRO's membership, due to the complexity of the certification exams.

Hong Kong

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The Hong Kong Institute of Surveyors (HKIS) regulates property surveyors in Hong Kong. Established in 1984, Institute is the only professional organisation representing the surveying profession in Hong Kong. The HKIS was statutorily incorporated by virtue of the Hong Kong Institute of Surveyors Ordinance in January 1990 (Cap. 1148). In July 1991, the Surveyors Registration Ordinance (Cap. 417) was passed to set up a Registration Board to administer the registration of surveyors. In May 2006, the number of members had reached 6,723. A general practice surveyor advises on the best use of the land, assesses the feasibility and viability of the proposed development project as well as the valuation, marketing, sale, leasing and management of completed developments. It also has a website to provide real-time properties' value estimate across whole Hong Kong.[47]

Australia

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The Australian Property Institute (API) was formed in 1926 as the Commonwealth Institute of Valuers. The Institute has undergone several name changes over the last century as the array of services offered by its members expanded. It serves to regulate the profession of property valuers throughout Australia.

Today the API represents the interests of more than 8,600 property professionals throughout Australia. API members include residential, commercial and plant and machinery valuers, property advisers, property analysts, property fund and asset managers, property facility managers, property lawyers and property researchers and academics. The Institute's primary role is to set and maintain the highest standards of professional practice, education, ethics and professional conduct for its members and the broader property profession.[48]

New Zealand

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Real estate valuation in New Zealand is regulated by the New Zealand Institute of Valuers ('NZIV') and the Valuers Registration Board of New Zealand ('VRB'), both of which are statutory bodies established under the Valuers Act 1948 (NZ). The NZIV remains the statutory professional body for valuers in New Zealand, with perpetual succession under the Act. The NZIV can make Rules as lower level legislation and has a Code of Ethics (reviewed in 2023). The NZIV Rules were last changed in 2012 and remain current. The VRB has jurisdiction in relation to serious matters affecting the registration of a valuer including discipline where a valuer has acted in such a way as to meet the threshold. The Valuers Act 1948 sets the threshold under s31 as matters where a valuer could be struck off the register of valuers. The NZIV has power for discipline for relatively more minor matters. The NZIV governs NZIV members and has power to discipline members and fine them up to $500, admonish members or terminate their membership. The designations "Registered Valuer" and "Public Valuer" are legally protected under the legislation, being reserved for Valuers Registered under the Act. The NZIV, under the Act, can admit non-valuer members (such as non-valuer land economists).

There are also voluntary professional bodies for real estate valuation such as the Royal Institute of Chartered Surveyors (RICS) and the Property Institute of New Zealand (PINZ). Both of these bodies have a wider membership, beyond real estate valuers. PINZ has around 1,700 members in New Zealand and overseas (such as ex-pats in the UK, Asia and Australia). PINZ has a service level agreement with the NZIV, whereby PINZ contracts to perform tasks for the statutory professional body, NZIV. PINZ was formed in 2000 to act as the voice of the property professions. There have been 'political divisions' within the

valuation profession in New Zealand, expressed at AGMs and through 'proxy wars' over the last 20 years or so. Many valuers are supportive of amalgamation of the NZIV functions under the multi-disciplinary voluntary body PINZ, whilst many others wish to retain a separate statutory professional body for valuers (the NZIV). There are various reasons in the debate and the governing legislation is under review and amendments or repeal is being considered. At present, the Act remains in force and the NZIV is legally a distinct body with statutory functions, powers and duties.

PINZ incorporated much of the membership of the NZIV, the Institute of Plant & Machinery Valuers (IPMV) and the Property & Land Economy Institute of New Zealand (PLEINZ). PINZ now represents the interests of valuers, property and facilities managers, property advisors and plant and machinery valuers. PINZ has developed into one of the largest professional bodies for standards, qualifications and ethics across all facets of the property profession within New Zealand. It works with government, industry and other professional associations, education stakeholders and the media to promote its standards and views.[49]

In New Zealand, the terms "valuation" and "valuer" usually relates to one who undertakes that professional role in terms of the Valuer Act 1948 requirements or the unregulated or voluntarily self-regulated (if members of PINZ) plant and machinery, marine or art valuers. Whereas, the term "appraisal" is usually related to an estimate by a real estate sales person or licensed agent under the Real Estate Agents Act 2008. The Real Estate Institute of New Zealand includes many valuer members, but the governing legislation for sales and agency (disposal of interests of land on behalf of others) does not extend to include provision for that role by valuers regardless of membership of NZIV, RICS or PINZ.

There exists a significant difference in the responsibilities of a real estate agent and a valuer. While a real estate agent is allowed to represent the interests of their client, a valuer is required to offer an unbiased and independent assessment of value. The legal framework governing these roles is distinct as well. Lawyers, Conveyancers, and Real Estate Agents operate under legislation separate from that which regulates valuers. Specifically, the legal provision outlining the responsibilities of Lawyers and Conveyancers is the Lawyers and Conveyancers Act of 2006..

The number of Registered Valuers in New Zealand has generally between 1,000 - 1,300. This is an ageing 'top heavy' professional with difficulty retaining new and young members due to pay, work stress and the recent advent of 'clearing houses' for banks to order valuations for mortgage purposes. The clearing houses have largely ended the long-standing local practice of members of the public seeking advice directly from a valuer. The use of electronic estimates based on Rating Values (Local Government mass appraisal for levies) is also leading to a reduction in standard valuation work and is significantly affecting the viability of small valuation businesses. The profession is in the process of a wider corporate re-structuring of the valuation market due to these factors with various perceptions within profession as to the merits of the events of the last five years.

See also

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- American Measurement Standard
- Auditing Standards Board
- Building inspection
- Climate appraisal
- Conveyancing
- German income approach
- Home inspection
- Housing affordability index
- International Property Measurement Standards
- Investment rating for real estate
- Kriging
- Land value tax
- List of real estate topics
- Peak land value intersection
- Royal Institution of Chartered Surveyors
- Verification and validation
- Real estate
- Real estate business
- Real estate bubble

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Real estate

- Property
- Tertiary sector of the economy

By location

- Bangladesh
- Canada
- China
- Indonesia
- Italy
- Turkey
- Kenya
- Pakistan
- Panama
- Puerto Rico
- Russia
- Saudi Arabia
- United Arab Emirates
- United Kingdom

Types

- Commercial property
  - Commercial building
- Corporate Real Estate
- Extraterrestrial real estate
- International real estate
- Lease administration
- Niche real estate
  - Garden real estate
  - Healthcare real estate
  - Vacation property
  - Arable land
  - Golf property
  - Luxury real estate
- Off-plan property
- Private equity real estate
- Real estate owned
- Residential property
- Property management
- Real estate development

Sectors

- Real estate investing
- Real estate flipping
- Relocation

Law and regulation	○ Adverse possession
	○ Chain of title
	○ Closing
	○ Concurrent estate
	○ Conditional sale
	○ Conveyancing
	○ Deed
	○ Eminent domain
	○ Encumbrance
	○ Foreclosure
	○ Land law
	○ Land registration
	○ Leasehold estate
	  ○ Lease
	○ Property abstract
	○ Real estate transaction
	  ○ Real estate contract
	○ Real property
	○ Rent regulation
	○ Severance
	○ Torrens title
	○ Zoning

Economics, financing and valuation	○ Asset-based lending ○ Capitalization rate ○ Effective gross income ○ Gross rent multiplier ○ Hard money loan ○ Highest and best use ○ Home equity loan ○ Investment rating for real estate ○ Mortgage insurance ○ Mortgage loan ○ Real estate derivative ○ Real estate economics ○ Real estate bubble ○ Real estate valuation ○ Remortgage ○ Rental value

Parties

- Appraiser
- Buyer agent
- Buyer broker
- Chartered Surveyor
- Exclusive buyer agent
- Land banking
- Landlord
- Moving company
- Property manager
- Real estate broker
- Real estate investment club
- Real estate investment trust
- Real property administrator
- Tenant

Other

- Companies
- Eviction
- Filtering
- Gentrification
- Graduate real estate education
- Green belt
- Indices
- Industry trade groups
- Investment firms
- Land banking
- People
- Property cycle
- Real estate trends
- Undergraduate real estate programs
- Urban decay
- Urban planning
- List of housing markets by real estate prices

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- Israel

About Overhead Door Company of Joliet

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Things To Do in Will County

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Dellwood Park

4.7 (1975)

Photo

Gaylord Building Historic Site

4.8 (209)

Photo

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Route 66 Experience Sign

3.7 (3)

Photo

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Joliet Area Historical Museum

4.6 (679)

Photo

Gemini Giant

3.4 (26)

Photo

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Fox Museum

4.6 (22)

Photo

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Route 66 Park

4.3 (435)

Driving Directions in Will County

Driving Directions From Will County Law Library to Overhead Door Company of Joliet

Driving Directions From Red Roof Inn Chicago - Joliet to Overhead Door Company of Joliet

Driving Directions From Clarion Hotel & Convention Center Joliet to Overhead Door Company of Joliet

Driving Directions From Joliet West High School to Overhead Door Company of Joliet

Driving Directions From Honorable Edward A Burmila Jr to Overhead Door Company of Joliet

Driving Directions From The Haley Mansion to Overhead Door Company of Joliet

Driving Directions From Dollar General to Overhead Door Company of Joliet

**https://www.google.com/maps/dir/MainStay+Suites+Joliet+I-80/Overhead+Door+Company+of+Joliet/@41.519399,-88.126183,14z/data=!3m1!4b1!4m14!4m13!1m5!1m1!1sChIJL5w_8HZhDogRRDwfqss
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Driving Directions From Old Joliet Prison to Overhead Door Company of Joliet

Driving Directions From Lake Renwick Heron Rookery Nature Preserve to Overhead Door Company of Joliet

Driving Directions From Illinois State Museum-Lockport Gallery to Overhead Door Company of Joliet

Driving Directions From Lake Renwick Heron Rookery Nature Preserve to Overhead Door Company of Joliet

Driving Directions From Pilcher Park Nature Center to Overhead Door Company of Joliet

Driving Directions From Des Plaines River viewing point to Overhead Door Company of Joliet

Driving Directions From Old Joliet Prison to Overhead Door Company of Joliet

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Reviews for Overhead Door Company of Joliet

Overhead Door Company of Joliet

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Jim Chuporak

(5)

Received a notice the morning of telling me when to expect the men to come and put the door in. he was on time, answered all my questions, worked diligently in the cold. And did an absolutely awesome job. Everything was cleaned up, hauled away from the old door. I am extremely happy with the service I received from the first phone call I made through having the door put in. My wife and I are very, very happy with the door.

Overhead Door Company of Joliet

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Andrea Nitsche

(4)

Scheduling was easy, job was done quickly. Little disappointed that they gave me a quote over email (which they confirmed was for labor and materials), but when they finished it was just over $30 more. Not a huge deal, but when I asked why, I was told they gave me an approx cost and it depends on what is needed. I get that in general, however, they installed the door and I gave them my address and pics of the existing prior to getting a quote. I feel like they could have been more upfront with pricing. And just a heads up, it was pricey... Had them change the weather stripping, from ringing my doorbell to pulling out my driveway when done was literally 20 mins, cost was just over $260 ?

Overhead Door Company of Joliet

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Owen McCarthy

(5)

I called the office just by chance to see if there was an available opening for a service call to repair a busted spring. Unfortunately I didn't catch the name of the person who answere, but she couldn't have been more pleasant and polite. She was able to get a tech to my house in an hour. I believe the tech's name was Mike and

he too was amazing. He quickly resolved my issue and even corrected a couple of things that he saw that weren't quite right. I would recommend to anyone and will definitely call on Middleton for any future needs. Thank you all for your great service.

Overhead Door Company of Joliet

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Hector Melero

(5)

Had a really great experience with Middleton Overhead Doors. My door started to bow and after several attempts on me fixing it I just couldn't get it. I didn't want to pay on something I knew I could fix. Well, I gave up and they came out and made it look easy. I know what they are doing not to mention they called me before hand to confirm my appointment and they showed up at there scheduled appointment. I highly recommend Middleton Overhead Doors on any work that needs to be done

Overhead Door Company of Joliet

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Kelley Jansa

(5)

We used Middleton Door to upgrade our garage door. We had three different companies come out to quote the job and across the board Middleton was better. They were professional, had plenty of different options and priced appropriately. The door we ordered came with a small dent and they handled getting a new panel ordered and reinstalled very quickly.

Diagnosing Problems with Door Opener Sensors**View GBP**

Check our other pages :

- **Considering Environmental Impact of Material Choices**
- **Approaches for Maintaining Painted Garage Door Surfaces**
- **Quick Fixes for Sluggish Door Response**
- **Practical Methods for Removing Surface Stains**

Frequently Asked Questions

What are common signs that a garage door opener sensor is malfunctioning?

Common signs include the garage door not closing properly, the door reversing unexpectedly, blinking lights on the sensor or opener unit, and unusual noises during operation.

How can I test if my garage door sensors are aligned correctly?

To test alignment, check if both sensors have steady indicator lights (usually green). If one or both lights are blinking or not lit, adjust them until they face each other directly and both lights become steady.

What should I do if my garage door sensors are misaligned?

Loosen the mounting brackets of the sensors and gently adjust their position until they align. Ensure that both sensor indicators show a steady light to confirm proper alignment. Tighten the brackets once aligned.

Can obstructions affect garage door sensor functionality?

Yes, any obstruction in the path of the sensors can prevent them from functioning correctly. Clear away any debris or objects blocking the sensors line of sight to ensure proper operation.

When should I consider replacing my garage door opener sensors instead of repairing them?

Consider replacing your sensors if they remain unresponsive after cleaning and alignment checks, exhibit physical damage like cracks or broken wires, or continue to malfunction despite troubleshooting efforts.

Overhead Door Company of Joliet

Phone : +18157256077

City : Joliet

State : IL

Zip : 60436

Address : Unknown Address

Google Business Profile

Company Website : **https://overheaddoorjoliet.com/garage-door-repair-romeoville.aspx**