

Jan - Mar 2026

APPRAISERS INSPECTORS OF STRUCTURES ENERGY AUDITORS

NEWSLETTER



NEVADA REAL
ESTATE DIVISION



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GUEST SPEAKER



CHARVEZ FOGER

The Appraisal Section continues to identify challenges in conducting a comprehensive review of its existing processes and procedures to identify opportunities for improvement, streamlining, or consolidation. Additional efforts remain necessary to implement new initiatives that will advance the Section's operational effectiveness. Considerable time has been dedicated to onboarding new staff and sustaining essential day-to-day functions, which has consequently limited the capacity to refine the program and establish more cohesive, efficient workflows.

One of Chief Bruce's primary objectives upon assuming leadership was the re-launch of the Appraisal Newsletter and the modernization of the Appraisal and IOS sections of the Division's website. With the recent hiring of Program Officer II, Barry Chappell, the Section is positioned to publish its first newsletter in several years. Moreover, the recent website audit has significantly advanced our progress toward ensuring that all online content is current, accurate, and aligned with Division standards. Ongoing efforts will focus on strengthening internal processes to maintain timely and reliable updates.

The Section is also continuing its concentrated efforts to reduce the inventory of cases exceeding 12 months without resolution or referral to the Commission. Addressing these longstanding matters remains a critical priority. While the established target has not yet been fully met, the Section has achieved substantial progress in reducing the backlog compared to the state of operations when Chief Bruce assumed oversight over a year ago.

Looking ahead to 2026, the Division intends to further reduce the overall case-processing timeline, with the objective of ensuring that all cases are resolved or referred to the Commission within six months. Additional priorities include advancing program development, expanding educational resources to support Energy Auditors, and enhancing the overall efficiency and effectiveness of the Section's operations.

CHARVEZ FOGER
DEPUTY ADMINISTRATOR



EYE ON THE INDUSTRY

The appraisal, inspection, and energy auditing industries continue to evolve at a rapid pace. Keeping up with new trends and innovations is essential to staying competitive. Let's take a closer look at what's new and noteworthy across the industry.

In this edition, we will take a closer look at the new appraisal report (UAD 3.6) and what it means to the appraisal industry. From new requirements to advancements in technology, this is the most significant transformation of the Uniform Appraisal Dataset (UAD) standards.



For those newer to the appraisal or mortgage industry, let's start with the basics. The Uniform Appraisal Dataset (UAD) 3.6 refers to the latest version of the standardized framework developed by Fannie Mae and Freddie Mac to ensure consistent collection, validation, and analysis of appraisal data across the industry.

This update represents a major step forward in how appraisal information is reported and shared. Version 3.6 introduces a more flexible and data-driven structure designed to improve accuracy, efficiency, and overall data quality. One of the biggest changes is the move from multiple fixed appraisal forms to a single, dynamic Uniform Residential Appraisal Report (URAR). This new format automatically adapts to details like property type, inspection scope, and assignment characteristics, making the process more intuitive and precise for appraisers.

Beyond simplifying the reporting experience, UAD 3.6 also expands property data fields, refines definitions, and strengthens validation standards. Together, these changes set the stage for a more modern and connected appraisal process — one that supports innovation, enhances clarity, and promotes better data use across the mortgage industry. In the following section, we'll take a closer look at the technical components of UAD 3.6 and explore how these updates will impact everyday appraisal practice.



HOW TO ENSURE YOUR TEAM IS READY

As the implementation date approaches, consider taking the following steps to ensure you and your team are well-prepared for the upcoming changes.

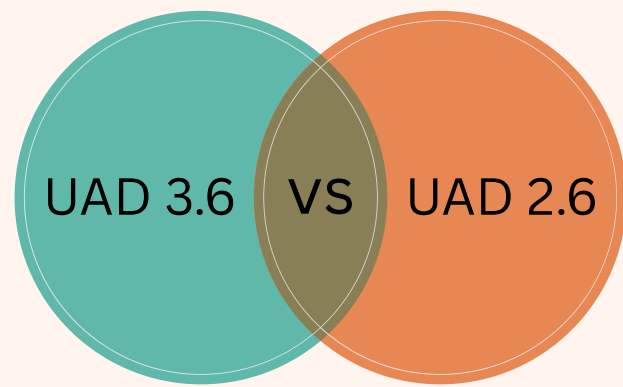
- Understand the new property characteristic requirements that will replace existing form numbers.
- Evaluate and update your systems to ensure proper integration with the new data formats and file types.
- Provide training for your team to ensure a clear understanding of the differences between the current and upcoming formats.
- Stay informed by leveraging available resources to access the latest updates and most accurate information.

TIMELINE AND ROLLOUT PHASES



These are the major milestones outlining the implementation of UAD 3.6 and the phase-out schedule for UAD 2.6.

- **Limited Production - September 8, 2025 - January 25, 2026**
 - The GSEs begin selective use of UAD 3.6 among chosen lenders and software vendors.
- **Broad Production - January 26, 2026 - November 1, 2026**
 - All lenders and appraisers can adopt UAD 3.6; UAD 2.6 will remain available during transition.
- **Mandate / Full Adoption - November 2, 2026**
 - All new appraisal submissions must use UAD 3.6. UAD 2.6 is retired by May 3, 2027.



The UAD 3.6 update marks a significant transformation in the appraisal reporting process. Instead of relying on multiple static forms, the new version introduces a single dynamic Uniform Residential Appraisal Report (URAR) that automatically adjusts based on the property type and assignment details. Property characteristic data has been standardized and expanded to improve clarity, accuracy, and consistency across appraisals. Several legacy fields have been simplified, repurposed, or removed to streamline data entry and eliminate redundancy. UAD 3.6 also introduces structured support for Reconsideration of Value (ROV) requests, providing a more consistent and traceable framework for handling value reconsiderations. Additionally, enhanced validation and compliance rules will ensure that all submissions meet strict data format and quality standards before delivery. These improvements are designed to promote greater efficiency and reduce errors in the appraisal process. The updated dataset will also allow for improved integration with lender and appraisal management software, paving the way for more seamless data exchange across platforms. Ultimately, UAD 3.6 represents a major step toward modernizing the appraisal industry, aligning reporting practices with the growing demands of digital transformation and data-driven decision-making.

As the appraisal industry moves toward full implementation of UAD 3.6, preparation and adaptability will be key to a smooth transition. These updates represent more than just a form change—they signal a modernization of how appraisal data is collected, analyzed, and delivered. By understanding the new property characteristic requirements, updating internal systems, and training teams on the revised data structure, professionals can ensure continued accuracy and compliance. Staying informed through official resources and industry updates will help appraisers remain competitive and confident in an evolving regulatory environment. Embracing these changes now will position organizations for success as the industry enters a more streamlined, data-driven future.

• FANNIE MAE. UNIFORM APPRAISAL DATASET (UAD) OVERVIEW. RETRIEVED FROM [HTTPS://SINGLEFAMILY.FANNIEMAE.COM/DELIVERING/UNIFORM-MORTGAGE-DATA-PROGRAM/UNIFORM-APPRAISAL-DATASET](https://singlefamily.fanniemae.com/delivering/uniform-mortgage-data-program/uniform-appraisal-dataset)

• FREDDIE MAC. UAD AND FORMS REDESIGN FAQs. RETRIEVED FROM [HTTPS://SF.FREDDIEMAC.COM/FAQS/UA-AND-FORMS-REDESIGN](https://sf.freddie-mac.com/faqs/uad-and-forms-redesign)

• MCKISSOCK LEARNING. THE FUTURE IS NOW: FANNIE MAE AND FREDDIE MAC ANNOUNCE UAD 3.6 IMPLEMENTATION TIMELINE AND POLICY CHANGES. RETRIEVED FROM [HTTPS://WWW.MCKISSOCK.COM/BLOG/APPRaisal/THE-FUTURE-IS-NOW-FANNIE-MAE-AND-FREDDIE-MAC-ANNOUNCE-UAD-3-6-IMPLEMENTATION-TIMELINE-AND-POLICY-CHANGES](https://www.mckissock.com/blog/appraisal/the-future-is-now-fannie-mae-and-freddie-mac-announce-uad-3-6-implementation-timeline-and-policy-changes)

• VALUELINK SOFTWARE. EVERYTHING YOU NEED TO KNOW ABOUT THE UAD 3.6 ROLLOUT AND CHANGES. RETRIEVED FROM [HTTPS://VALUELINKSOFTWARE.COM/EVERYTHING-YOU-NEED-TO-KNOW-ABOUT-THE-UAD-3-6-ROLLOUT-AND-CHANGES](https://valuelinksoftware.com/everything-you-need-to-know-about-the-uad-3-6-rollback-and-changes)

• A LA MODE. WHAT WE KNOW ABOUT UAD 3.6. RETRIEVED FROM [HTTPS://BLOGS.ALAMODE.COM/WHAT-WE-KNOW-ABOUT-UAD-3-6](https://blogs.alamode.com/what-we-know-about-uad-3-6)

Welcome to On the Level, where industry professionals share their firsthand experiences and advice. In just five questions, we uncover the insights and ideas driving progress across the valuation, inspection of structures and energy auditing industries.

ON THE LEVEL 5 QUESTIONS WITH A PRO

In this edition, we pose 5 questions to Kent Sweet, Owner of Kent Sweet Inspections, Kent Sweet Construction and President of the Nevada Association of Certified Real Estate Inspectors.

From your experience, what are the biggest misconceptions homeowners or buyers have about inspections of structures?

The misconceptions arise from a variety of sources. One example includes people moving to Nevada from a state where inspections are not regulated, such as California, and the new residents are applying prior experiences to calculate future expectations. Also, some buyers, sellers, and those with a financial interest in the transaction, will occasionally bring biased expectations to the inspection. Some of the most common misconceptions include: the length of time required to conduct a regulated inspection, the amount of time required to produce a regulated written report, items that should be included in a regulated inspection and written report, the inspector's scope of work being subject to negotiation as well as how much a regulated inspection should cost.

It is incumbent on Inspectors of Structures to politely explain the inspection and written report are regulated by the Nevada Real Estate Division, are not subject to negotiation, and everyone will be treated fairly. The "Standards of Practice" are available for public review online in NAC 645D.450 through NAC 645D.580.

What are some of the most common inspection of structure defects you encounter in Nevada properties, and how do factors like Nevada's diverse climates and regions influence them?

The age of the structure will often have an impact on the observed defects. Problems with newer homes are often related to craftsmanship and installation issues. Examples may include; the roof membrane or related flashing, exterior wall cladding, roof truss damage during installation and appliances or fixtures that were not properly installed. Additionally, problems with older homes may include the items listed above plus obsolete materials and assembly procedures. Earth to wood contact and water intrusion may also be a problem. Older homes yet, may include the items listed above plus end-of-life stresses on some materials and systems. Examples may include the roof membrane, exterior wall cladding, windows, exterior doors, the heating system and cooling system, the electric system and components, the plumbing system and components, kitchen appliances, etc. However, most of these age related issues go away if an effective maintenance program is in place. Reliable maintenance can extend the lifecycle of a home almost indefinitely. Inspectors always recognize and appreciate a home that has been well maintained. (Cont.)



Kent Sweet

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“You’ll be surprised, a little maintenance will go a long way.”

Another factor is site conditions which can also impact the structure. Some site conditions may be significant and repair costs can sometimes exceed the value of the property. Use caution with the following site conditions: A steep slope with unstable soils, a site with fill material that was inadequately compacted, a site containing expansive soils such as clay, and construction in a flood plain. Further, changing climate conditions may prompt further scrutiny if the following site conditions exist: Domestic water wells in arid environments, septic tanks in a flood plain, and exposure to wildfires.

What common issues or red flags do you encounter most often during inspections of structures, and what can property owners do to address them early?

There is a significant variation among the skills, interests and resources of homeowners. Generally speaking however, everyone has the opportunity to care for their home. Maintenance opportunities include but are not limited to: any task that does not require a building permit. If a building permit is required, those tasks must be performed by an appropriately licensed professional. Check with your local building department if in doubt. Maintain all appliances and fixtures in accordance with the manufacturer's written instructions and requirements for labeling. (If you don't have that information, it is often available on the manufacturer's website.) Maintain access to your electric panel, furnace and water heater. Periodically inspect these appliances for obvious defects. Change the furnace air filter and replace burned out light bulbs as required. Test and maintain smoke alarms and carbon monoxide alarms in accordance with the manufacturer's written instructions. Provide door and window maintenance as necessary to ensure they open and close properly. Look for potential sources of water intrusion. Observe your roof from the ground, check your attic and ceilings, check around all plumbing fixtures and check your underfloor space if you have one. In addition, paint worn surfaces as appropriate, lubricate rollers on your overhead garage door, and clean the components of your home as appropriate. You'll be surprised, a little maintenance will go a long way.

How is technology changing the way inspections of structures are performed and reported?

Inspectors have the opportunity to embrace technology in many ways. However, one size does not fill all, and inspectors have adopted technology in different ways. Most inspectors are using digital cameras to take far more pictures on inspections than they have historically. The additional pictures assist with report preparation and document the condition of the structure at the of the inspection. Some inspectors have gone further using tools like drones and infrared cameras in their work. These can be great tools but, it is incumbent upon the inspector to ensure their equipment is maintained in accordance with manufacturer's written instructions and operated in accordance with appropriate regulations. Also, Internet searches provide inspectors with the opportunity to research unfamiliar materials or conditions they have encountered on an inspection and web sites as well as social media are excellent ways for inspectors to promote their businesses.

What advice would you share with someone considering a career in inspection of structures, or with new inspectors just entering the industry?

Don'ts

- Do not expect to make money the first few years, it takes some time to get established in the inspection business.
- Do not consider your IOS Certificate to be proof that you know everything you need to know about the inspection industry, consider it a license to learn.
- Do not inspect a structure unless you are certain you are qualified.
- Do not fall, a good ladder is essential in this business.
- Do not let anyone rush you through an inspection, take the time you need to conduct a good inspection for your client in accordance with NV RED regulations.
- Do not let anyone rush you to produce a report, take the time you need to prepare a good report for your client in accordance with NV RED regulations.
- Do not enter into an agreement to inspect a structure if you are concerned impediments may prevent you from successfully completing the inspection in accordance with NV RED regulations.
- Never compromise your safety or the safety of others.

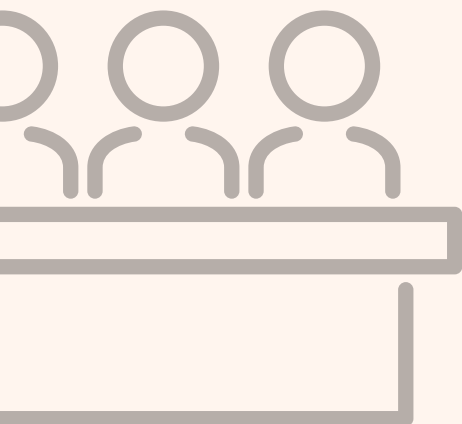
Do's

- Do ensure all your work is completed in compliance with the rules and regulations of the Nevada Real Estate Division.
- Do the best job you can for your client on every inspection.
- Do get a signed inspection agreement before you enter a property.
- Do respect the property of others.
- Do use a personalized inspection "Checklist" on every job. Update it regularly.
- Do actively pursue meaningful Continuing Education. The regulatory requirements should be considered a minimum standard.
- Do carefully read your Inspection Agreements to ensure you understand and agree with every word. Ensure the document complies with the rules and regulations of the Nevada Real Estate Division. Consider hiring an attorney to review your inspection agreement.
- Do Carefully read your insurance application and answer it accurately.
 - Carefully read your insurance policy when it arrives to ensure it complies with your expectations.
- Do respond promptly and in person if you receive a complaint.
- Take pride in your work and refine your craft.
- Charge a fair rate for your services.

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**"Never
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or the safety
of others."**

Kent Sweet is a Vietnam Era Veteran and served as a Presidential Honor Guard including duties at the White House, Pentagon and U.S. Capitol. The United States Coast Guard awarded Kent a medal for his assistance during a rescue mission at night in heavy seas off the coast of Puerto Rico. Following his military service, Kent started his construction company while a student at the University of Oregon and has been a licensed building contractor since 1978. Kent has held building licenses in Oregon, California and Nevada and maintains his B-2 Building License & B-4 Service Station License in Nevada. His career progressed from remodeling, to new construction, to luxury homes including on the shoreline of Lake Tahoe, Palm Springs and a project in the California Wine Country that included a Cal-Trans and FAA approved runway. He concluded his active construction career building aviation fuel systems and is a licensed commercial pilot that still enjoys flying his Cessna 182. Kent has been in the inspection business since 2013 and is a certified Master Inspector of Structures.



STRAIGHT TALK

KEY TAKEAWAYS FROM THE COMMISSION MEETING

COULDN'T TUNE IN? WE'VE GOT YOU COVERED WITH A CLEAR BREAKDOWN OF WHAT WAS DISCUSSED*

Administrator Sharath Chandra and Section Manager Shareece Bates opened the meeting by explaining how the temporary regulation regarding Practical Application of Real Estate Appraisal (PAREA) would move through the approval process. They noted that the Commission could vote on the regulation as a whole or review each section individually. Ms. Bates explained that once the temporary regulation is sent to the Legislative Counsel Bureau (LCB) and receives preliminary approval, it would go into effect while a formal draft is prepared after the legislative session. Mr. Chandra emphasized that the Division has been very intentional in its approach, pointing out that PAREA has been reviewed over the past two years and is already working well in many other states. He also explained that the proposed changes are meant to bring Nevada in line with national standards, increase the number of licensed appraisers, and support the governor's 2023 executive order to reduce unnecessary regulatory barriers.

As the Commission went through each section, several concerns came up—mainly about reducing experience hours and how PAREA would count toward certification. Commissioner O'Brien questioned what issue these changes were trying to solve, noting that many lenders no longer hire trainees and prefer candidates with a couple of years of post-degree experience. He felt that lowering requirements might be premature and suggested that statutory changes could be considered in the next legislative session. Commissioner Krueger agreed and asked how the Commission's earlier feedback had been incorporated. Mr. Chandra said their comments were taken into account but reminded the group that changing Nevada's standards too much could harm reciprocity with other states. Both Commissioner Krueger and President Gandy expressed concern that lowering requirements—especially for complex commercial work—might make it harder for new appraisers to gain the depth of experience they need, stressing the importance of balancing access to the profession with maintaining strong standards.

FIRST CASE: (Case #2025-635)

A complaint was filed with the Nevada Real Estate Division on 8/30/2022 and a Standard 3 Review conducted on the Appraisal in question. The standard 3 Reviewer found that appraisal provided insufficient information to indicate compliance with the minimum requirements of the 2020-2021 USPAP.

VIOLATIONS:

Record Keeping Rule Standards Rule 2-1
Standards Rule 1-1 Standards Rule 2-2
Standards Rule 1-4 NRS 645C.215

DISCIPLINE:

Respondent reached a settlement and agreed to pay a fine and complete a predetermined amount of Division approved continuing education which will not count towards license renewal.

SECOND CASE: (Case #2025-160)

A complaint was filed with the Nevada Real Estate Division on 8/30/2022. The complaint stated that during a desk review it was noticed that there was significant assistance given by an additional appraiser that was not licensed in Nevada. This significant assistance was beyond clerical tasks in developing the appraisal and was represented in the Appraisal Report's Supplemental Addendum.

VIOLATIONS:

NRS 645C.215

DISCIPLINE:

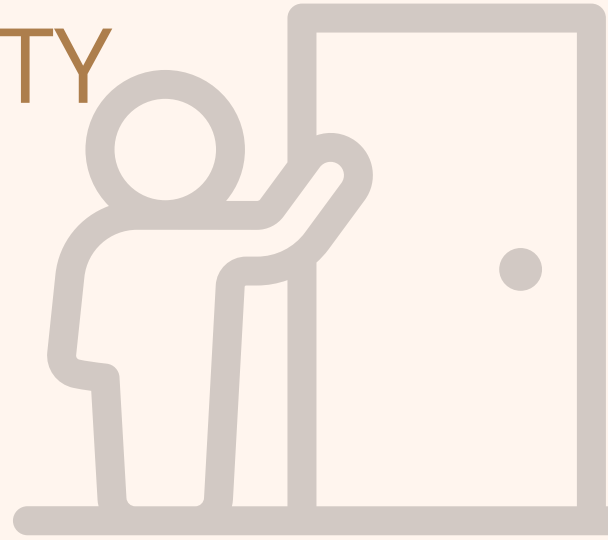
Respondent reached a settlement and agreed to pay a fine.

*Due to the cancellation of the October 2025 Commission meeting, the matters referenced in this article constitute a recap of the topics and cases reviewed during the July 2025 meeting



THIS ARTICLE CONSTITUTES A CONDENSED SUMMARY OF RECENT DISCUSSION AND DISCIPLINARY ACTIONS ISSUED BY THE NEVADA COMMISSION OF APPRAISERS OF REAL ESTATE. THIS DOCUMENT IS INTENDED SOLELY AS AN ABRIDGED REPRESENTATION OF THE COMMISSION'S WRITTEN DECISIONS AND, FOR PURPOSES OF CLARITY AND BREVITY, CERTAIN FACTS, FINDINGS, AND CONCLUSIONS HAVE BEEN OMITTED. BECAUSE EACH MATTER BEFORE THE COMMISSION IS EVALUATED ON ITS OWN SPECIFIC FACTS AND CIRCUMSTANCES, THESE SUMMARIES DO NOT ESTABLISH PRECEDENT AND SHOULD NOT BE RELIED UPON AS GUIDANCE REGARDING THE DISPOSITION OF ANY OTHER CASE.

WHEN OPPORTUNITY KNOCKS...



EXCITING OPPORTUNITY FOR NEVADA APPRAISERS: THE REAL ESTATE DIVISION WANTS YOU!

The State of Nevada Real Estate Division is excited to announce an upcoming contracting opportunity for qualified appraisers to provide Appraisal Standard 3 USPAP Desk Review Services on an as-needed basis. This is a chance to support the state's investigative process while earning competitive compensation for your expertise.

What You will Do

Contractors will conduct Standard 3 USPAP compliance desk reviews for residential and commercial appraisal reports, including full work file analysis. Reviews support disciplinary investigations and must be completed within 45 days. Duties include verifying calculations, evaluating data, assessing methodology, and clearly identifying any USPAP noncompliance.

Why this Matters

Participating in this program offers appraisers a unique opportunity to:

- Strengthen professional standards across Nevada
- Apply advanced analytical skills to real investigative cases
- Contribute to fair, consistent, and transparent appraisal practices
- Play a direct role in safeguarding public trust in the valuation profession

Who Should Apply

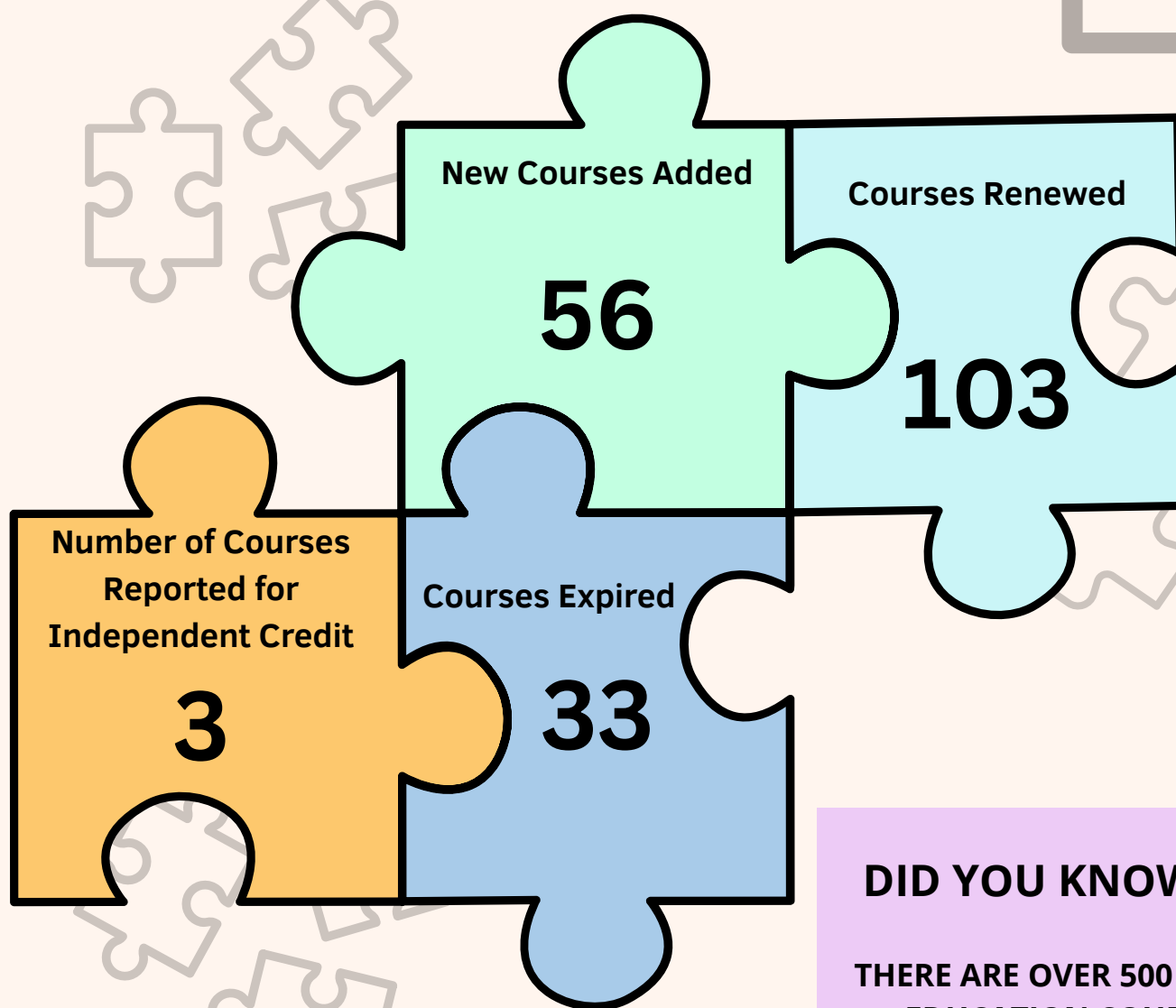
Experienced Nevada appraisers—statewide, rural, northern, or southern—who can meet USPAP requirements and provide detailed, concise, and accurate reviews. This is an excellent fit for appraisers who enjoy detailed analysis, care deeply about USPAP compliance, and want to make a broader impact beyond day-to-day valuation work.

Don't miss this opportunity to use your expertise to support Nevada's appraisal standards, strengthen the profession, and contribute to fair and accurate real estate practices statewide. Step forward, get involved, and help shape the quality and accountability of appraisal work across Nevada! If you would like to be placed on the interested list, please send your information to: **barry.chappell@red.nv.gov**.

LEARNING CURVE

QUARTERLY EDUCATION PROGRAM HIGHLIGHTS

Last quarter's education numbers are in! We're taking a look at how many programs were approved, denied, or expired across the appraisal, inspection, and energy auditing fields.



DID YOU KNOW.....?

THERE ARE OVER 500 ACTIVE
EDUCATION COURSES
REGISTERED WITH NRED



It's time to Take 10 — your quick break from industry talk to test your logic, word skills, and maybe even your patience (in the best way).

Find the words below in the puzzle. Words are hidden up, down, right, left and diagonal.



If you would like to submit ideas for future newsletters or be a featured guest for a segment, please send your ideas / correspondence to:

barry.chappell@red.nv.gov



INFILTRATION
ADJUSTMENTS
VENTILATION
DIAGNOSTICS
CALIBRATION
PERFORMANCE
COMPARABLE
INSPECTION

FOUNDATION
ELECTRICAL
INSULATION
EFFICIENCY
COMPLIANCE
ASSESSMENT
APPRAISAL
VALUATION

BENCHMARK
CONDITION
STRUCTURE
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