|  |  |  |  |  |  |  |  |  |  |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **Agency:** |  | **Project Title#:**  |  | **Fed-aid #:** |  | **Reviewer** |  | **Review Date**: |  |

| **Parcel No.** | **Owner/Displacee** | **Agent & Firm Name, Title & Discipline** | **Item**  | **Requirement** | **Affected Regulation**  | **Condition** | **Recommended / Approved****Corrective Actions** | **Authority level for Approval:** | **Date Resolved** | **Comments****(Note here how correction was completed, what level letter of concern or other action taken, etc.).** |
| --- | --- | --- | --- | --- | --- | --- | --- | --- | --- | --- |
| **LAC** | **LAPM** | **FHWA & WSDOT** |
| 000-000-0000*Reminder: This row is an example only and intended to be deleted* | Dead Dog Flats LLC | Josey Smiffelwitz | **A1** | Good faith effort by the appraiser to provide opportunity for the property owner to accompany appraiser.Examples of a failure to make a good faith effort include: merely leaving a card at door, leaving just a phone message, or sending a letter stating appraiser would be there only on a specific date and time to inspect the property. | [49CFR 24.102(c)(1)](http://www.ecfr.gov/cgi-bin/text-idx?c=ecfr&sid=3bdda26e1102fe42dd21611091c4a569&rgn=div5&view=texhttp://www.ecfr.gov/cgi-bin/text-idx?c=ecfr&sid=3bdda26e1102fe42dd21611091c4a569&rgn=div5&view=text&node=49:1.0.1.1.18&idno=49#49:1.0.1.1.18.2.18.2)[RCW 8.26.180(2)](http://apps.leg.wa.gov/rcw/default.aspx?cite=8.26.180)[Appendix 4-1-Part 1(A)(5)](http://www.wsdot.wa.gov/publications/manuals/fulltext/M26-01/ROW.pdf)[Chapter 3-4.1.A.2](http://www.wsdot.wa.gov/publications/manuals/fulltext/M26-01/Chapter3.pdf) | **(A)** Good faith effort was not made and the written offer has **not** yet been made to the property owner. | **The agency shall:****• Contact the property owner as soon as possible and arrange for the appraiser to go back out and meet with the property owner and perform the inspection. If the appraisal has already been done, it could be revised or updated, if appropriate, based on the results of the inspection with the property owner.***Reminder: LAPM must approve all oversight reports by signing below* ***before*** *they are presented to the LPA*  | **X** |  |  | *Reminder: corrective actions must be completed prior to certification* | Appraisal information “Report of Contact With Owner” indicated the property owner was not contacted.*Reminder: details regarding the regulatory non-compliance issue for the affected parcel should be specified here. Additional details regarding the agency and/or project should be specified in the “Notes” section below*  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |
|  |  |  |  |  |  |  |  |  |  |  |  |  |

|  |
| --- |
| **NOTES** |
| ***All non-compliance issues listed in this report MUST be corrected in all acquisition files, which includes files that were not reviewed for certification.*** |

|  |
| --- |
|  |