

ieIMPACT UAD 3.6 Field Inspection Sheet

WALK-THROUGH EDITION

Only what you must capture while standing at the property. Based on Fannie Mae / Freddie Mac Inspection Tips (Oct 2025).

HOW TO FILL THIS OUT

ieimpact.com/UAD3.6

1. CIRCLE your answer. One per group unless it says (all that apply).
2. WRITE in the blanks. Keep it short - ieIMPACT writes the report.
3. CHECK the photo box after you take each photo.
4. ★ = NEW in UAD 3.6. These did not exist in the old form. Do not skip them.
5. (confirm) = ieIMPACT prefills this from records; you only confirm or correct it.

YOUR WALK-THROUGH PATH

- | | |
|--------------------------------|--|
| 1 Arrive / Drive Up | Street scene, access, first impressions from the car |
| 2 Stand at the Curb | View, influences, front door elevation |
| 3 Walk the Exterior | Clockwise: walls, foundation, roof, windows, gutters, porches, solar |
| 4 Yard and Site | Topography, drainage, utilities, encumbrances, amenities |
| 5 Garage + Outbuildings | Measure each: GBA, rooms, heating, utilities |
| 6 Enter - Main Level | Kitchen, finishes, flooring, ceilings, baths |
| 7 Bedrooms + Baths | Every bedroom, every bath, every level |
| 8 Below Grade | Finished/unfinished SF, access, mechanicals |
| 9 ADU (if present) | Separate unit: rooms, area, kitchen/bath |
| 10 Final Walk-Through | Overall Q&C, area summary, pre-departure checklist |
| * PUD / Condo | Only for PUD or condo: project, HOA, common elements |
| * Manufactured Home | Only for manufactured: HUD plate, labels, foundation |

ieIMPACT HANDLES THESE — do NOT capture in the field

- Zoning, APN, legal description, lot size - county records
- Flood zone, FEMA map - online lookup
- Building certs (LEED), efficiency ratings (HERS) - research
- MLS data, comps, market trends, prior sales - MLS + county
- Cost approach, reconciliation, commentary - desktop

A SUBJECT PROPERTY

Address _____ City _____ St/ZIP _____ Date _____
 Appraiser _____ File # _____ Borrower _____ Time In _____ Out _____
 Inspection Scope ☐ Interior & Exterior ☐ Exterior Only ☐ Drive-by
 Property Type ☐ SFD ☐ Townhouse ☐ Condo ☐ Co-op ☐ 2-4 Unit ☐ Manufactured ☐ Has ADU
 Year Built (confirm) _____
 Occupancy ☐ Owner Occupied ☐ Tenant Occupied ☐ Vacant
 ★ Primary Access ☐ Public Street ☐ Private Street ☐ Pedestrian Only ☐ Waterway ☐ Other
 Street Type ☐ Local ☐ Cul-de-sac ☐ Alley ☐ Collector ☐ Rural ☐ Other
 Street Surface ☐ Asphalt ☐ Concrete ☐ Gravel ☐ Dirt ☐ Other
 ★ Private street maintenance agreement? ☐ Yes ☐ No
 ★ Typical access for this market? ☐ Yes ☐ No
 PHOTOS ☐ Street Scene

B SITE

— Stand At The Curb — _____
 ★ View _____
 ★ Primary View ☐ Residential ☐ Mountain ☐ Water ☐ Park ☐ Golf ☐ City Street ☐ Commercial ☐ Industrial ☐ Other
 ★ View Range ☐ Full ☐ Partial ☐ Seasonal
 ★ View Impact ☐ Adverse ☐ Neutral ☐ Beneficial
 ★ Other views _____
 Site Influences (all that apply) ☐ Water ☐ Busy Road ☐ Airport ☐ Commercial ☐ Golf ☐ Green Space ☐ Industrial
☐ Power Lines ☐ Railroad ☐ Hillside ☐ None ☐ Other
 ★ Front Door Elevation ☐ Ground ☐ <1 ft ☐ 1-2 ft ☐ 2-3 ft ☐ 3-4 ft ☐ 4-5 ft ☐ 5-6 ft ☐ 6+ ft
 PHOTOS ☐ Front of Property
 — Yard And Site — _____
 Topography ☐ Flat ☐ Sloping ☐ Rolling ☐ Rocky ☐ Other
 Drainage Issues? ☐ None ☐ Standing Water ☐ Erosion ☐ Improper Grading ☐ Other
 Utilities _____
 Electric ☐ Public ☐ Private
 Gas ☐ Public ☐ Private ☐ None
 Water ☐ Public ☐ Private: Well ☐ Private: Cistern ☐ Private: Other
 Sewer ☐ Public ☐ Private: Septic ☐ Private: Cesspool ☐ Private: Other
 ★ Non-Residential Use _____
 ★ Primarily residential? ☐ Yes ☐ No
 ★ Residential % _____
 ★ Non-residential use ☐ None ☐ Agricultural ☐ Commercial ☐ Industrial ☐ Other
 ★ Non-residential modifications? ☐ Yes ☐ No
 Encumbrances _____
 Restrictions ☐ None ☐ Age ☐ Historic ☐ Income ☐ Land Use ☐ Rental ☐ Sale Price ☐ Other
 Easements ☐ None ☐ Conservation ☐ Drainage ☐ Ingress/Egress ☐ Utility ☐ Other
 Encroachments ☐ None ☐ Building ☐ Fence ☐ Driveway ☐ Overhang ☐ Other
 ★ Water Frontage (skip if N/A) _____
 Water body _____ Type _____ Frontage ft _____
 ★ Access Depth ☐ Deep Water ☐ Shallow Water ☐ Non-Navigable
 ★ Features ☐ Dock ☐ Pier ☐ Boat Ramp ☐ Boat Lift ☐ Seawall ☐ Beach ☐ None ☐ Other
 ★ Right to build? ☐ Yes ☐ No
 ★ Amenities - count AND measure! _____
 Outdoor ☐ Fence ☐ Irrigation ☐ Outdoor Fireplace ☐ Outdoor Kitchen ☐ Sports Court ☐ None
 Water Features ☐ Inground Pool ☐ Inground Spa ☐ Outdoor Shower ☐ Sauna ☐ None

Amenity detail *one row per amenity - continue on the back if more*

Amenity	Count	★ Area SF	Material	Condition Good / Fair / Poor
1				
2				

Any site defects? ☐ Yes ☐ No**Site Defects** *one row per defect - continue on the back if more*

Feature	Location	Description	Structural? Yes / No	Action	Cost \$
1					

PHOTOS ☐ Yard ☐ Pool/Spa ☐ Deck/Patio ☐ Waterfront ☐ Non-Res Use ☐ Site Defects**C DWELLING EXTERIOR**

— Walk The Exterior —

MaterialsExterior Walls ☐ Brick ☐ Vinyl ☐ Wood ☐ Aluminum ☐ Stucco ☐ Cement Board ☐ Stone ☐ Log ☐ OtherFoundation Type ☐ Slab ☐ Crawl Space ☐ Basement ☐ Post & Pier ☐ Other★ Foundation Material ☐ Poured Concrete ☐ Block ☐ Stone ☐ Brick ☐ Wood ☐ OtherRoof Material ☐ Asphalt ☐ Metal ☐ Tile ☐ Slate ☐ Wood ☐ OtherWindow Material ☐ Vinyl ☐ Wood ☐ Aluminum ☐ Fiberglass ☐ Composite ☐ OtherWindow Glazing ☐ Single ☐ Double ☐ TripleGutters ☐ None ☐ Aluminum ☐ Galvanized ☐ Copper ☐ Vinyl/PVC ☐ Other**Porch / Deck / Patio** *one row per structure - continue on the back if more*

Type Porch / Covered Porch / Screened / Deck / Patio / Balcony / Portico	Material Wood / Composite / Concrete / Pavers / Stone/Brick / Tile / Other	Size (ft x ft)	Condition Good / Fair / Poor
1			
2			
3			

★ **Condition Status per Feature***New in 3.6: each feature gets its own condition.*Exterior Walls ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-NonfunctionalFoundation ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-NonfunctionalRoof ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-NonfunctionalWindows ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-Nonfunctional★ Foundation accessible? ☐ Yes ☐ No★ Estimated Roof Age ☐ < 1 yr ☐ 1-10 yr ☐ 10-20 yr ☐ 20+ yr★ Roof observable? ☐ Yes ☐ NoExterior Quality ☐ Q1 ☐ Q2 ☐ Q3 ☐ Q4 ☐ Q5 ☐ Q6Exterior Condition ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ C5 ☐ C6★ **Look for these while walking**★ Converted areas? (garage/patio/porch to living area) ☐ Yes ☐ No★ Converted finish vs rest of home ☐ Inferior ☐ Similar ☐ Superior ☐ N/A

★ Noncontinuous finished area SF

★ Attic exists? ☐ Yes ☐ NoAttic Type / Access ☐ Scuttle ☐ Pull-Down Stairs ☐ Stairs ☐ Finished ☐ Not Accessible ☐ Not Observed★ **Disaster Mitigation**★ Features ☐ Flood Vents ☐ Impact Glass ☐ Fortified Roof ☐ Fire Resist Walls ☐ Fire Resist Deck ☐ Enclosed Soffits
☐ Storm Shutters ☐ None ☐ Other★ **Renewable Energy**★ Renewable energy visible? ☐ Yes ☐ No★ Type ☐ Solar Panels ☐ Wind Turbine ☐ Geothermal ☐ Other★ Ownership ☐ Owned ☐ Leased ☐ PPA ☐ OtherAny exterior defects? ☐ Yes ☐ No

Exterior Defects one row per defect - continue on the back if more

Feature Foundation / Roof / Walls / Windows / Mech / Floor / Other	Location	Description	Structural? Yes / No	Action	Cost \$
1					
2					

PHOTOS ☐ Rear ☐ Left Side ☐ Right Side ☐ Foundation ☐ Roof ☐ Porch/Deck ☐ Solar/Energy ☐ Mitigation ☐ Ext Defects

— Garage + Outbuildings —

Vehicle Storage

Type ☐ Garage ☐ Carport ☐ Driveway ☐ Open Lot ☐ Parking Garage ☐ None ☐ Other

Attachment ☐ Attached ☐ Built-In ☐ Detached

Spaces Area SF Surface Defects?

★ Outbuildings

Outbuildings one row per outbuilding - continue on the back if more

Type	★ GBA SF	★ Fin SF	★ Unfin SF	★ Rooms	★ Utilities	Heating? Yes / No
1						
2						

PHOTOS ☐ Garage/Carport ☐ Outbuilding Ext ☐ Outbuilding Int ☐ Defects

D UNIT INTERIOR

— Enter The Home - Main Level —

Levels Bedrooms Full Baths Half Baths ★ Floor # (condo) ★ Corner?

Interior Quality ☐ Q1 ☐ Q2 ☐ Q3 ☐ Q4 ☐ Q5 ☐ Q6

Interior Condition ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ C5 ☐ C6

★ Kitchen - each kitchen!

#1 most-missed new field. Record for every kitchen.

Counter Material ☐ Granite ☐ Quartz ☐ Laminate ☐ Tile ☐ Butcher Block ☐ Solid Surface ☐ Marble ☐ Other

Backsplash ☐ Tile ☐ Stone ☐ Glass ☐ Laminate ☐ None ☐ Other

Kitchens one row per kitchen - continue on the back if more

Level	★ Update Fully Updated / Partially Updated / Not Updated	★ Time Frame < 1 yr / 1-5 yr / 5-10 yr / 10+ yr	★ Condition New/Like New / Typical Wear / Damaged-Functional / Damaged-Nonfunctional
1			
2			

Walls & Finishes

Walls (all that apply) ☐ Drywall ☐ Plaster ☐ Paneling ☐ Other

★ Flooring (this level)

★ Types (all that apply) ☐ Hardwood ☐ Carpet ☐ Ceramic ☐ Laminate ☐ Vinyl/LVP ☐ Eng Wood ☐ Marble ☐ Concrete
☐ Other

★ Flooring Update ☐ Fully ☐ Significantly ☐ Moderately ☐ Not Updated

★ Flooring Condition ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ No Finish

★ Ceiling (this level)

★ Ceiling Height ☐ < 7 ft ☐ 7 ft ☐ 8 ft ☐ 9 ft ☐ 10+ ft ☐ 2+ Stories

★ Ceiling Style ☐ Flat ☐ Cathedral ☐ Vaulted ☐ Tray ☐ Coffered ☐ Beams ☐ Other

★ Walls/Ceiling Cond ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-Nonfunctional

Whole Home Features ☐ Fireplace ☐ Elevator ☐ Fire Suppression ☐ EV Charging ☐ Multi-Zone HVAC ☐ Security ☐ Generator
☐ Smart Home ☐ None

★ Accessibility Features ☐ Grab Bars ☐ Ramps ☐ Wide Doorways ☐ Low Counters ☐ Lever Handles ☐ Roll-In Shower
☐ Elevator ☐ Other ☐ None

PHOTOS ☐ Kitchen(s) ☐ Living/Family ☐ Dining ☐ Main Level Rooms

— Bedrooms + Baths —

Bedrooms *one row per bedroom - continue on the back if more*

Level BG / 1st / 2nd / 3rd+	Size	Flooring	Closet Walk-in / Std / None	Condition Good / Fair / Poor
1				
2				
3				
4				
5				
6				

Bathrooms *one row per bathroom - continue on the back if more*

Level BG / 1st / 2nd / 3rd+	Location (Hall / Primary)	Type Full / 3/4 / Half	★ Update Fully / Partially / Not	Condition Good / Fair / Poor
1				
2				
3				
4				
5				

★ **Overall Bath Update** ☐ Fully ☐ Significantly ☐ Moderately ☐ Not Updated★ **Bath Time Frame** ☐ < 1 yr ☐ 1-5 yr ☐ 5-10 yr ☐ 10+ yr**Upper Level Detail** _____**Levels** *one row per level - continue on the back if more*

Level	★ Ceil Ht	★ Flooring	Fin SF	Unfin SF	Rooms
1					
2					

PHOTOS ☐ All Bedrooms ☐ All Baths ☐ Upper Rooms ☐ Updates**— Below Grade —** _____**Finished BG SF** _____ **Fin BG (non-std) SF** _____ **Unfinished BG SF** _____★ **BG Finish vs Above Grade** ☐ Inferior ☐ Similar ☐ Superior★ **Grade Level** ☐ Partially Below ☐ Fully Below★ **Access** ☐ Interior Only ☐ Exterior Only ☐ Both★ **Exterior Access** ☐ Walk Out ☐ Walk Up ☐ Cellar Door ☐ Other★ **Ceiling Height** ☐ < 7 ft ☐ 7 ft ☐ 8 ft ☐ 9 ft ☐ 10+ ft**Rooms** _____**Mechanicals** _____**Heating** ☐ Forced Air ☐ Baseboard ☐ Radiant ☐ Mini Split ☐ Stove ☐ None ☐ Other**Fuel** ☐ Gas ☐ Electric ☐ Oil ☐ Propane ☐ Solar ☐ Wood ☐ Other**Cooling** ☐ Central ☐ Individual ☐ None ☐ Other★ **Furnace / core heating below grade?** ☐ Yes ☐ No★ **Other Systems** ☐ Water Heater ☐ Sump Pump ☐ Radon Mitigation ☐ Water Treatment ☐ Other**Any BG defects?** ☐ Yes ☐ No**BG Defects** *one row per defect - continue on the back if more*

Feature	Location	Description	Structural? Yes / No	Action	Cost \$
1					

PHOTOS ☐ BG Finished ☐ BG Unfinished ☐ Mechanicals ☐ BG Defects

E ADU

★ ADU present? ☐ Yes ☐ No
 ★ Location ☐ In Dwelling ☐ In Outbuilding
 ★ Access ☐ Interior Only ☐ Exterior Only ☐ Both
 ★ Legally rentable? ☐ Yes ☐ No
 ★ Typical for market? ☐ Yes ☐ No
 ★ Separate postal address? ☐ Yes ☐ No
 Bedrooms _____ Full Baths _____ Half Baths _____ Fin SF _____ Unfin SF _____ Level _____
 ★ ADU Kitchen Update ☐ Fully ☐ Partially ☐ Not Updated
 ★ ADU Bath Update ☐ Fully ☐ Significantly ☐ Moderately ☐ Not Updated
 PHOTOS ☐ ADU Exterior ☐ ADU Interior ☐ ADU Kitchen ☐ ADU Bath

F PROJECT INFORMATION (PUD / CONDO)

ONLY for: Condo, PUD

Project Type ☐ PUD ☐ Condo ☐ Co-op ☐ Townhouse PUD
 Project / Association Name _____ HOA \$ _____ per _____
 Mgmt Company _____ Phone _____ # Units _____ # Phases / Complete _____
 Special assessment pending? ☐ Yes ☐ No
 If yes, amount / purpose _____
 Common Amenities ☐ Pool ☐ Clubhouse ☐ Gym ☐ Tennis/Sport ☐ Playground ☐ Gated ☐ Security ☐ Elevator ☐ None
☐ Other _____
 ★ Units, common areas, amenities complete and in good condition? ☐ Yes ☐ No
 ★ Subject building complete? ☐ Yes ☐ No
 ★ Describe any deficiencies _____
 Floor # _____ Stories in bldg _____ Parking type / space # _____ Storage unit _____
 PHOTOS ☐ Entrance/Signage ☐ Common Areas ☐ Amenities ☐ Parking

G MANUFACTURED HOME

ONLY for: Manufactured

General _____
 Manufacturer Name _____
 ★ Year Installed _____ ★ Year estimated? Y/N _____
 ★ Width ☐ Single-Wide ☐ Multi-Wide
 ★ On permanent foundation? ☐ Yes ☐ No
 ★ Hitch/wheels/axles removed? ☐ Yes ☐ No
 ★ Moved since original install? ☐ Yes ☐ No
 ★ Skirting present? ☐ Yes ☐ No
 ★ Skirting Material ☐ Brick ☐ Block ☐ Vinyl ☐ Metal ☐ Cement Board ☐ Other
 Modifications _____
 ★ Any modifications? ☐ Yes ☐ No
 ★ Type ☐ Garage ☐ Deck ☐ Porch ☐ Living Area ☐ Sunroom ☐ Carport ☐ Other
 ★ Description _____
 ★ HUD Data Plate - MUST PHOTOGRAPH _____
 ★ HUD Data Plate attached? ☐ Yes ☐ No
 ★ Mfg Date _____ ★ Serial # _____
 ★ Wind Zone ☐ Zone I ☐ Zone II ☐ Zone III
 ★ Thermal Zone ☐ Zone 1 ☐ Zone 2 ☐ Zone 3
 ★ Roof Load ☐ North ☐ Middle ☐ South
 ★ HUD Cert Labels - MUST PHOTOGRAPH _____
 ★ Labels on ALL sections? ☐ Yes ☐ No
 ★ Label Number(s) _____
 ★ Financing Program ☐ MH Advantage ☐ CHOICEHome ☐ Other ☐ None
 ★ Certification ID _____
 PHOTOS ☐ HUD Data Plate ☐ HUD Cert Labels ☐ Cert Program ☐ Skirting ☐ Foundation ☐ Modifications

H FINAL + SKETCH**Overall Ratings****Overall Quality** ☐ Q1 ☐ Q2 ☐ Q3 ☐ Q4 ☐ Q5 ☐ Q6**Overall Condition** ☐ C1 ☐ C2 ☐ C3 ☐ C4 ☐ C5 ☐ C6**Area Summary****Fin AG (std) SF** _____ **Fin AG (non-std) SF** _____ **Unfin AG SF** _____**★ GBA Fin All Units incl ADU** _____ **Measurement Std** _____**Functional Issues** ☐ None ☐ Floor Plan ☐ Ceiling Height ☐ Overimprovement ☐ Underimprovement ☐ Non-Conformity ☐ Other**Sketch dimensions / measurement notes** _____

_____**BEFORE YOU LEAVE - check each box**

- | | |
|--|---|
| ☐ ★ Front door elevation | ☐ ★ Flooring types + update |
| ☐ ★ Amenity counts + areas | ☐ ★ Furnace location (BG?) |
| ☐ ★ Roof age estimate | ☐ ★ Ceiling height per level |
| ☐ ★ Disaster mitigation | ☐ All levels measured |
| ☐ ★ Converted areas | ☐ ★ Per-component condition |
| ☐ ★ Renewable energy | ☐ All photos taken |
| ☐ ★ Kitchen update/timeframe/condition (EACH) | ☐ ★ View + range + impact |
| ☐ ★ ADU details (if present) | ☐ All defects documented |
| ☐ ★ Bath overall update | ☐ ★ Non-residential use |
| ☐ ★ Outbuilding GBA + utils | ☐ BR/BA counts confirmed |

Notes for ieIMPACT desktop team _____

_____**Appraiser Initials** _____ **Date** _____ **Time In/Out** _____