

ieIMPACT UAD 3.6 Field Inspection Sheet

WALK-THROUGH EDITION — FILLABLE

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

STEP 1 ARRIVE / DRIVE UP

from your car

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

STEP 2 STAND AT THE CURB

looking at the property

★ 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

STEP 3 WALK THE EXTERIOR

clockwise around dwelling

Materials

Exterior Walls ☐ Brick ☐ Vinyl ☐ Wood ☐ Aluminum ☐ Stucco ☐ Cement Board ☐ Stone ☐ Log ☐ Other

Foundation Type ☐ Slab ☐ Crawl Space ☐ Basement ☐ Post & Pier ☐ Other

★ Foundation Material ☐ Poured Concrete ☐ Block ☐ Stone ☐ Brick ☐ Wood ☐ Other

Roof Material ☐ Asphalt ☐ Metal ☐ Tile ☐ Slate ☐ Wood ☐ Other

Window Material ☐ Vinyl ☐ Wood ☐ Aluminum ☐ Fiberglass ☐ Composite ☐ Other

Window Glazing ☐ Single ☐ Double ☐ Triple

Gutters ☐ 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-Nonfunctional

Foundation ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-Nonfunctional

Roof ☐ New/Like New ☐ Typical Wear ☐ Damaged-Functional ☐ Damaged-Nonfunctional

Windows ☐ 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 ☐ No

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

Exterior 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 ☐ NoExterior 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**STEP 4 YARD AND SITE**

walk the grounds

Topography ☐ Flat ☐ Sloping ☐ Rolling ☐ Rocky ☐ OtherDrainage Issues? ☐ None ☐ Standing Water ☐ Erosion ☐ Improper Grading ☐ OtherUtilities Electric ☐ Public ☐ PrivateGas ☐ Public ☐ Private ☐ NoneWater ☐ Public ☐ Private: Well ☐ Private: Cistern ☐ Private: OtherSewer ☐ 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 ☐ NoEncumbrances Restrictions ☐ None ☐ Age ☐ Historic ☐ Income ☐ Land Use ☐ Rental ☐ Sale Price ☐ OtherEasements ☐ None ☐ Conservation ☐ Drainage ☐ Ingress/Egress ☐ Utility ☐ OtherEncroachments ☐ 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 ☐ NoneWater Features ☐ Inground Pool ☐ Inground Spa ☐ Outdoor Shower ☐ Sauna ☐ NoneAmenity 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 ☐ NoSite 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**STEP 5 GARAGE + OUTBUILDINGS**

walk to each structure

Vehicle StorageType ☐ Garage ☐ Carport ☐ Driveway ☐ Open Lot ☐ Parking Garage ☐ None ☐ OtherAttachment ☐ 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**STEP 6 ENTER THE HOME - MAIN LEVEL**

front door to living area

Levels Bedrooms Full Baths Half Baths ★ Floor # (condo) ★ Corner? Interior Quality ☐ Q1 ☐ Q2 ☐ Q3 ☐ Q4 ☐ Q5 ☐ Q6Interior 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 ☐ OtherBacksplash ☐ Tile ☐ Stone ☐ Glass ☐ Laminate ☐ None ☐ OtherKitchens *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 & FinishesWalls (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-NonfunctionalWhole 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 ☐ NonePHOTOS ☐ Kitchen(s) ☐ Living/Family ☐ Dining ☐ Main Level Rooms**STEP 7 BEDROOMS + BATHS**

every room, every level

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**STEP 8 BELOW GRADE**

basement / lower level

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+ ftRooms **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 ☐ OtherAny 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

STEP 9 ★ ADU

skip if no 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 ☐ NoBedrooms Full Baths Half Baths Fin SF Unfin SF Level ★ ADU Kitchen Update ☐ Fully ☐ Partially ☐ Not Updated★ ADU Bath Update ☐ Fully ☐ Significantly ☐ Moderately ☐ Not UpdatedPHOTOS ☐ ADU Exterior ☐ ADU Interior ☐ ADU Kitchen ☐ ADU Bath**STEP 10 FINAL WALK-THROUGH + EXIT**

you have seen everything

Overall RatingsOverall Quality ☐ Q1 ☐ Q2 ☐ Q3 ☐ Q4 ☐ Q5 ☐ Q6Overall 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☐ ★ Amenity counts + areas☐ ★ Roof age estimate☐ ★ Disaster mitigation☐ ★ Converted areas☐ ★ Renewable energy☐ ★ Kitchen update/timeframe/condition (EACH)☐ ★ ADU details (if present)☐ ★ Bath overall update☐ ★ Outbuilding GBA + utils☐ ★ Flooring types + update☐ ★ Furnace location (BG?)☐ ★ Ceiling height per level☐ All levels measured☐ ★ Per-component condition☐ All photos taken☐ ★ View + range + impact☐ All defects documented☐ ★ Non-residential use☐ BR/BA counts confirmed

Notes for ieIMPACT desktop team

Appraiser Initials Date Time In/Out

STEP * PUD / CONDO

ONLY for: Condo, PUD

Project Type ☐ PUD ☐ Condo ☐ Co-op ☐ Townhouse PUDProject / Association Name HOA \$ per Mgmt Company Phone # Units # Phases / Complete Special assessment pending? ☐ Yes ☐ NoIf 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**STEP * 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 ☐ OtherModifications ★ 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