

ieIMPACT UAD 2.6 Field Inspection Sheet

For current 1004 / URAR appraisals — circle your answers, write on lines

Address: _____ City: _____ St/ZIP: _____ Date: _____
Appraiser: _____ File #: _____ Borrower: _____ Time In: _____ Out: _____

APPRAISAL TYPE + PROPERTY

Report Type URAR · Condo · Multifamily · Manufactured · Exterior Only**Occupant** Owner · Tenant · Vacant**Design / Style** Ranch · Colonial · Split Level · Split Foyer · Cape Cod · Contemporary · Bi-Level · Tri-Level ·
Townhouse · Condo · Other**Structure** Detached · Attached · Semi-Detached

Units: _____ Stories: _____ Year Built: _____ Age: _____ Effective Age: _____ Rem Econ Life: _____

PUD? **Yes / No**

HOA \$: _____ HOA Frequency: _____ Condo Project: _____

UTILITIES

Electric Yes · No**Gas** Natural · Propane · None**Water** Public · Private Well · Rural Well · Other**Sewer** Public · Septic · Other

SITE + LOT

Street Surface Asphalt · Concrete · Gravel · Chip Seal · Other**Street** Public · Private**Street Lights** Wood Pole · Aluminum Pole · Electric · NoneAlley? **Yes / No****Lot Size** Typical · Smaller · Larger**Lot Shape** Rectangular · Irregular · Corner · Flag · Other**Drainage** Adequate · Insufficient**Driveway Surface** Concrete · Asphalt · Gravel · Dirt · Other

Driveway spaces: _____ Sidewalk: _____ Curb: _____

Location

Location Impact Neutral · Beneficial · Adverse**Location Type (circle all)** Residential · Busy Street · Interior · Cul-de-sac · Corner · Golf Course · Park · Lake ·
Dead End · Feeder Street · Other

View

View Impact Neutral · Beneficial · Adverse**View Type (circle all)** Residential · Busy Street · Corner · Treed · Golf Course · Park · Woods · School · Lake ·
Commercial · Power Lines · Other

View notes: _____

Any site defects or adverse conditions? **Yes / No**

Feature: _____ Location: _____ Description: _____ Cost \$: _____

PHOTOS: Street Scene Front of Property

EXTERIOR

Exterior Walls (front) Wood · Vinyl · Brick · Stucco · Stone · Cement Board · Composite · Other**Exterior Walls (sides)** Wood · Vinyl · Brick · Stucco · Stone · Cement Board · Composite · Same**Roof Material** Asphalt Shingles · Comp · Wood Shake · Metal · Tile · Tar/Gravel · Other**Gutters** Aluminum · Vinyl · Galvanized · Copper · None**Windows** Aluminum · Vinyl · Wood · OtherStorm windows? **Yes / No**Window screens? **Yes / No****Fence** Metal · Wood · Wrought Iron · Chain Link · None · Other

Outdoor Features

Patio Material Concrete · Brick · Stone · Pavers · None · Other**Deck** Large · Average · Small · None

Deck Material Wood · Trex/Composite · Vinyl · OtherCovered porch? **Yes / No****Location** Front · Rear · Side · WrapScreened porch? **Yes / No**Sunroom? **Yes / No**Gazebo? **Yes / No**Balcony? **Yes / No**Sprinkler system? **Yes / No****Pool** None · In-Ground · Above-Ground · Hot Tub**Outbuildings + Garage**Shed / outbuilding? **Yes / No**

Size / description: _____

Garage: # cars: _____ Size: _____ Location: _____ Type: _____

Garage Type Attached · Detached · Built-In · Carport · None**Garage Location** Front · Side · Rear · Alley**Parking** Driveway · Open Lot · Assigned · None**Overall Exterior****Quality of Construction** Q1 · Q2 · Q3 · Q4 · Q5 · Q6**Condition** C1 · C2 · C3 · C4 · C5 · C6Any exterior defects? **Yes / No**

Feature: _____ Location: _____ Description: _____ Cost \$: _____

PHOTOS: Front Rear Left Side Right Side Garage Defects**INTERIOR**

Total Rooms: _____ Bedrooms: _____ Full Baths: _____ Half Baths: _____ Laundry: _____

Flooring (circle all) Hardwood · Laminate · Carpet · Vinyl · Tile · LVP · Other**Walls** Drywall · Plaster · Paneling · Other**Trim** Wood · MDF · Other**Doors** Wood · Paneled · Hollow Core · Other**Bath Detail****Bath Floor** Vinyl · Tile · Carpet · Hardwood · LVP · Other**Bath Wainscot** Tile · Fiberglass · Cultured Marble · Other

Bath notes (updates, condition): _____

Kitchen**Appliances (circle all)** Range/Oven · Disposal · Dishwasher · Fan/Hood · Microwave · Washer/Dryer · Refrigerator**Countertops** Laminate · Tile · Granite · Quartz · Corian · Butcher Block · Other**Backsplash** Tile · Laminate · Stone · None · Other

Kitchen update notes: _____

Other Interior FeaturesFireplace? **Yes / No**

Fireplaces: _____ Type: _____ Wood stove? Y / N: _____

Alarm / security system? **Yes / No**Intercom? **Yes / No**Central vacuum? **Yes / No****Heating + Cooling****Heating** Forced Warm Air · Heat Pump · Radiant · Baseboard · Wall · Other**Fuel** Gas · Electric · Oil · Propane · Wood · Solar · Other**Cooling** Central AC · Window AC · Mini Split · None**Attic**Attic? **Yes / No****Attic Features (circle all)** Fan · Scuttle · Floor · Drop Stairs · Finished · Insulated**Interior Quality****Interior Quality** Q1 · Q2 · Q3 · Q4 · Q5 · Q6**Interior Condition** C1 · C2 · C3 · C4 · C5 · C6Any interior defects? **Yes / No**

Feature: _____ Location: _____ Description: _____ Cost \$: _____

PHOTOS: Kitchen All Baths All Bedrooms Living Room Dining Updates/Defects

BASEMENT / BELOW GRADE

Type Full Basement · Partial Basement · Crawl Space · Slab · Other

Outside Entrance Walkout · Daylight · Bilco Door · None

Foundation Material Concrete · Block · Stone · Brick · Other

Sump pump? Yes / No

Basement finished? Yes / No

% Finished: _____ Finished SF: _____ Unfinished SF: _____ Ceiling Height: _____

Basement rooms / description: _____

Basement condition notes: _____

Any basement defects? Yes / No

Feature: _____ Location: _____ Description: _____ Cost \$: _____

PHOTOS: Basement Finished Basement Unfinished Mechanicals Defects

MEASUREMENTS + SKETCH

GLA Above Grade SF: _____ Below Grade Finished SF: _____ Total Rooms: _____

Sketch dimensions / measurement notes: _____

BEFORE YOU LEAVE — check each box

- All rooms counted (total, BR, BA)
- Kitchen appliances noted
- Heating + cooling type + fuel
- Foundation type
- Exterior wall material (front + sides)
- Roof material + condition
- Quality rating (Q1-Q6)
- Condition rating (C1-C6)
- Garage type + # cars
- All defects documented
- Flooring types noted
- Bath floor + wainscot
- Attic access + features
- Basement type + % finished
- Sump pump noted
- Pool / deck / patio / porch
- Fence type
- Lot size + shape + drainage
- All levels measured + SF matches
- All required photos taken

Comments / additional notes: _____

Appraiser Initials

Date

Time In / Time Out