

ieIMPACT UAD 3.6 Field Inspection Sheet

FIELD-ONLY EDITION

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



ieimpact.com/UAD3.6

HOW TO FILL THIS OUT

1. CIRCLE your answer

Options are printed as plain words. Draw a circle around the one that applies:

Topography Flat • **Sloping** • Rolling • Rocky ← Just circle it!

2. WRITE on the lines

Write your answer on the line. Short notes or abbreviations are fine.

3. CHECK the photo boxes after each photo is taken

4. ★ = NEW in UAD 3.6

These fields did not exist in the old form. Pay extra attention.

WHAT ieIMPACT HANDLES FOR YOU (do NOT worry about these in the field)

- Year built, zoning code, APN, legal description — we pull from county records
- Lot size, dimensions — we pull from county / plat maps
- Tax assessments, tax ID — we pull from county tax records
- Flood zone, FEMA map number — we look up online
- Native American lands, site owned in common — from title / engagement letter
- All rights included, rights not included — from title report
- Broadband internet availability — we look up by address
- Building certifications (LEED, NGBS Green) — we research
- Energy efficiency ratings (HERS, WaterSense) — we research
- MLS listing data, comparable sales, market data, price trends
- Prior sale / transfer history — from MLS and county records
- Project info legal actions, condo/HOA details — from questionnaire
- Certifications, scope of work, intended use — boilerplate
- Cost approach, income approach, reconciliation — desktop analysis

SECTIONS

A Site	Walk the perimeter — views, influences, water, access
B Dwelling Exterior	All sides, roof, foundation, mechanical, front door elevation
C Unit Interior	Every room, every level — kitchens, baths, ceilings, flooring
D ADU	Only if present — separate measurements required
E Outbuildings	Measure each — area, rooms, heating, utilities
F Vehicle Storage + Amenities	Count AND measure amenities (deck SF, pool, etc.)
G Disaster Mitigation + Energy	What you can see on-site
H Sketch + Notes	Measurements and field notes
* Manufactured Home	SEPARATE PAGE — only print/use if applicable

BEFORE YOU LEAVE: Use the checklist on the last page.

The #1 UAD 3.6 mistake: leaving without kitchen/bath update details, ceiling heights, amenity measurements, or front door elevation. These CANNOT be looked up later.

Address: _____ City: _____ St/ZIP: _____ Date: _____

Appraiser: _____ File #: _____ Borrower: _____ Time In: _____ Out: _____

Property Type SFD • Townhouse • Condo • Co-op • 2-4 Unit • Manufactured • Has ADU

A SITE — Walk the perimeter and observe

Access & Street

★ 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

Utilities (circle Public or Private for each)

Electric Public • Private

Gas Public • Private • None

Water Public • Private: Well • Private: Cistern • Private: Other

Sewer Public • Private: Septic • Private: Cesspool • Private: Other

★ What you see on the ground

Topography Flat • Sloping • Rolling • Rocky • Other

Drainage issues? None • Standing Water • Erosion • Improper Grading • Other

★ Non-Residential Use

★ Is this property primarily residential? Yes / No

★ If not 100% residential, what % is residential? _____

★ Non-residential use None • Agricultural • Commercial • Industrial • Other

★ Any non-residential modifications to the property? Yes / No

★ View

★ Primary View Residential • Mountain • Water • Park • Golf • City Street • Commercial • Industrial • Other

★ View Range Full • Partial • Seasonal

★ View Impact on Value Adverse • Neutral • Beneficial

★ Other views: _____

★ Water Frontage (skip if no private water access)

Water body name: _____ Type: _____ Frontage feet: _____

★ Access Depth Deep Water • Shallow Water • Non-Navigable

★ Permanent Features Dock • Pier • Boat Ramp • Boat Lift • Seawall • Beach • None • Other

★ Right to build on waterfront? Yes / No

Site Influences

Influences (circle all that apply) Body of Water • Busy Road • Airport • Commercial • Golf Course • Green Space • Industrial • Power Lines • Railroad • Hillside • None • Other

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

Any site defects? Yes / No

Feature	Location	Description	Structural? Y / N	Action Repair / Inspect / Complete / N..	Cost \$
circle: Foundation / Roof / Walls / Window...					

PHOTOS: Street Scene Front Access Non-Res Use Waterfront Site Defects

B DWELLING EXTERIOR — Inspect all sides

Ext Wall Material 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

Heating System Forced Air • Baseboard • Radiant • Mini Split • Stove • None • Other

Heating Fuel Gas • Electric • Oil • Propane • Solar • Wood • Other

Cooling Central • Individual • None • Other

★ New Exterior Fields — you must get these at the property!

★ Front Door Elevation Ground • <1 ft • 1-2 ft • 2-3 ft • 3-4 ft • 4-5 ft • 5-6 ft • 6+ ft

★ Estimated Roof Age < 1 yr • 1-10 yr • 10-20 yr • 20+ yr

★ Could you see the roof? Yes / No

★ Any converted areas? (garage, patio, porch converted to living area) Yes / No

★ If yes, finish quality vs. rest of home Inferior • Similar • Superior • N/A

★ Noncontinuous finished area SF (attached to dwelling but not accessible from any unit): _____

★ Is the furnace / core heating system below grade? Yes / No

★ Attic exists? Yes / No

If attic Accessible • Not Accessible • Observed • Not Observed

★ Foundation accessible for observation? Yes / No

★ Condition Status (circle one per feature)

New in 3.6: each feature gets its own condition. Circle one per line.

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

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

Exterior Condition C1 • C2 • C3 • C4 • C5 • C6

Overall Quality Q1 • Q2 • Q3 • Q4 • Q5 • Q6

Overall Condition C1 • C2 • C3 • C4 • C5 • C6

Any dwelling exterior defects? Yes / No

Table with 5 columns: Feature, Location, Description, Structural?, Action, Cost \$

PHOTOS: Front Rear Left Side Right Side Foundation Roof Defects

C UNIT INTERIOR — Walk every room, every level

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

Occupancy Owner • Tenant • Vacant

Area (must match your sketch)

Finished Above Grade (standard) SF: Finished Above Grade (non-standard) SF:

Unfinished Above Grade SF: Finished Below Grade SF:

Finished Below Grade (non-standard) SF: Unfinished Below Grade SF:

★ Below grade finish vs. above grade Inferior • Similar • Superior

★ Kitchen Detail (fill in for EACH kitchen!)

This is the #1 most-missed new field. Record update status + time frame + condition for every kitchen.

Kitchen 1 — 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

Kitchen 2 — 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

★ Bathroom Detail

★ Overall Bath Update Fully • Significantly • Moderately • Not Updated

★ Bath quality notes:

★ Bath condition notes:

★ Ceiling & Flooring

★ Ceiling Height (main) < 7 ft • 7 ft • 8 ft • 9 ft • 10+ ft • 2+ Stories

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

★ Flooring (circle all types) Hardwood • Carpet • Ceramic • Laminate • Vinyl • Engineered Wood • Marble • Concrete • Other

★ Flooring Update Fully • Significantly • Moderately • Not Updated

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

★ Walls/Ceiling Condition New/Like New • Typical Wear • Damaged-Functional • Damaged-Nonfunctional

Level-by-Level

Table with 8 columns: Level, Grade, Fin SF, Unfin SF, Access, BG Exit, Ceil Ht, Rooms

★ Accessibility Features

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

Any interior defects? Yes / No

Table with 5 columns: Feature, Location, Description, Structural?, Action, Cost \$

PHOTOS: All Kitchens All Baths All Bedrooms Living/Family Dining BG Finished BG Unfinished Updates Defects

D ★ ADU (skip if none)

★ ADU on the property? Yes / No

- ★ **Location** In Dwelling • In Outbuilding
- ★ **Access** Interior Only • Exterior Only • Both
- ★ Legally rentable? **Yes / No**
- ★ Typical for this market? **Yes / No**
- ★ Separate postal address? **Yes / No**

Bedrooms: _____ Full Baths: _____ Half Baths: _____ Finished SF: _____ Unfinished SF: _____ Level: _____

- ★ **Kitchen Update** Fully • Partially • Not Updated
- ★ **Bath Update** Fully • Significantly • Moderately • Not Updated

PHOTOS: ADU Exterior ADU Interior ADU Kitchen ADU Bath

E ★ OUTBUILDINGS (skip if none)

Measure GBA from exterior walls. Include all floors, finished + unfinished.

#1 Type: _____ ★ GBA SF: _____ ★ Finished SF: _____ ★ Unfinished SF: _____ ★ Rooms: _____ ★ Utilities: _____

#1 Heating Yes • No

#2 Type: _____ ★ GBA SF: _____ ★ Finished SF: _____ ★ Unfinished SF: _____ ★ Rooms: _____ ★ Utilities: _____

#2 Heating Yes • No

PHOTOS: Each Outbuilding Ext Each Outbuilding Int Defects

F VEHICLE STORAGE + ★ AMENITIES

Vehicle Storage Type Garage • Carport • Driveway • Open Lot • Parking Garage • None • Other

Attachment Attached • Built-In • Detached

Spaces: _____ Area SF: _____ Surface: _____ Defects? _____

★ Amenities — count AND measure each!

New in 3.6: report the COUNT and MEASURED AREA (square feet) for each amenity.

Outdoor Fence • Irrigation • Outdoor Fireplace • Outdoor Kitchen • Sports Court • None

Outdoor Living Deck • Patio • Porch • Portico • Balcony • Gazebo • None

Water Features Inground Pool • Inground Spa • Outdoor Shower • Sauna • None

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

Amenity: _____ Count: _____ ★ Area SF: _____ Material: _____ Amenity: _____ Count: _____ ★ Area SF: _____

PHOTOS: Pool/Spa Deck/Patio Amenity Defects

G ★ DISASTER MITIGATION + RENEWABLE ENERGY

Record what you can SEE. Certifications/ratings are desktop research — ieIMPACT handles those.

★ **Mitigation Features** Flood Vents • Impact Glass • Fortified Roof • Fire Resistant Walls • Fire Resistant Deck • Enclosed Soffits • Storm Shutters • None • Other

★ Renewable energy visible? **Yes / No**

★ **Type** Solar Panels • Wind Turbine • Geothermal • Other

★ **Ownership** Owned • Leased • PPA • Other

PHOTOS: Solar/Wind/Energy Mitigation Features

H SKETCH + MEASUREMENT NOTES

Measurement Standard ANSI • American Measurement Standard • Other

★ GBA Finished All Units incl ADU (SF): _____

Sketch dimensions / measurement notes:

BEFORE YOU LEAVE — check each box

- | | |
|---|---|
| <input type="checkbox"/> ★ Front door elevation | <input type="checkbox"/> ★ Amenity counts AND areas measured |
| <input type="checkbox"/> ★ Roof age estimate | <input type="checkbox"/> ★ Disaster mitigation features |
| <input type="checkbox"/> ★ Converted areas noted | <input type="checkbox"/> ★ Renewable energy noted |
| <input type="checkbox"/> ★ Kitchen update + timeframe + condition (EACH kitchen) | <input type="checkbox"/> ★ ADU details complete (if present) |
| <input type="checkbox"/> ★ Bath overall update status | <input type="checkbox"/> ★ Outbuilding GBA + rooms + utilities (if present) |
| <input type="checkbox"/> ★ Flooring types + update status | <input type="checkbox"/> All levels measured — SF matches sketch |
| <input type="checkbox"/> ★ Ceiling height per level | <input type="checkbox"/> All required photos taken |
| <input type="checkbox"/> ★ Per-component condition (walls / fdn / roof / windows) | <input type="checkbox"/> All defects documented + photographed |
| <input type="checkbox"/> ★ View + range + impact | <input type="checkbox"/> BR / BA counts confirmed |
| <input type="checkbox"/> ★ Non-residential use checked | <input type="checkbox"/> Occupancy verified |



Additional notes / items for ieIMPACT desktop team:

Appraiser Initials

Date

Time In / Time Out

*** ★ MANUFACTURED HOME — Use this page ONLY if the property is manufactured**

Print this page only when needed. Attach to main inspection sheet.

Address: _____ Date: _____ File #: _____

General Information

Manufacturer Name: _____

★ Year Installed: _____

★ Year installed is estimated? **Yes / No**★ **Width** Single-Wide • Multi-Wide★ Attached to permanent foundation? **Yes / No**★ Towing hitch, wheels, and axles removed? **Yes / No**★ Has the home been moved since original installation? **Yes / No****Skirting**★ Skirting present? **Yes / No**★ **Skirting Material** Brick • Concrete Block • Vinyl • Metal • Cement Board • Other**Modifications / Additions**★ Any modifications, attachments, or additions? **Yes / No**★ **Type (circle all)** Garage • Deck • Porch • Living Area • Sunroom • Carport • Other

★ Description of modifications: _____

★ HUD Data Plate — MUST PHOTOGRAPH★ HUD Data Plate attached and visible? **Yes / No**

★ Date of Manufacture (from plate): _____

★ Serial Number: _____

★ **HUD Wind Zone** Zone I • Zone II • Zone III★ **HUD Thermal Zone** Zone 1 • Zone 2 • Zone 3★ **HUD Roof Load Zone** North • Middle • South**★ HUD Certification Labels — MUST PHOTOGRAPH EACH**★ HUD Certification Label present on ALL sections? **Yes / No**

★ HUD Certification Label Number(s): _____

★ Financing Program Certification★ **Certification Program** Fannie Mae MH Advantage • Freddie Mac CHOICEHome • Other • None

★ Certification ID Number: _____

Invoice Information (if new / recently purchased)★ Purchased from a retailer? **Yes / No**

★ Retailer Name: _____

★ Retailer's invoice reviewed? **Yes / No**★ Manufacturer's invoice reviewed? **Yes / No**★ Invoice(s) appear reasonable? **Yes / No**

★ If not reasonable, explain: _____

PHOTOS: HUD Data Plate HUD Cert Label (each section) Cert Program Label Skirting Foundation/Attachment Modifications Overall Front Overall Rear

Manufactured Home Notes: _____
