

ieIMPACT UAD 3.6 Field Inspection Sheet

WALK-THROUGH EDITION

Fill this sheet as you walk. Start outside, end inside. Never flip backward.

Based on Fannie Mae / Freddie Mac Inspection Tips (Oct 2025)

HOW TO USE THIS SHEET

1. **CIRCLE** your answer from the options listed. Just draw a circle around the word.
2. **WRITE** on the blank lines. Abbreviations are fine.
3. **CHECK** the photo box after you take each required photo.
4. **★ = NEW** in UAD 3.6. These did not exist in the old form. Do not skip them.

Example: **Topography** Flat · **Sloping** · Rolling · Rocky



ieimpact.com/UAD3.6

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, structure overview |
| 3 | Walk the Exterior | Go clockwise: walls, foundation, roof, windows, solar, mitigation |
| 4 | Yard and Site | Topography, drainage, utilities, encumbrances, measure amenities |
| 5 | Outbuildings + Garage | Measure each: GBA, rooms, heating, utilities, vehicle storage |
| 6 | Enter — Main Level | Kitchen detail, flooring, ceiling height, main rooms |
| 7 | Upper Level(s) | Bedrooms, baths, ceiling heights, flooring per level |
| 8 | Below Grade | Finished/unfinished SF, access type, furnace location, mechanicals |
| 9 | ADU (if present) | Separate unit: own rooms, area, kitchen/bath detail |
| 10 | Final Walk-Through + Exit | Overall Q&C ratings, defect review, pre-departure checklist |

ieIMPACT HANDLES THESE — do NOT worry about them in the field

- Year built, zoning, APN, legal description, lot size — county records
- Flood zone, FEMA map — online lookup
- Broadband availability — online lookup
- Native American lands, rights included, site owned in common — title report
- Building certifications (LEED, NGBS), efficiency ratings (HERS) — research
- MLS data, comps, market trends, prior sales — MLS + county records
- Project/HOA details, legal actions — questionnaire
- Cost approach, income approach, reconciliation — desktop analysis
- Certifications, scope of work, intended use — boilerplate

Manufactured Home = SEPARATE PAGE at the end. Only print if needed.

BEFORE YOU LEAVE: Use the checklist at the end of Step 10.

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

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

STEP 1 ARRIVE / DRIVE UP from your car

Before you get out: note the street, neighborhood, and what you see pulling up.
★ 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

What do you see from the street? View, influences, structure type, front door elevation.
★ 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: _____
★ Visible Influences
Site Influences (circle all) Body of Water • Busy Road • Airport • Commercial • Golf Course • 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 go clockwise around the dwelling

Start at the front, go right. Note materials and condition for each feature as you pass it.
Materials (circle one per feature)
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
★ Condition Status (circle one per feature)
New in 3.6: each gets its own condition. "Damaged-Nonfunctional" is a red flag for reviewers.
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 to observe? Yes / No
★ Estimated Roof Age < 1 yr • 1-10 yr • 10-20 yr • 20+ yr
★ Could you see/observe the roof? Yes / No
★ While Walking Around — look for these
★ Any converted areas? (garage/patio/porch turned into living space) Yes / No
★ If yes, finish quality vs. rest of home Inferior • Similar • Superior • N/A
★ Noncontinuous finished area SF (attached but not accessible from any unit): _____
★ Attic exists? (look for vents, access from outside) Yes / No
If attic Accessible • Not Accessible • Observed • Not Observed
★ ★ Disaster Mitigation (visible from outside)
★ Features Flood Vents • Impact Glass • Fortified Roof • Fire Resistant Walls • Fire Resistant Deck • Enclosed Soffits • Storm Shutters • None • Other
★ ★ Renewable Energy (visible from outside)
★ Solar panels, wind turbine, or other renewable energy visible? Yes / No
★ Type Solar Panels • Wind Turbine • Geothermal • Other
★ Ownership (if known) Owned • Leased • PPA • Other
Any exterior defects? Yes / No
Feature Location Description Structural? Action Cost \$
Foundation / Roof / Walls / Windows / Mech.. Y / N Repair / Inspect / Complete / N..
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Foundation / Roof / Walls / Windows / Mech.. Y / N Repair / Inspect / Complete / N..
PHOTOS: Rear Left Side Right Side Foundation Roof (if visible) Solar/Energy Mitigation Features Exterior Defects

STEP 4 YARD AND SITE walk the property grounds

Topography, drainage, utilities, encumbrances. Measure every amenity (deck, patio, pool).

Topography Flat · Sloping · Rolling · Rocky · Other

Drainage Issues? None · Standing Water · Erosion · Improper Grading · Other

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

★ Non-Residential Use

★ Primarily residential? Yes / No

★ If mixed use, residential %:

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

★ Any non-residential modifications? Yes / No

Encumbrances (look around the property lines)

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 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

★ Amenities — count AND measure EACH!

New in 3.6: report COUNT and MEASURED AREA (SF) for each amenity. Measure now while you are here!

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

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

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

Any site defects? Yes / No

Table with columns: Feature, Location, Description, Structural? Y/N, Action, Cost \$

PHOTOS: Yard/Landscaping Pool/Spa Deck/Patio Waterfront Non-Res Use Site Defects

STEP 5 OUTBUILDINGS + VEHICLE STORAGE

walk to each structure

Measure GBA from exterior walls. Check heating, utilities, rooms inside each.

Vehicle Storage

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

Attachment Attached · Built-In · Detached

Spaces: Area SF: Surface: Defects? Y / N:

★ Outbuildings

Measure each from outside walls. Note rooms (BR, bath, kitchen), heating, and which utilities are connected.

#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: Garage/Carport Each Outbuilding Ext Each Outbuilding Int Defects

STEP 6 ENTER THE HOME — MAIN LEVEL

front door → main living area

As you walk in: note occupancy, then go room by room on this level.

Occupancy Owner · Tenant · Vacant

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

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

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

★ Kitchen — record for EACH kitchen!

#1 most-missed new field. Record update + 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

★ Flooring (this level)

★ Types (circle all) 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

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

Whole Home Features (note while walking through)

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

★ Accessibility Features

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

STEP 7 UPPER LEVEL(S)

go upstairs

Same process: rooms, ceiling height, flooring, baths. Skip if single-story.

★ Bathrooms — overall status across all baths

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

★ Bath quality notes:

★ Bath condition notes:

Upper Level Detail

Table with 6 columns: Level, Ceiling Ht, Flooring, Fin SF, Unfin SF, Rooms on this level. Two rows for data entry.

PHOTOS: All Bedrooms All Baths Upper Level Rooms Updates/Renovations

STEP 8 BELOW GRADE

go to basement / lower level

Finished vs. unfinished, access type, furnace location, mechanicals. Skip if slab.

Area

Finished Below Grade SF: _____ Finished BG (non-standard) 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 Type Walk Out • Walk Up • Cellar Door • Other

★ Ceiling Height < 7 ft • 7 ft • 8 ft • 9 ft • 10+ ft

Rooms on this level:

Mechanicals (check while you are down here)

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

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

Cooling Central • Individual • None • Other

★ Is the furnace / core heating system down here (below grade)? Yes / No

★ Other Systems (circle all) Water Heater • Sump Pump • Radon Mitigation • Water Treatment • Other

Any below-grade defects? Yes / No

Table with 4 columns: Feature, Location, Description, Structural? Action Cost \$

PHOTOS: BG Finished BG Unfinished Mechanicals BG Defects

STEP 9 ★ ADU

if present — skip if no ADU

ADU needs its own area measurements, kitchen/bath detail, and access info.

★ 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: _____

★ ADU Kitchen Update Fully • Partially • Not Updated

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

PHOTOS: ADU Exterior ADU Interior ADU Kitchen ADU Bath

STEP 10 FINAL WALK-THROUGH + EXIT

you have seen everything

Now assign overall ratings. Review your notes. Check the list below before you drive away.

Overall Ratings (now that you have seen the whole property)

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

Area Summary (verify these match your sketch)

Finished Above Grade (std) SF: _____ Finished AG (non-std) SF: _____ Unfinished AG SF: _____

★ GBA Finished All Units incl ADU: _____ Measurement Std: _____

★ Functional Issues

Issues None · Floor Plan · Ceiling Height · Overimprovement · Underimprovement · Non-Conformity · Other

Sketch + Notes

Quick sketch dimensions / measurement notes:

STEP BEFORE YOU LEAVE — check each box

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

Notes for ieIMPACT desktop team:

Appraiser Initials

Date

Time In / Time Out

STEP * MANUFACTURED HOME use ONLY if the property is manufactured

Separate optional page. Attach to main sheet if applicable.
 Address: _____ Date: _____ File #: _____

General

- Manufacturer Name: _____
- ★ Year Installed: _____
- ★ Year estimated? **Yes / No**
- ★ Width Single-Wide • Multi-Wide
- ★ Attached to permanent foundation? **Yes / No**
- ★ Towing hitch, wheels, axles removed? **Yes / No**
- ★ Moved since original installation? **Yes / No**

Skirting

- ★ Skirting present? **Yes / No**
- ★ Material Brick • Concrete Block • Vinyl • Metal • Cement Board • Other

Modifications / Additions

- ★ Any modifications or additions? **Yes / No**
- ★ Type (circle all) Garage • Deck • Porch • Living Area • Sunroom • Carport • Other
- ★ Description: _____

★ HUD Data Plate — MUST PHOTOGRAPH

- ★ HUD Data Plate attached and visible? **Yes / No**
- ★ Date of Manufacture: _____ ★ Serial Number: _____
- ★ Wind Zone Zone I • Zone II • Zone III
- ★ Thermal Zone Zone 1 • Zone 2 • Zone 3
- ★ Roof Load Zone North • Middle • South

★ HUD Certification Labels — MUST PHOTOGRAPH EACH

- ★ Label present on ALL sections? **Yes / No**
- ★ Label Number(s): _____

★ Financing Program Certification

- ★ Program Fannie Mae MH Advantage • Freddie Mac CHOICEHome • Other • None
- ★ Certification ID: _____

Invoice (if new / recently purchased)

- ★ Purchased from retailer? **Yes / No**
- ★ Retailer Name: _____
- ★ Retailer invoice reviewed? **Yes / No**
- ★ Manufacturer invoice reviewed? **Yes / No**
- ★ Invoices appear reasonable? **Yes / No**
- ★ If not reasonable, explain: _____

PHOTOS: HUD Data Plate HUD Cert Labels Cert Program Label Skirting Foundation Modifications Front Rear

Manufactured Home Notes:

