

1-4 Unit Property Inspection Report

Section L – Information provided by the Servicer

Sections A, I, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11 – Information provided by the inspector

Loan Information			
Name of Mortgagor		Servicer	
Property Address		Freddie Mac Loan Number	
Property Type <input type="checkbox"/> 1-unit <input type="checkbox"/> 2- to 4-unit <input type="checkbox"/> Condominium <input type="checkbox"/> Manufactured Home <input type="checkbox"/> Vacant Lot		Servicer Loan Number	
Key Code		Lockbox	
If the property is a Manufactured Home, is it permanently attached to the foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No VIN#		Reason for Inspection <input type="checkbox"/> Delinquency <input type="checkbox"/> Foreclosure <input type="checkbox"/> Deed-in-Lieu of Foreclosure <input type="checkbox"/> Real Estate Owned <input type="checkbox"/> Disaster <input type="checkbox"/> Other	
Inspector Information			
Date of Inspection		Inspected by	
Inspection Company		Inspector Signature	
Name		Title Phone Number	
Access			
Were you able to complete an interior inspection? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, indicate why: <input type="checkbox"/> Incorrect Key Code <input type="checkbox"/> Incorrect/Missing Lockbox		Did the lockbox combo or key code provided work? <input type="checkbox"/> Yes <input type="checkbox"/> No If no, but you were able to gain access, what was the correct key code/lockbox?	
		If an inspection was not able to be completed, select why: <input type="checkbox"/> Unable to locate <input type="checkbox"/> Bad Address <input type="checkbox"/> Unable to access: <input type="checkbox"/> Gate <input type="checkbox"/> Security <input type="checkbox"/> Other	
1. General Information			
1.1 What is the occupancy status? <input type="checkbox"/> Vacant <input type="checkbox"/> Abandoned <input type="checkbox"/> Occupied 1.2 If occupied, property occupied by: <input type="checkbox"/> Owner <input type="checkbox"/> Tenant <input type="checkbox"/> Unknown 1.3 Are there any postings, notices or signage that would indicate that the property has incurred a code violation? <input type="checkbox"/> Yes <input type="checkbox"/> No 1.4 If yes, violation for: <input type="checkbox"/> Exterior Debris <input type="checkbox"/> Yard Maintenance <input type="checkbox"/> Pool <input type="checkbox"/> Fence <input type="checkbox"/> Boarding <input type="checkbox"/> Structural Issues <input type="checkbox"/> Condemnation <input type="checkbox"/> Demo <input type="checkbox"/> Other (Provide further detail in Section 7.6)		1.5 Violation(s) dated: 1.6 Has the issue cited on the notice/violation been resolved? <input type="checkbox"/> Yes <input type="checkbox"/> V <input type="checkbox"/> y 1.7 Items present at property: <input type="checkbox"/> For Sale Sign <input type="checkbox"/> Abandoned Vehicle(s) <input type="checkbox"/> Exterior Damages <input type="checkbox"/> Animals/Pets (Provide further detail/realtor information in Section 7.6) 1.8 Are there any potential hazards at the property that could damage an adjoining property? <input type="checkbox"/> Yes <input type="checkbox"/> No (Provide description in Section 7.6)	
		1.9 Is the exterior maintained by an HOA? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Unknown 1.10 Is the property connected to sewer or septic? <input type="checkbox"/> Sewer <input type="checkbox"/> Septic <input type="checkbox"/> Unknown	
2. Main Structure			
2.1 How many doors are boarded? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> ≥3 2.2 How many exterior doors are broken? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> ≥3 2.3 How many exterior doors need to be secured? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> ≥3 2.4 How many windows are boarded? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> ≥5 2.5 How many windows are broken? <input type="checkbox"/> 0 <input type="checkbox"/> 1 <input type="checkbox"/> 2 <input type="checkbox"/> 3 <input type="checkbox"/> 4 <input type="checkbox"/> ≥5 2.6 Are any shutters in need of repair? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A		2.7 Are there damages to the foundation? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 2.8 Do any decks and/or porches appear to be unacceptable/unsafe? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.9 Are handrails damaged/missing where there are three or more steps? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A 2.10 Are there any damaged gutters or disconnected gutters? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.11 Are there any damaged downspouts and extensions or disconnected downspouts and extensions? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
		2.12 Are there any drainage concerns? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.13 Do any crawl spaces/vents/lines need to be secured/covered? <input type="checkbox"/> Yes <input type="checkbox"/> No N/A 2.14 Are any drain pipes missing or damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.15 Is there a tarp on the roof of the main dwelling? <input type="checkbox"/> Yes <input type="checkbox"/> No 2.16 Is there any obvious roof damage (missing shingles, holes, damaged stack pipes, sagging roof trusses, damaged shingles, fascia boards or soffits) requiring repair? <input type="checkbox"/> Yes <input type="checkbox"/> No	

3. Detached Structures

<p>3.1 Are there any tarps on the roofs of any detached structures?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>	<p>3.4 Do any exterior surfaces on any detached structures need repair?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>	<p>3.6 Are there detached structures in disrepair?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>
<p>3.2 Are any detached structures boarded?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>	<p>3.5 Does the roof on any detached structures require repair?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>	<p>3.7 Is there graffiti on any of the detached structures?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>
<p>3.3 Do any detached structures need to be secured?</p> <p><input type="checkbox"/> Shed <input type="checkbox"/> Garage <input type="checkbox"/> Barn <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>		

4. Pool

<p>4.1 Is there a pool/hot tub present? Check all that apply:</p> <p><input type="checkbox"/> In Ground Pool <input type="checkbox"/> Above Ground Pool</p> <p><input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Other <input type="checkbox"/> N/A</p>	<p>4.2 Does the pool/hot tub need to be treated?</p> <p><input type="checkbox"/> In Ground Pool <input type="checkbox"/> Above Ground Pool</p> <p><input type="checkbox"/> Hot Tub/Spa <input type="checkbox"/> Other <input type="checkbox"/> N/A</p> <p>4.3 Does the pool/hot tub need to be properly secured by a fence/gate/lanai?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>4.4 Is the fence/gate/lanai surrounding the pool/hot tub damaged?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>4.5 Is the pool/hot tub equipment missing?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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5. Yard

<p>5.1 Is there debris in the yard? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5.2 Is there personal property in the yard? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>5.3 Does fencing around the property need repair? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>5.4 Does the lawn need maintenance? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>5.5 Does the property have overgrown weeds or invasive plants? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	<p>5.6 Do trees and bushes need to be trimmed back from the structure? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>5.7 Does the lawn need edging? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p> <p>5.8 Are all paved areas free and clear of snow and ice? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>
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6. Utilities

<p>6.1 Which utility meters are present?</p> <p><input type="checkbox"/> Electric Meter <input type="checkbox"/> Gas Meter <input type="checkbox"/> Water Meter</p> <p>6.2 Of the meters present, which are running?</p> <p><input type="checkbox"/> Electric Meter <input type="checkbox"/> Gas Meter</p> <p><input type="checkbox"/> Water Meter <input type="checkbox"/> N/A</p>	<p>6.3 Are there any shared utilities?</p> <p><input type="checkbox"/> Electric <input type="checkbox"/> Gas <input type="checkbox"/> Water <input type="checkbox"/> Other <input type="checkbox"/> N/A</p> <p>6.4 Does the water need to be turned off at the curb?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A</p>	
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7. General – Exterior

<p>7.1 Are there any environmental concerns? If yes, include them in Section 7.6.</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>7.3 Is there an above ground propane gas tank on the property?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>7.5 Are there any required repairs? (Provide description in Section 7.6.)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>
<p>7.2 Is there an inoperable or leaking above ground heating oil tank on the property?</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	<p>7.4 Is graffiti (either interior or exterior) visible from the outside of the property? (Provide supporting photo and description in Section 7.6.)</p> <p><input type="checkbox"/> Yes <input type="checkbox"/> No</p>	

7.6	Comments – General Description of the Exterior
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8. Kitchen/Bathroom/Utility		
8.1 Is a built-in microwave present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.7 Is a ventilation hood present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.12 Are toilets missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.2 Is a cook top present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.8 Is a clothes washer/dryer present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.13 Are tubs/showers missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.3 Is a dishwasher present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.9 Are other appliances present? (Provide description in Section 10.14.) <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.14 Are any plumbing fixtures or plumbing missing? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A
8.4 Is a garbage disposal present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.10 Is GFCI missing in wet areas? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.15 Are water heater(s) missing? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.5 Is a range present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.11 Are components of HVAC units missing (inside and out)? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	8.16 Is the electrical breaker panel missing/damaged? <input type="checkbox"/> Yes <input type="checkbox"/> No
8.6 Is a refrigerator present? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A		
9. Basement		
9.1 Is a crotch present for a sump pump? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.3 If the sump pump is not operational, check all that apply: <input type="checkbox"/> Damaged <input type="checkbox"/> Electric Off <input type="checkbox"/> Missing <input type="checkbox"/> N/A	
9.2 Is the sump pump operational? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	9.4 Does the basement appear to have water penetration? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	
10. General – Interior		
10.1 Is there personal property in the house? <input type="checkbox"/> Yes <input type="checkbox"/> No	10.4 If discoloration is present, does it appear to be causing further damage? Check all areas that apply: <input type="checkbox"/> Floors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> N/A	10.9 Does the water need to be turned off at the main interior? <input type="checkbox"/> Yes <input type="checkbox"/> No
10.2 Are electric cover plates missing or wires uncapped? <input type="checkbox"/> Missing Electric Cover Plates <input type="checkbox"/> Uncapped Wires <input type="checkbox"/> N/A	10.5 Are there holes present? Check all areas that apply: <input type="checkbox"/> Floors <input type="checkbox"/> Walls <input type="checkbox"/> Ceilings <input type="checkbox"/> N/A	10.10 Is there raw/perishable garbage present? <input type="checkbox"/> Yes <input type="checkbox"/> No
10.3 Do the floors have holes, trip hazards or anything that might cause personal injury? (Provide description in Section 10.14.) <input type="checkbox"/> Yes <input type="checkbox"/> No	10.6 Does the attic appear to have damage? <input type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> N/A	10.11 Which detectors are present? Check all that apply. <input type="checkbox"/> Smoke Detectors <input type="checkbox"/> Carbon Monoxide Detectors <input type="checkbox"/> N/A
	10.7 Does there appear to be a rodent/insect infestation? <input type="checkbox"/> Yes <input type="checkbox"/> No	10.12 Which detectors are functioning properly? <input type="checkbox"/> Smoke Detectors <input type="checkbox"/> Carbon Monoxide Detectors <input type="checkbox"/> N/A
	10.8 Winterization status: <input type="checkbox"/> Winterized <input type="checkbox"/> Not Winterized <input type="checkbox"/> Compromised <input type="checkbox"/> N/A	10.13 Are there any required repairs? (Provide description in Section 10.14.) <input type="checkbox"/> Yes <input type="checkbox"/> No
10.14 Comments – General Description of the Interior		
11. General Condition		
11.1 Are there signs of insurable damages? Check all that apply: <input type="checkbox"/> Fire <input type="checkbox"/> Vandalism <input type="checkbox"/> Wind <input type="checkbox"/> Theft <input type="checkbox"/> Water	11.4 General Condition of the Property C1 – Great Condition; no work needs to be done to the property; newer construction C2 – Very minor work is needed to bring the property up to good condition; mechanicals intact <input type="checkbox"/> C3 – Older property that needs repairs to bring up to code and current conditions <input type="checkbox"/> C4 – Older property; may have some roof or structural issues; outdated, out of code, needs C5 – Significant damage to the property; work required is significant but could be done mechanicals C6 – The property is a candidate for demolition	
11.2 How would you characterize the neighborhood? <input type="checkbox"/> Improving <input type="checkbox"/> Stable <input type="checkbox"/> Declining		
11.3 How does the property compare to neighborhood standards? <input type="checkbox"/> At <input type="checkbox"/> Above <input type="checkbox"/> Below		

Form 1013 Instructions

Directory		Instructions		
L	Loan Information	Inspection Type	Required Sections	Required Photos
I	Inspector Information	Curbside	L, 1, A, 1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Front
A	Access	Exterior Only	L, 1, A, 1, 2, 3, 4, 5, 6, 7, 11	Street View, Address, Front, Back, Left Side, Right Side, Deficiencies, Violations/Notices Posted
1	General Information			
2	Main Structure			
3	Detached Structures			
4	Pool			
5	Yard			
6	Utilities	Interior/Exterior	L, 1, A, 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11	Street View, Address, Front, Back, Left Side, Right Side, Interior Rooms, Deficiencies, Violations/Notices Posted
7	General - Exterior			
8	Kitchen/Bathroom/Utility			
9	Basement			
10	General – Interior			
11	General Condition	Photo Requirements – Use only clear, focused, color photos. Photos must remain clear at a dimension of 3 ½" by 5". A complete view must be used (that is, color photos of the entire area). A date stamp is required on each photo showing the original date the photo was taken.		