

SFR 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	Servicer Loan Number
Property Type ☐ 1-unit ☐ 2- to 4-unit ☐ Condominium ☐ Manufactured Home ☐ Vacant Lot		Key Code for vacant homes/units	Lockbox with key? Yes No
If the property is a Manufactured Home, is it permanently attached to the foundation? ☐ Yes ☐ No VIN#		Reason for Inspection ☐ Delinquency ☐ Annual Inspection ☐ Extended Vacancy ☐ Disaster ☐ Other	
Inspector Information			
Date of Inspection		Inspected by Name	Title Phone Number
Inspection Company		Inspector Signature	
Access			
Were you able to complete an interior inspection? ☐ Yes ☐ No If no, indicate why: ☐ Incorrect Key Code ☐ Incorrect/Missing Lockbox		Did the lockbox combo or key code provided work? ☐ Yes ☐ 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: ☐ Unable to locate ☐ Bad Address ☐ Unable to access: ☐ Gate ☐ Security ☐ Other			
1. General Information			
1.1 What is the occupancy status? ☐ Vacant ☐ Abandoned ☐ Occupied 1.2 If occupied, property occupied by: ☐ Owner ☐ Tenant ☐ Unknown 1.3 Are there any postings, notices or signage that would indicate that the property has incurred a code violation? ☐ Yes ☐ No 1.4 If yes, violation for: ☐ Exterior Debris ☐ Yard Maintenance ☐ Pool ☐ Fence ☐ Boarding ☐ Structural Issues ☐ Condemnation ☐ Demo ☐ 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? ☐ Yes ☐ No ☐ b2 ☐ !yly20y 1.7 Items present at property: ☐ For Sale Sign ☐ Abandoned Vehicle(s) ☐ Exterior Damages ☐ 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? ☐ Yes ☐ No (Provide description in Section 7.6)	
		1.9 Is the exterior maintained by an HOA? ☐ Yes ☐ No ☐ Unknown 1.10 Is the property connected to sewer or septic? ☐ Sewer ☐ Septic ☐ Unknown	
2. Main Structure			
2.1 How many doors are boarded? ☐ 0 ☐ 1 ☐ 2 ☐ ≥3 2.2 How many exterior doors are broken? ☐ 0 ☐ 1 ☐ 2 ☐ ≥3 2.3 How many exterior doors need to be secured? ☐ 0 ☐ 1 ☐ 2 ☐ ≥3 2.4 How many windows are boarded? ☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ ≥5 2.5 How many windows are broken? ☐ 0 ☐ 1 ☐ 2 ☐ 3 ☐ 4 ☐ ≥5 2.6 Are any shutters in need of repair? ☐ Yes ☐ No N/A		2.7 Are there damages to the foundation? ☐ Yes ☐ No ☐ N/A 2.8 Do any decks and/or porches appear to be unacceptable/unsafe? ☐ Yes ☐ No 2.9 Are handrails damaged/missing where there are three or more steps? ☐ Yes ☐ No ☐ N/A 2.10 Are there any damaged gutters or disconnected gutters? ☐ Yes ☐ No 2.11 Are there any damaged downspouts and extensions or disconnected downspouts and extensions? ☐ Yes ☐ No ☐ N/A	
		2.12 Are there any drainage concerns? ☐ Yes ☐ No 2.13 Do any crawl spaces/vents/lines need to be secured/covered? ☐ Yes ☐ No N/A 2.14 Are any drain pipes missing or damaged? ☐ Yes ☐ No 2.15 Is there a tarp on the roof of the main dwelling? ☐ Yes ☐ 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? ☐ Yes ☐ No	

3. Detached Structures

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

4. Pool

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

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

6.1 Which utility meters are present? ☐ Electric Meter ☐ Gas Meter ☐ Water Meter 6.2 Of the meters present, which are running? ☐ Electric Meter ☐ Gas Meter ☐ Water Meter ☐ N/A	6.3 Are there any shared utilities? ☐ Electric ☐ Gas ☐ Water ☐ Other ☐ N/A 6.4 Does the water need to be turned off at the curb? ☐ Yes ☐ No ☐ N/A
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7. General – Exterior	
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7.1 Are there any environmental concerns? If yes, include them in Section 7.6. ☐ Yes ☐ No	7.3 Is there an above ground propane gas tank on the property? ☐ Yes ☐ No	7.5 Are there any required repairs? (Provide description in Section 7.6.) ☐ Yes ☐ No
7.2 Is there an inoperable or leaking above ground heating oil tank on the property? ☐ Yes ☐ No	7.4 Is graffiti (either interior or exterior) visible from the outside of the property? (Provide supporting photo and description in Section 7.6.) ☐ Yes ☐ No	

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