

Section I: Summary

Mortgage, consultant and property information

Freddie Mac loan number	Report date	Subject property name
Seller/Service name		Address
Seller/Service number	Inspection date	City, State, Zip
Number of apt. buildings	Number of other buildings	Inspection condition (clear, rain, snow cover, etc.)
Number of stories	Age of buildings (in years)	
Engineering consultant (firm name)		Inspector's name
Address		Title
City, State, Zip		Telephone number ()

Building and material characteristics

Check appropriate items below and furnish additional information when requested.

Building type

- Garden
- Walk-up
- Elevator
 - Lowrise
 - Midrise
 - High rise
- Townhouse
- Other _____

Construction type

- Wood frame
- Metal frame
- Structural steel
- Masonry
- Structural concrete
- Flat roof
- Pitched roof
- Flat roof with mansards
- Fire-treated plywood
- Other _____

Foundation type

- Slab on grade
- Concrete pier (drilled)
- Spread, raised foundation
- Underground parking structure
- Other _____

Parking

- Surface (uncovered)
- Structured
 - Carports
 - Garages
 - Underground

Envelope

- Stucco
- Wood siding
 - T-111
 - Masonite
 - Planking
- Vinyl siding
- Brick veneer
- Metal doors
- Wood doors
- Wood sash windows
- Aluminum windows
- Other _____

Elevators

- Numbers of cabs _____
- Date last inspected _____

Mechanicals (plumbing)

- Galvanized water piping
- Copper water piping
- Polybutylene water piping
- Cast iron waste
- ABS/PVC waste
- Central water heater
 - Gas
 - Electric
- Individual water heaters
 - Gas
 - Electric
- Circulating hot water
- Other _____

Mechanicals (HVAC)

- Central boiler steam heat
- Hydronic system
- Gas FAU, central
- Electric FAU, central
- Electric baseboard heat
- Wall-mounted AC unit
- AC condenser units
- Evaporative cooler unit
- Other (heat) _____
- Other (AC) _____

Electrical

- Electrical capacity _____ amps
- Aluminum wiring
- Fuses
- Breakers
- GFI outlets
- Other _____

Interior

- Drywall walls
- Plaster walls
- Wood paneling
- Carpeting
- Wood flooring
- Ceramic floor tile
- Vinyl flooring
- Wood doors
- Metal doors
- Spray-tex ceiling
- Smooth ceiling
- Orange peel/textured
- Fireplaces
- Other _____

Amenities (site)

- Club building/room
- Swimming pool
- Spa
- Sauna
- Barbecue
- Tennis courts
- Playground equipment
- Storage
- Other _____

Mold

- Mold evidence observed
- Areas impacted by water intrusions observed
- Defective building conditions likely to lead to future water intrusions observed
- Past/current water intrusions or leaks reported
- Tenant complaints reported

Building and material characteristics, continued

Project unit mix

Give number of units

1 Bedroom/1 bath	_____	3 Bedroom/2 bath	_____
1 Bedroom/1.5 bath	_____	3 Bedroom/3 bath	_____
2 Bedroom/1 bath	_____	4 Bedroom/2bath	_____
2 Bedroom/1.5 bath	_____	4 Bedroom/3 bath	_____
2 Bedroom/2 bath	_____	Other (_____)	_____
3 Bedroom/1 bath	_____	Other (_____)	_____
3 Bedroom/1.5 bath	_____	TOTAL	<u>0</u>

Unit inspection information

Indicate the type of unit, using the following abbreviations: 0BR, 1BR, 2BR, 3BR, 4BR, 5BR. Give the unit number and status, using the following status codes: V = vacant, D = down, O = occupied and M = model. (For example, an occupied one-bedroom unit numbered 101 should be listed as 1BR/101/O.)

1	____/____/____	2	____/____/____	3	____/____/____	4	____/____/____
5	____/____/____	6	____/____/____	7	____/____/____	8	____/____/____
9	____/____/____	10	____/____/____	11	____/____/____	12	____/____/____
13	____/____/____	14	____/____/____	15	____/____/____	16	____/____/____
17	____/____/____	18	____/____/____	19	____/____/____	20	____/____/____
21	____/____/____	22	____/____/____	23	____/____/____	24	____/____/____
25	____/____/____	26	____/____/____	27	____/____/____	28	____/____/____
29	____/____/____	30	____/____/____	31	____/____/____	32	____/____/____
33	____/____/____	34	____/____/____	35	____/____/____	36	____/____/____
37	____/____/____	38	____/____/____	39	____/____/____	40	____/____/____
41	____/____/____	42	____/____/____	43	____/____/____	44	____/____/____
45	____/____/____	46	____/____/____	47	____/____/____	48	____/____/____
49	____/____/____	50	____/____/____	51	____/____/____	52	____/____/____
53	____/____/____	54	____/____/____	55	____/____/____	56	____/____/____
57	____/____/____	58	____/____/____	59	____/____/____	60	____/____/____
61	____/____/____	62	____/____/____	63	____/____/____	64	____/____/____
65	____/____/____	66	____/____/____	67	____/____/____	68	____/____/____
69	____/____/____	70	____/____/____	71	____/____/____	72	____/____/____
73	____/____/____	74	____/____/____	75	____/____/____	76	____/____/____
77	____/____/____	78	____/____/____	79	____/____/____	80	____/____/____
81	____/____/____	82	____/____/____	83	____/____/____	84	____/____/____
85	____/____/____	86	____/____/____	87	____/____/____	88	____/____/____
89	____/____/____	90	____/____/____	91	____/____/____	92	____/____/____
93	____/____/____	94	____/____/____	95	____/____/____	96	____/____/____
97	____/____/____	98	____/____/____	99	____/____/____	100	____/____/____

Total number of units inspected

Indicate the total number of units inspected by type and status.

Type of unit	Occupied	Vacant	Down	Model
Studio	_____	_____	_____	_____
1 Bedroom	_____	_____	_____	_____
2 Bedroom	_____	_____	_____	_____
3 Bedroom	_____	_____	_____	_____
4 Bedroom	_____	_____	_____	_____
5 Bedroom	_____	_____	_____	_____
Other	_____	_____	_____	_____

Scope of work

The consultant must attach a narrative describing the scope of work, including the following information:

- Number of buildings inspected (including addresses)
- Systems inspected (such as boilers, compactors and roofs)
- Elevator inspections and findings
- A list of all parties present during the inspection
- Description of records researched and information obtained to determine the condition of all systems (boiler, pool, elevator inspections, certificates, safety items and other information obtained and used as part of the engineering assessment)
- Methodology used to estimate replacement reserves

The consultant should provide additional information that is useful in describing the property to give a better understanding of repair or replacement reserves necessary.

Consultant's certification

On behalf of the engineering consultant, the undersigned hereby certifies that

- The attached engineering report was prepared by the consultant in accordance with all applicable requirements in the *Freddie Mac Multifamily Seller/Service Guide*
- The report was prepared in a manner consistent with generally accepted industry practices and standards
- All information is true and correct, to the best of the undersigned's knowledge, and reflects the consultant's best professional opinion and judgment

Consulting firm name

Signature of authorized representative

Name (typed or printed)

Date

Title

**MULTIFAMILY ENGINEERING
AND PROPERTY CONDITION
SURVEY**

Section II: Property Inspection and Evaluation

Freddie Mac loan number	Report date	Subject property name
Seller/Service name		Address
Seller/Service number		City, State, Zip

Site

Complete the remaining useful life, condition and comments for the applicable items listed below. Indicate the condition using either "OK" or an asterisk with comments. If the condition is not "OK," comments are required. The consultant must note any mold observations on any component in the comment sections.

Item	Remaining useful life	Condition (OK, *)	Comments/Mold Observations
Carports		OK	
Garages		OK	
Maintenance structures		OK	
Trash enclosures		OK	
Roadways/Parking lots		OK	
Asphaltic concrete		OK	
Seal coat		OK	
Concrete paving		OK	
Integral colored, pattern stamped concrete		OK	
Striping		OK	
Curb and gutter		OK	
Interior gutter (swale)		OK	
Pedestrian paving/hardscape		OK	
Signage		OK	
Site utilities		OK	
Site water lines		OK	
Site sanitary lines		OK	
Site lighting		OK	
Site drainage (storm drainage)		OK	
Landscaping		OK	
Irrigation		OK	
Site fences		OK	
Tennis courts		OK	
Swimming pool and/or spa		OK	
Pool and/or spa plaster/liner		OK	
Pool and/or spa heating equipment		OK	
Pool and/or spa filtration equipment		OK	
Pool and/or spa deck surface		OK	
Sauna		OK	
Recreation/Play area and equipment		OK	
Other		OK	
Other		OK	

Freddie Mac loan number	Report date	Subject property name
Seller/Servicer name		Address
Seller/Servicer number		City, State, Zip

Structural, building envelope and common area furniture, fixtures and equipment

Complete the remaining useful life, condition and comments for the applicable items listed below. Indicate the condition using either "OK" or an asterisk with comments. If the condition is not "OK," comments are required. The consultant must note any mold observations on any component in the comment sections.

Item	Remaining useful life	Condition (OK, *)	Comments/Mold Observations
Foundation (structural)		OK	
Foundation waterproofing		OK	
Building slab (structural)		OK	
Exterior walls/roof (structural)		OK	
Exterior walls (paint/finish)		OK	
Doors and frames		OK	
Windows and frames		OK	
Stairs (structural/finish)		OK	
Fire escapes		OK	
Balconies/Handrails/Guardrails		OK	
Decks		OK	
Patio slabs		OK	
Unit fencing (patio fencing)		OK	
Roof coverings		OK	
Roof drainage (gutters/down spouts/etc.)		OK	
Building mounted lighting		OK	
Common area improvements		OK	
Common area floors		OK	
Community facilities kitchen		OK	
Community facilities appliances		OK	
Community washing machines		OK	
Community clothes dryers		OK	
Other		OK	
Other		OK	

Freddie Mac loan number	Report date	Subject property name
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Mechanical and electrical

Complete the remaining useful life, condition and comments for the applicable items listed below. Indicate the condition using either "OK" or an asterisk with comments. If the condition is not "OK," comments are required. The consultant must note any mold observations on any component in the comment sections.

Item	Remaining useful life	Condition (OK, *)	Comments/Mold Observations
Mechanical/Plumbing		OK	
Hot and cold water distribution		OK	
Domestic water boilers		OK	
Domestic water boiler peripherals		OK	
Domestic water heaters		OK	
Domestic water pumps		OK	
Sanitary waste and vent (sewer)		OK	
Mechanical/HVAC		OK	
Heating system (describe)		OK	
Cooling system (describe)		OK	
Electrical		OK	
Building power/wiring		OK	
Switchgear/Metering		OK	
Emergency lighting/generator		OK	
Smoke and fire detection		OK	
Buzzer/Intercom (security)		OK	
Fire suppression		OK	
Elevators		OK	
Security		OK	
Other		OK	
Other		OK	
Other		OK	
Other		OK	

Freddie Mac loan number

Report date

Subject property name

Seller/Service name

Address

Seller/Service number

City, State, Zip

Dwelling units

Complete the remaining useful life, condition and comments for the applicable items listed below. Indicate the condition using either "OK" or an asterisk with comments. If the condition is not "OK," comments are required. The consultant must also note any mold observations on any component in the comment sections.

Item	Remaining useful life	Condition (OK, *)	Comments/Mold Observations
Unit entry door(s) and frame(s)		OK	
Patio doors		OK	
Smoke/Fire detection		OK	
Buzzer/Intercom (security)		OK	
Window coverings		OK	
Flooring		OK	
Carpet		OK	
Resilient flooring (vinyl)		OK	
Other		OK	
Cabinetry		OK	
Kitchen		OK	
Bathrooms		OK	
Other		OK	
Countertops and sinks		OK	
Kitchen		OK	
Bathrooms		OK	
Other		OK	
Appliances		OK	
Refrigerator		OK	
Range/Stove		OK	
Range vent		OK	
Dishwasher		OK	
Disposal		OK	
Microwave		OK	
Clothes washer		OK	
Clothes dryer		OK	
Bathroom improvements		OK	
Toilet		OK	
Tub/Shower and enclosures		OK	
Accessories		OK	
Other		OK	
Other		OK	
Other		OK	
Other		OK	

**MULTIFAMILY ENGINEERING
AND PROPERTY CONDITION
SURVEY**

Section III: Immediate Repair Needs and Cost Estimate

Freddie Mac loan number	Report date	Subject property name
Seller/Service name	Address	
Seller/Service number	City, State, Zip	

List each item needing immediate repair. Any mold, water intrusions or potentially damaging leaks observed must be addressed as an immediate repair. Complete the unit of measure, quantity to be repaired or replaced, per item costs, total costs and comments for each item. Complete the total of the "Per item costs" column and of the "Total costs" column.

Item	Unit of measure	Quantity to be repaired or replaced	Per item costs	Total costs	Comments
SITE					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
STRUCTURAL BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
MECHANICAL AND ELECTRICAL					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
DWELLING UNITS					
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
				\$0.00	
Subtotal			\$0.00	\$0.00	
TOTAL			\$0.00	\$0.00	

**MULTIFAMILY ENGINEERING
AND PROPERTY CONDITION
SURVEY**

Section IV: Capital Needs Over Loan Term

Freddie Mac loan number	Report date	Subject property
Seller/Servicer name	Address	
Seller/Servicer number	City, State, Zip	

Complete the remaining useful life, the year in which the item will be repaired or replaced, the quantity to be repaired or replaced, the per item costs and the replacement costs over the loan term plus two years for the applicable items listed below.

Item	Remaining useful life	Year in which repaired or replaced	Quantity to be repaired or replaced	Per item costs	Replacement costs over term + 2 yrs.
SITE					
Parking lot resurface					
Seal coat					
Swimming pool improvements					
Other; specify:					
Other; specify:					
Subtotal				\$0.00	\$0.00
STRUCTURAL, BUILDING ENVELOPE AND COMMON AREA FURNITURE, FIXTURES AND EQUIPMENT					
Exterior walls (finish/painting)					
Balconies/Decks/etc.					
Unit fencing					
Roofing/Roof drainage					
Common area improvement					
Carpeting					
Other; specify:					
Other; specify:					
Subtotal				\$0.00	\$0.00
MECHANICAL AND ELECTRICAL					
Hot and cold water distribution					
Boilers/Water heaters					
Heating system					
Cooling system					
Elevator					
Other; specify:					
Subtotal				\$0.00	\$0.00

Complete the remaining useful life, the year in which the item will be repaired or replaced, the quantity to be repaired or replaced, the per item costs and the replacement costs over the loan term plus two years for the applicable items listed below.

Item	Remaining useful life	Year in which repaired or replaced	Quantity to be repaired or replaced	Per item costs	Replacement costs over term + 2 yrs.
DWELLING UNITS					
Floors					
Carpet					
Resilient flooring (vinyl)					
Kitchen improvements					
Refrigerator					
Oven/Range					
Range vent					
Dishwasher					
Disposal					
Window coverings					
Clothes washer					
Clothes dryer					
Other; specify:					
Other; specify:					
Other; specify:					
Subtotal				\$0.00	\$0.00
TOTAL				\$0.00	\$0.00

- 1) Total units _____
- 2) Total costs _____
- 3) Cost / unit (#2 / #1) _____
- 4) Loan term + 2 years _____
- 5) Cost / unit / year (#3/#4) _____

Comments
