



Uniform Appraisal Dataset (UAD) Specification

Issued by Fannie Mae and Freddie Mac

Inspection and Reporting Tips for Appraisers

Document Version 1.0

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Revision History

Date	Version #	Description
10/21/2025	1.0	Initial publication

Introduction

The purpose of this document is to assist the appraiser by highlighting the notable differences between UAD 3.6 and UAD 2.6, and direct the appraiser to appropriate section(s) in the Uniform Residential Appraisal Report (URAR) Reference Guide on the [Fannie Mae](#) and [Freddie Mac](#) UAD web pages.

The document offers tips for different sections within the URAR that may be helpful to an individual who is completing various aspects of an appraisal assignment.

- **Inspection Tips:** When physically inspecting the property, *or*
- **Reporting Tips:** When researching and completing the URAR, including new information that may require research from a website, the homeowner, or other source.

Items to Note:

- When there are no material differences between UAD 3.6 and UAD 2.6 with respect to information collected, those URAR sections are omitted from this document. For example, the information collected for “Assignment Information” is not included below because it’s very similar between UAD 3.6 and UAD 2.6.
- Review the URAR Reference Guide chapters 22 through 24 to understand the dynamic nature of the grids (Sales Comparison, Rental Comparison, GRM Comparison).

Inspection and Reporting Tips

Below is a quick guide to the key UAD 3.6 differences from UAD 2.6.

For additional details on each item summarized in Inspection and Reporting Tips, see [Appendix F-1: URAR Reference Guide](#). The Report Field ID (red number) identifies the field on the URAR, which can be used to locate the field within the URAR Reference Guide.

Section Name (Black Tab)	When Physically Inspecting the Property		Data Description (Not all enumerations have been included. Refer to the Reference Guide for all enumerations.)
Site	Non-Residential Use	4.015-4.019	Non-residential uses Primarily Residential Non-Residential Modifications Any impact on marketability
	Water Frontage with Private Access	4.031-4.038	Has private access to water Access Rights (By Permit, Deeded, Privately Owned...) Right to Build Total Linear Measurement Access Depth (Deep Water, Non-Navigable, Shallow Water...)
	View and Impact to Value/Marketability	4.039-4.042	View (Primary) Range (Full, Partial, Seasonal...)
Disaster Mitigation	Mitigation Feature	5.000	A feature designed to prevent or reduce the impacts and risks of hazards caused by natural disasters (Flood Vents, Impact Resistant Glass, Storm Shutters...)
Energy Efficient and Green Features	Renewable Energy Components	6.000-6.003	Solar, Wind Turbine... Ownership (Leased, Owned...)
Dwelling Exterior	Front Door Elevation	8.005	Approximate elevation from grade to the bottom of the front door (Ground Level, Up to 1 foot, 1-2 Ft... 10 or more feet)
	Converted Area	8.012-8.013	Areas within the structure that have been converted from their original use into living area.
	Estimated Age of Roof	8.033	Estimate of when the roof was last replaced.
	Noncontinuous Finished Area	8.047-8.048	Above grade finished area that is attached to the dwelling but separate and not directly accessible from any unit.
	Core Heating System Below Grade	8.052	Yes/No (Whether the core mechanical unit that produces heat (e.g., furnace) is below grade.)
Manufactured Home	Manufactured Home Certifications	9.018-9.019	The financing program certification (Freddie Mac CHOICEHome, Fannie Mae MH Advantage) Identification Number Photo of Certification Label
Unit Interior	Kitchen and Bathroom Details	10.037-10.042	Required for each kitchen and bathroom in the unit: Update Status Time Frame Condition Status
	Ceiling Height(s) / Ceiling Style	10.045	Ceiling Height(s) (Less than 7', 7', 8', 9', 10 or more feet, 2 or more stories) Ceiling Style
	If there is an Accessory Dwelling Unit (ADU) on the property, a separate Unit Interior section is required, including separate area measurements 10.003-10.010 and the ADU fields 10.011-10.016.		Legally Rentable - Data Source Typical for Market Ingress/Egress Separate Postal Address
Outbuilding	Gross Building Area	12.006	Total area of all floor levels in the outbuilding measured from the exterior of the walls, excluding unenclosed areas, and including the following: Above and below grade area, whether finished or unfinished, Vehicle storage area, ADU area
	Outbuilding Area / Room Summary	12.011-12.013	Finished Total Area Unfinished Total Area Number of Rooms - Room Type
	Heating/Cooling (if not ADU)	12.008-12.009	Yes/No
	Utilities	12.010	The utilities that have been extended to the outbuilding.
	Mechanical System Details (if ADU)	12.014-12.017	Heating/Cooling System Type Heating System Fuel, Other Mechanical Systems (Radon Mitigation, Sump Pump...)
Subject Property Amenities	Amenity Detail	14.004	Amenity Count Area (e.g., measured size of porch, deck, patio)

Section Name (Black Tab)	When Physically Inspecting the Property	Data Description (Not all enumerations have been included. Refer to the Reference Guide for all enumerations.)
<i>Various Sections for Defects, Damages, and Deficiencies</i>	Defects, Damages, and Deficiencies are captured as discrete data in the following sections, including photos of physical defects:	For all Defects, Damages, and Deficiencies Sections: Feature Location Description Affects Soundness or Structural Integrity (Yes/No) Recommended Action (Completion, Inspection, Repair, None)
	Site	4.100-4.104
	Dwelling Exterior	8.056-8.060
	Unit Interior	10.056-10.060
	Outbuilding	12.020-12.024
	Vehicle Storage	13.005-13.009
	Subject Property Amenities	14.006-14.010

Section Name (Black Tab)	When Researching and Completing the URAR	Data Description (Not all enumerations have been included. Refer to the Reference Guide for all enumerations.)
Subject Property	Property on Native American Lands	3.014
	Subject Site Owned in Common	3.015
	Homeowner Responsible for all Exterior Maintenance of Dwelling(s)	3.016
	All Rights Included in Appraisal	3.027
	Rights Not Included	3.028
Site	Water Frontage with Private Access	
	Total Linear Measurement	4.031
	Access Depth	4.037
	Broadband Internet Available	4.067
Energy Efficient and Green Features	Building Certifications	6.004-6.009
	Green Efficiency Ratings	6.010-6.013
Vehicle Storage		
Overall Quality and Condition		
Market	Search Criteria Description	17.004
Project Information	Known Legal Actions	18.070,18.080, 18.090
Rental Information		
Cost Approach		
Reconciliation	Reasonable Exposure Time	26.010
	Client Requested Conditions	26.014-26.018
	As Is Overall Condition Rating	26.071
Certifications and Scope of Work	Cert 21 (Significant Real Property Appraisal Assistance)	29.041-29.042
	Cert 29 (Prior Services)	29.050-29.051
	Additional Certifications	29.053, 29.062