QUICK START · HOW-TO 08

The house: Dwelling Exterior and Unit Interior

What do my photos draft for the house, and what is mine?

1. **Dwelling**
   On the left panel, under The house, tap Dwelling Exterior. Year Built and Stories can come off your listing sheet, in ink. Front Door Elevation and Converted Area are yours.

2. **Exterior ratings**
   Exterior Quality and Exterior Condition stay blank until you tap one, Q1 to Q6 and C1 to C6. To check a definition, tap What the ratings mean.

3. **The four parts**
   Walls and trim, foundation, roof and windows. Where your photos show them, materials and condition statuses are drafted in teal. Rate each part as if any repair you recommend is done.

4. **Exterior defects**
   Any defects, damage or deficiencies on the outside of the house? Answer Yes or No. Then the Dwelling Exterior Commentary.

5. **Unit Overview**
   Finished Area Above Grade, bedrooms, baths and Levels in Unit. A Finished Area Above Grade off a listing sheet is teal: a draft until your own inspection backs it up.

6. **Level and Room Detail**
   One row for every room you photographed and labeled. Give each room its level. Kitchens and baths draft their condition from that room's photos.

7. **Interior ratings**
   Interior Quality and Interior Condition stay blank until you tap. The floors, and the walls and ceiling, can come in teal from your photos.

> THE ONE THING THAT TRIPS PEOPLE UP
> A room you did not photograph is not on the list. Level and Room Detail is built from your photo labels, so photograph every room and label it. And a part's condition status is not your C rating.

> ALWAYS YOURS
> Never drafted: Exterior Quality, Exterior Condition, Interior Quality and Interior Condition, plus Front Door Elevation and Converted Area. They stay blank until you answer them.

Source: UAD Inspection and Reporting Tips v1.0 (October 21, 2025), p. 3, Unit Interior, Kitchen and Bathroom Details 10.037 to 10.042: "Required for each kitchen and bathroom in the unit: Update Status | Time Frame | Condition Status". UAD 3.6 Job Aid, Guidance for Appraisers through Lessons Learned v1.0, p. 10, item 3: "the Levels in Unit and the Level and Room Detail are required to match."