

FEMA has not yet issued a disaster declaration for the California Wildfires; however, an Emergency Declaration [EM-3396](#) was issued on December 8, 2017 showing an incident date of December 4, 2017. Impac will require an interior and exterior re-inspection, with photos, for properties located in the following counties for all appraisals received before December 4, 2017.

- Ventura, Los Angeles, Santa Barbara, and San Diego County

Acceptable re-inspection documentation includes:

- a Catastrophic Disaster Area Property Inspection Report (CDAIR), **or**
- an Appraisal Update and/or Completion Report (Fannie Mae Form 1004D/Freddie Mac 442)

Preferably, the original appraiser will provide the CDAIR or Fannie Mae Form 1004D/Freddie Mac 442; however, Impac will accept the report from a substitute appraiser.

Regardless of the re-inspection document used, the appraiser must comment on the effect the disaster had on the value and marketability of the subject property. In the event significant damage is noted on the re-inspection, additional conditions may apply.

Generally, streamline loan programs are not affected when the property is located in an identified FEMA disaster declaration. However, since the wildfires will be considered catastrophic, Impac will require an exterior re-inspection with photos, using a CDAIR or a Property Inspection Report (Fannie Mae Form 2075) on the following loan programs:

- DU Refi Plus transaction with a Property Inspection Waiver (PIW),
- LP Open Access, only a CDAIR form may be used,
- FHA Streamline without an appraisal,
- VA IRRRL, or
- USDA Streamline

Since there was not an original appraisal completed on streamline loans, a 1004D is not acceptable.

For appraisals dated after December 4, 2017, the appraiser *must* comment that the property is free from damage and that the wildfire had no effect on the property. If no comment was provided, an Appraisal Update, i.e., 1004D, must be obtained.

***We thank you for your continued business.***

If you have questions, please contact 855-GO-IMPAC (855-464-6722).