

# 2021 NAMFS Conference for Mortgage Field Services Diversification

## 3D Scanning As A Business

Sponsored By





**Powering Mass-Market Home Digitization & Analytics**

# What we do

We harness the power of the iPhone to deliver an easy-to-use solution to deliver 3D Tours, Floor Plans, Professional Photography, and Building System Data



**iPhone**

+



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- 35 Minutes Onsite
- \$49 Processing Fee
- Deliver \$350 value

Marketing and inspection content that was previously available only through professional real estate photographers

**HDR Photos**



**3D Walkthrough**



[Link to Example](#)

**Floor Plan**



**Superior Videos**



## Auto-generated Property Reports

Provide material attributes & metrics of the key home elements

426 Crimson Drive, Pittsburgh, United States  
Main Floor



Report Generated: APR 20 2017

### Property Report - 1200 E Georgian, Saginaw, TX, USA

Geo Location 32°52'40"N 97°22'53"W  
Listing Link [link]  
Internal ID 0VVrcXjITJ  
Start of scan APR 15 2017 16:41:35  
Submitted APR 17 2017 19:51:38  
Delivered APR 18 2017 13:42:33  
Number Of Spins 22

Bedrooms 3  
Bathrooms 2  
Pool 0  
Garage 1

Plumbing Fixtures 5  
Bathtubs 2  
Fireplace 0  
Entrance Doors 6  
Inner Doors 14  
Windows 4

| Single Family  | 1 Floor          | 5870ft²      | 3 Beds / 2 Baths | Additional Info |              |                                                                                                                                                    |
|----------------|------------------|--------------|------------------|-----------------|--------------|----------------------------------------------------------------------------------------------------------------------------------------------------|
|                | Floor area (ft²) | Volume (ft³) | Wall area (ft²)  | Ceiling         | AC           | Brand: Lennox<br>Manufacture Date: October 2007<br>Serial Number: 4607K58418<br>Model Number: 2AC13B36P-2B                                         |
| Bath           | 54               | 433          | 207              | Flat            |              |                                                                                                                                                    |
| Hall           | 64               | 511          | 161              | Flat            |              |                                                                                                                                                    |
| Foyer          | 34               | 267          | 103              | Flat            |              |                                                                                                                                                    |
| Living Room    | 290              | 2312         | 424              | Flat            |              |                                                                                                                                                    |
| Kitchen        | 191              | 1519         | 314              | Flat            |              |                                                                                                                                                    |
| Hallway        | 98               | 780          | 253              | Flat            | Refrigerator | Brand: Kenmore<br>Manufacture Date: November 2016<br>Manufacture Location: Anderson, SC<br>Serial Number: BA64927116<br>Model Number: 253.70609416 |
| Bedroom        | 124              | 990          | 285              | Flat            |              |                                                                                                                                                    |
| Bedroom        | 134              | 1066         | 301              | Flat            |              |                                                                                                                                                    |
| Master Bedroom | 219              | 1742         | 413              | Flat            |              |                                                                                                                                                    |
| M.Bath         | 48               | 383          | 192              | Flat            |              |                                                                                                                                                    |
| Yard           | 1894             | 13175        | 1160             | Flat            | Range        | Brand: Kenmore<br>Manufacture Date: October 2016<br>Serial Number: VF64324277<br>Model Number: 79093009313                                         |
| Yard           | 2148             | 16488        | 1617             | Flat            |              |                                                                                                                                                    |
| Closet         | 10               | 77           | 73               | Flat            |              |                                                                                                                                                    |
| Total          | 5870             | 44258        | 6788             |                 |              |                                                                                                                                                    |



## Building System and Asset Information Model

Inventory building assets with just a snapshot of appliances and systems through the App

### Appliance Inventory

**Furnace**

Goodman 60,000 BTU Furnace  
sn:#WEG67G9S

**AC**

Goodman 29,000 BTU  
sn:#GSX160301

**Disposal**

InSinkErator 333  
sn:#BCI2851769

**Dishwasher**

GE Top Control Dishwasher  
sn:#GDT545PSJSS

**Water Heater**

Kenmore Elite 30"  
sn:#02231113000P

**Stove**

LG Electronics 7.3 cu. ft  
sn:#29052391

**Refrigerator**

LG Electronics 7.3 cu. ft  
sn:#LUPXS3186N

**Water Heater**

LG Electronics 7.3 cu. ft  
sn:#LUPXS3186N

**Washing Machine**

Samsung 4.2 cu. ft. Front Load  
sn:#WF42H5200AW

**Dryer**

Samsung 4.2 cu. ft. Front Load  
sn:#DS42H5200AW



# Grow your business with InsideMaps

Expand services to multiple real estate verticals

- **Real Estate Agents**
- **Property Managers**
- **Appraisal Services (Class Valuation)**
- **Insurance Claims**
- **Inspections/Portfolio Due Diligence**

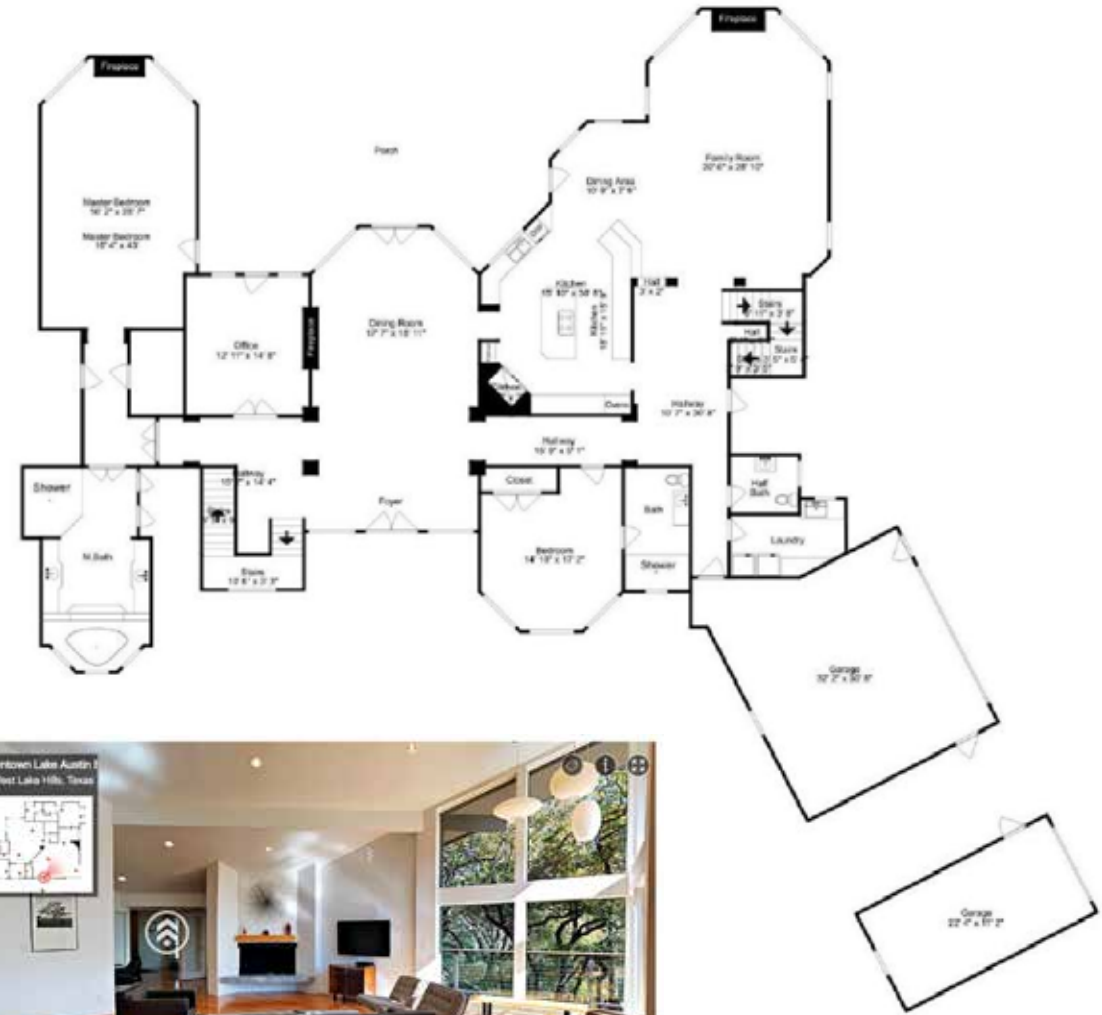


## Insidemaps improves every step of the renovations, disposition, and management

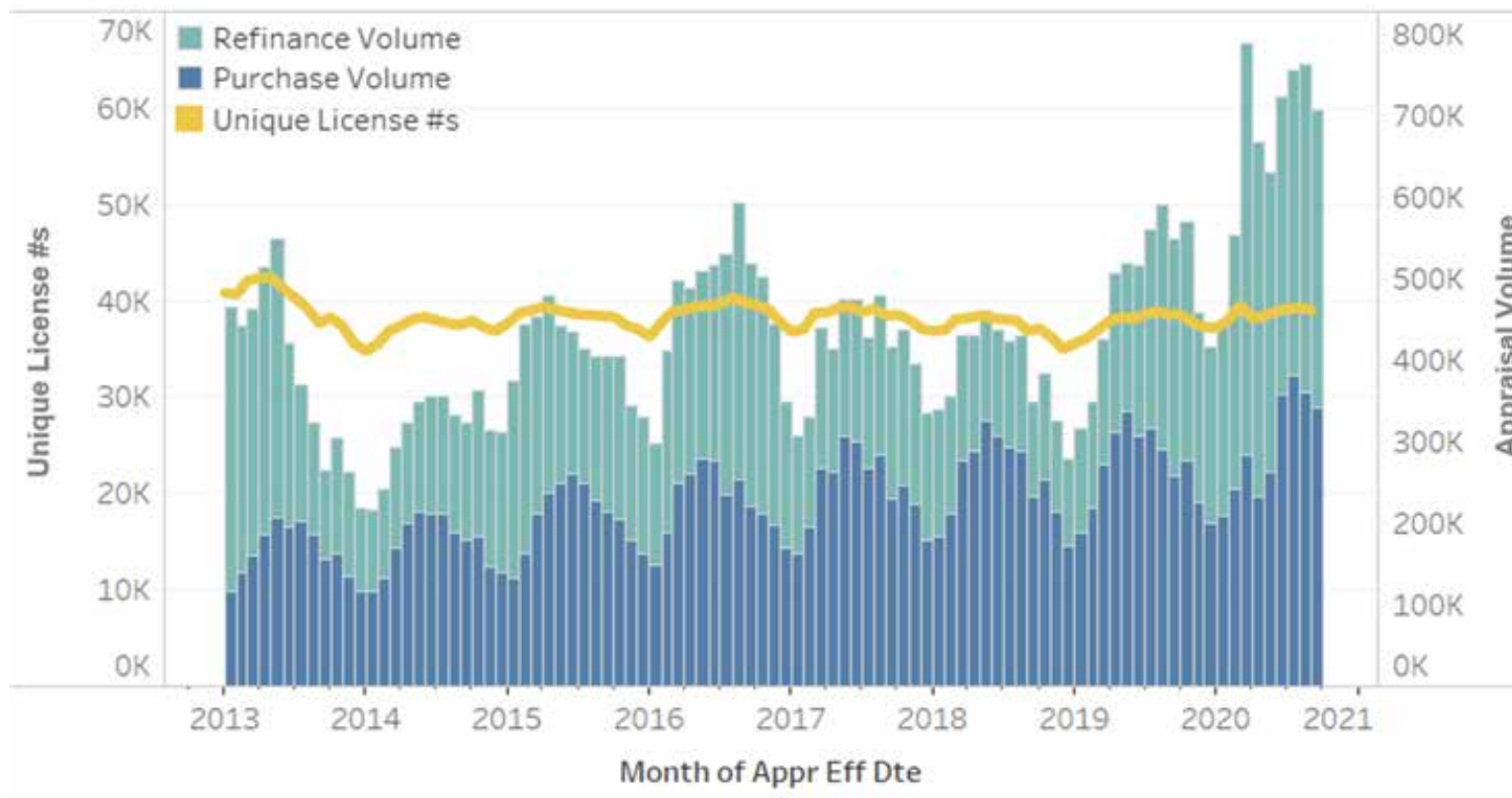
|                            |                                                                                                                               |
|----------------------------|-------------------------------------------------------------------------------------------------------------------------------|
| Due Diligence Inspection   | > Empower underwriters to confidently value properties                                                                        |
| Rehab Planning             | > Generate accurate rehab scopes with Property Reports that include dimensions, quantities, and appliance/systems information |
| Rehab                      | > Collaborate virtually with contractors and field team, reduce drive time                                                    |
| Inventory of Building Data | > Building and appliance data for portfolio, project R&M costs                                                                |
| Property Condition Report  | > Comprehensive PCR's to fairly administer Security Deposits                                                                  |
| Marketing Scan             | > InsideMaps efficiently produce quality Photography and 3D marketing materials                                               |
| Virtual Open House         | > Drive more viewers and give confidence to remote buyers                                                                     |
| More Qualified Prospects   | > Renters/Buyers physically walking the home more likely to convert                                                           |
| Rented/Sold                | > InsideMaps floor plan and property report can be shared to Buyer/Renter as a User's Manual to enhance customer experience   |



# 3D Scan for Mortgage



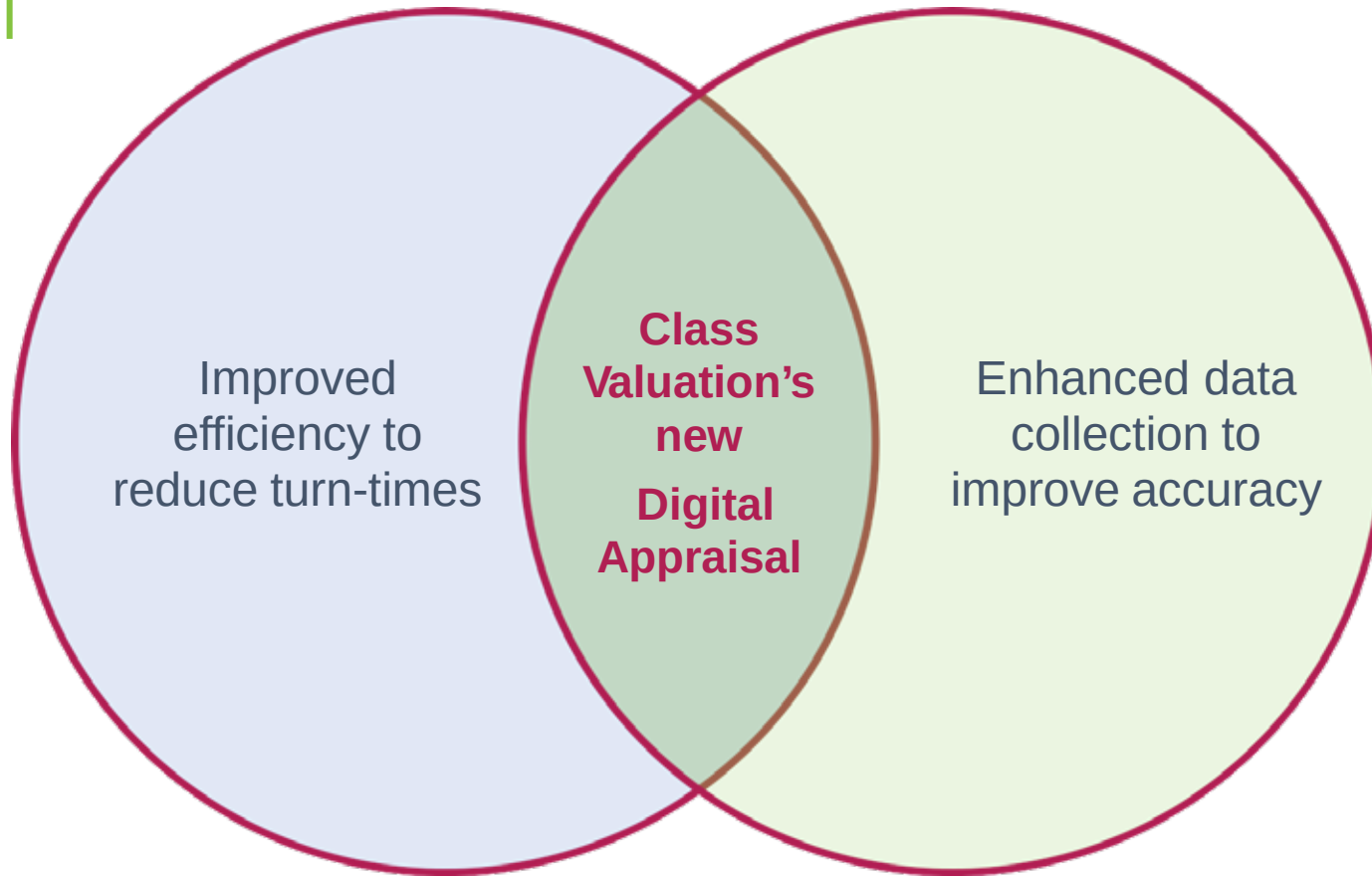
# Mortgage Volume vs. Appraiser Capacity



For the last decade, we've seen a steady climb in mortgage originations, with virtually zero growth in appraiser capacity, expanding appraisal turn-times and fees.

3D Scan provides a solution by keeping appraisers out of the field, which increases their capacity

# Streamlining through Digital Appraisals



As the industry searches for ways to streamline and reduce turn-times, it's imperative to not degrade accuracy.

Leveraging 3D Scan in Digital Appraisals can achieve both. Presently active in:

- California
- Colorado
- Florida
- Georgia
- Texas

# 3D Property Tour, Virtual Inspection

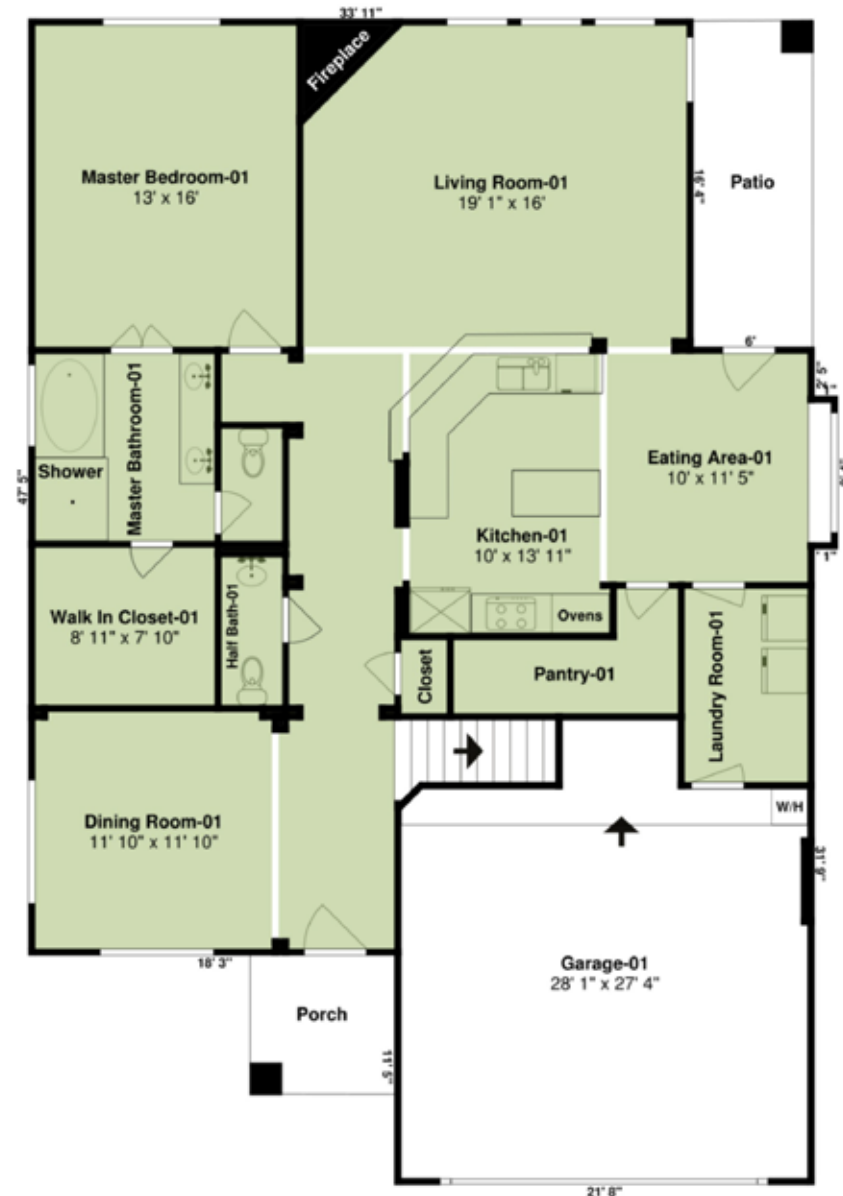
- 'Q Virtual appraisal inspection
- 'Q Improved appraisal data quality
- 'Q Increased transparency
- 'Q Damage and deficiencies no longer hidden
- 'Q Fraud prevention
- 'Q Stakeholder confidence





# Detailed Floor Plans

- 'Q Rooms automatically labeled
- 'Q Interior dimensions
- 'Q Accurate Spatial Awareness
- 'Q Windows and doors
- 'Q Counters and fixtures
- 'Q Appliances
- 'Q FPs and other amenities
- 'Q Conduits and dead spaces





## CLASS VALUATION

# Becoming a Pro Scanner

Pro Scanners can multiply the capacity of the appraisers by removing drive time and on-site inspection time from their process.

Interested professionals connect with our Innovation Training team to complete onboarding process:

- Application and vetting
- Background check
- 3D Scanning training & equipment set up
- Customer service training.

Currently servicing five states (CA, CO, FL, GA, TX), and scaling as capacity allows.

One Appraiser working for him/herself



One Day: 1 Report – One Month: 30 Reports – One Year: 360 Reports

One Appraiser working with 3D Scanners



One Day: 3 Reports – One Month: 90 Reports – One Year: 1,080 Reports