

HUD 203k Work Write-Up

Consultant's Report

Prepared By

FOX MOUNTAIN PROPERTY INSPECTIONS

18935 Osage Drive
Boonsboro, MD 21713

(301) 685-3145
richard@foxmt.com



Inspection Date

6/1/2017

Client's Name:

Lender: Address:

Inspected Address:

Phone:

Client's Phone:

Loan Officer: Phone:

Client's Email:

Ext:

Fox Mountain Property Inspections

18935 Osage Drive
Boonsboro, MD 21713

Phone: (301) 685-3145

Fax: _____

Consultant: Richard Leonard Email: _____



Property Information & Inspection

Property Address

Consultant's File Number: _____

Inspection Date: 6/1/2017

Inspector: Richard Leonard

Applicant's Information

Address: _____

Home Phone: _____ Office Phone: _____ Cellular: _____

Email: _____

Other Contact Name: _____ Nik _____

Other Phone: _____

Picture



Lender Information

Lending Institution: _____

Lender Loan #: _____

Origination Date: _____

Loan Type: HUD 203k _____

Loan Originator: _____

Phone: _____ Ext: _____

Details

Number of Units

At Start: 1 At Completion: _____

Months To Completion: 0

Habitation / Occupancy: Not Occupied

Owner Occupied Investor/Builder

Contingency Reserve %: 10% Number of Draws: 4

HUD Information

FHA Case No.: _____

HUD Date Assigned: _____

Contractors On Project

Initial Inspection Information

Inspection Weather Conditions Sunny, 80

Building Physical Information

Lot Size <u>0.83</u>	Number of Dwellings <u>1</u>	Type of Construction <u>wood frame</u>
Building Size <u>1090</u>	Number of Stories <u>1</u>	Estimated Age <u>97</u>

Commercial Units

Number of Commercial Units <u>0</u>
Commercial Units Ratio _____

Smoke Detectors

Smoke Detectors at Inspection <input type="checkbox"/>
Type Required _____

Utilities At Inspection

# Electric Services <u>0</u>	On <input checked="" type="checkbox"/>
# of Gas Services <u>0</u>	On <input type="checkbox"/>
Water <u>Private</u>	On <input type="checkbox"/>
Type Of Sewer <u>Private</u>	

Recommendations

"Check Mark Indicates Yes"

- | | |
|---|---|
| Underground Oil Tank Certification Needed: <input type="checkbox"/> | Termite - Woodboring Inspection Needed: <input type="checkbox"/> |
| Utilities On At Time Of Inspection: <input type="checkbox"/> | Radon Gas Test Performed: <input type="checkbox"/> |
| Lead Paint Certification Needed: <input type="checkbox"/> | Seperate Plumbing Certification Recommended: <input type="checkbox"/> |
| Water Certification Needed: <input checked="" type="checkbox"/> | Seperate Electrical Certification Recommended: <input type="checkbox"/> |
| Septic Certification Needed: <input checked="" type="checkbox"/> | Seperate Heating Certification Recommended: <input type="checkbox"/> |
| Septic Municipal Availability Present: <input type="checkbox"/> | Seperate Structural Engineers Report Recommended: <input checked="" type="checkbox"/> |
| Smoke Detectors Needed: <input checked="" type="checkbox"/> | Asbestos Report Needed: <input type="checkbox"/> |

Note: The 203k Feasibility Inspection is performed to identify those items that are obviously required for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4905.1. Unless otherwise indicated by the consultant, this inspection is NOT PERFORMED ACCORDING TO THE STANDARDS OF PRACTICE OF A HOME INSPECTION NOR SHOULD IT BE VIEWED AS ANY FORM OF CERTIFICATION BY A LICENSED PROFESSIONAL. THESE ADDITIONAL SERVICES MAY BE BENEFICIAL FOR THE BORROWER.

The borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection. It is suggested the borrower discuss the option of obtaining these additional services with their 203k consultant.

Richard Leonard

Fox Mountain Property Inspections

18935 Osage Drive
Boonsboro, MD 21713

Phone: (301) 685-3145

Fax: _____

Consultant: Richard Leonard

Email: richard@foxmt.com

Consultant's ID No: P1717



Specification Of Repairs

Inspection Date: 6/1/2017

Occupied During Construction: Not Occupied

Months To Completion: 0

Borrower:
Property Address:
Phone:
Contact Name:
Contact Phone:
Applicant's Phone: Applicant's
Cell Phone:

FHA Case #:
Loan Type: HUD 203k
Loan No.:
Lender:
Lender's Address:
Loan Originator:
Loan Originator Phone:

Consultant's File No.

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STEP-BY-STEP PROCEDURE

1. HUD accepted consultant who prepares this work write-up (or an architect, engineer or home inspection service) needs to inspect the property to assure: (1) That there are no rodents, termites and other infestations: (2) that there are no defects that will affect the health and safety of the occupants: (3) the adequacy of the existing structural, heating, plumbing electrical and roofing system: and (4) the upgrading of thermal protection (where necessary). The inspection report will be attached to the document.
2. Complete each item below as necessary by either filling out the information on the work to be performed with a brief explanation, or entering "NONE" in the "SUB-TOTAL" Portion if no work is being performed in that particular subsection to the document.
3. The proposed work, and the materials used, should be explained in detail to assure a complete understanding on the required work by the contractor and the HUD authorized fee inspector. For major items (ie. kitchen cabinets, appliances, heating air conditioning etc.), the description or the item should enclose the make and model number (manufacturer's brochure can be attached).
4. Attach a copy of any proposals from all contractors and/or subcontractors.
5. Provide other drawings as necessary to assure a complete understanding of the required work by the contractor and the HUD authorized fee inspector. The following architectural exhibits are required:
 - a) A Plot Plan of the Site is required only if a new addition is being made to the existing structure. Show the location elevations at the property corners and building structure(s), walks, drives, streets, and other relevant detail. Include finished grade corners to assure proper drainage of water off the site. Show the required flood elevation.
 - b) Proposed Interior Plan of the Dwelling. Show where structural or planning changes are contemplated; include any dwelling.
 - c) Provide kitchen cabinet elevations, deck drawings and other exhibits as necessary to properly describe the required Architectural exhibits for a new addition are the same as for a newly constructed home.
6. Cost estimates must include labor and materials sufficient to complete the work by a contractor.
7. A homebuyer who would like to do any of the work must submit a letter to the lender stating his/her qualifications to perform the work in timely and workmanlike manner. If approved by the lender, the homebuyer cannot eliminate the cost estimate for labor because if the homebuyer cannot complete the work there must be sufficient money in the escrow account to get a subcontractor to do the work.
8. If this is a purchase transaction and not a refinance, then attach a sales contract (the loan should go contingent upon obtaining FHA 203(k) financing).
9. Transfer costs shown on the last page to the Draw Request (HUD 9746-A, VMP-436).
10. Meaning of Abbreviations:

Each = Ea Linear foot = LF Square Foot = SF Lump Sum = LS Square Yard = SY * = Required

M = Mandatory By HUD, R = Recommended By Consultant/Other, D = Desired By Homeowner

1. Masonry

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
Foundation				Material/LS	1	EA	3,760.00	3,760.00	0.0%	0.00	\$10,000.00
				Labor	1	EA	6,240.00	6,240.00	Completion Hrs: 0		

Location New Addition	Level	D	Excavate, provide materials and pour footers, build masonry block wall for new 16'x24' addition at right. All in accordance with local building codes.
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Sub-Total This Section: \$10,000.00

2. Siding

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
Vinyl Siding and Trim				Material/LS	1	EA	1,871.00	1,871.00	0.0%	0.00	\$5,600.00
				Labor	1	EA	3,729.00	3,729.00	Completion Hrs: 0		

Location New Addition	Level	D	Provide and install house wrap and vinyl siding and exterior trim to all areas of new addition. Client to choose material.
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				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
Vinyl Siding				Material/LS	1	EA	4,050.00	4,050.00	0.0%	0.00	\$6,350.00
				Labor	1	EA	2,300.00	2,300.00	Completion Hrs: 0		

Location Exterior	Level	D	Provide material and labor to remove existing siding from existing portion of house. Provide and wrap house with approved building wrap; provide/install new double vinyl siding and accessories. Dispose of all debris properly.
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Sub-Total This Section: \$11,950.00

4. Roof

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
Install New Roof on Addition				Material/LS	1	Ea	950.00	950.00	0.0%	0.00	\$1,750.00
				Labor	1	Ea	800.00	800.00	Completion Hrs: 0		

Location New Addition	Level	D	Provide and install new shingles, flashing, ice and water shield and any other related materials to new addition at rear. All work to be done in accordance to local building codes.
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Sub-Total This Section: \$1,750.00

6. Exteriors

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
soffit and fascia				Material/LS	1	Ea	1,100.00	1,100.00	0.0%	0.00	\$2,916.00
				Labor	1	Ea	1,816.00	1,816.00	Completion Hrs: 0		

Location	Level	D	Provide material and labor to remove existing soffit, fascia and gutter and provide/install new on main house to match addition.
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Sub-Total This Section: \$2,916.00

12. Grading/Landscaping

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
Grade and level yard for addition				Material/LS	1	EA	125.00	125.00	0.0%	0.00	\$695.00
				Labor	1	EA	570.00	570.00	Completion Hrs: 0		

Location New Addition	Level	D	Provide materials and properly grade exterior at new addition, to include rear of property to provide 6" of fall 6' away from foundation.. Seed, feed and straw/hay.
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Sub-Total This Section: \$695.00

13. Windows

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																										
Install new windows				4	EA	250.00	1,000.00	0.0%	0.00	\$1,800.00																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 10%;">D</td> <td style="width: 10%;"></td> <td style="width: 10%;">Labor</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">Completion Hrs:</td> <td style="width: 10%; text-align: center;">0</td> </tr> <tr> <td>New Addition</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Location	Level	D		Labor						Completion Hrs:	0	New Addition												1	EA	800.00	800.00					
Location	Level	D		Labor						Completion Hrs:	0																									
New Addition																																				
Provide and install 4 new energy efficient, vinyl clad double hung windows at new addition.																																				
Install new windows				1	EA	1,400.00	1,400.00	0.0%	0.00	\$2,000.00																										
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Location	Level	D		Labor						Completion Hrs:	0																									
New Addition																																				
Provide and install new energy efficient fixed picture window in new addition. Client to choose window.																																				
Sub-Total This Section:										\$3,800.00																										

15. Doors (Ext.)

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																										
Exterior Doors				2	EA	350.00	700.00	0.0%	0.00	\$1,700.00																										
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Location	Level	D		Labor						Completion Hrs:	0																									
New Addition																																				
Provide and install 2 new exterior walk doors to addition. Doors to be chosen by client.																																				
Exterior Doors				1	EA	1,000.00	1,000.00	0.0%	0.00	\$1,500.00																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 10%;">D</td> <td style="width: 10%;"></td> <td style="width: 10%;">Labor</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">Completion Hrs:</td> <td style="width: 10%; text-align: center;">0</td> </tr> <tr> <td>New Addition</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Location	Level	D		Labor						Completion Hrs:	0	New Addition												1	EA	500.00	500.00					
Location	Level	D		Labor						Completion Hrs:	0																									
New Addition																																				
Provide and install new exterior sliding glass door to addition. Door to be chosen by client.																																				
Sub-Total This Section:										\$3,200.00																										

16. Doors (Int.)

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																										
Install Interior door				4	EA	125.00	500.00	0.0%	0.00	\$1,200.00																										
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 20%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 10%;">D</td> <td style="width: 10%;"></td> <td style="width: 10%;">Labor</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;">Completion Hrs:</td> <td style="width: 10%; text-align: center;">0</td> </tr> <tr> <td>New Addition</td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> <td></td> </tr> </table>				Location	Level	D		Labor						Completion Hrs:	0	New Addition												4	EA	175.00	700.00					
Location	Level	D		Labor						Completion Hrs:	0																									
New Addition																																				
Provide and install 4 new interior doors in accordance with drawings.																																				
Sub-Total This Section:										\$1,200.00																										

17. Partition Wall

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total												
Framing of new walls and partitions				Material/LS	1	EA	6,450.00	6,450.00	0.0%	0.00	\$18,350.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>EA</td> <td>11,900.00</td> <td>11,900.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	EA	11,900.00	11,900.00	Completion Hrs: 0										
Location	Level	D	Labor	1	EA	11,900.00	11,900.00	Completion Hrs: 0														
New Addition				Provide materials and frame all exterior walls for 16'x24' addition. Provide and install roof trusses and sheathing. All in accordance with local building codes.																		
Framing of new walls and partitions				Material/LS	1	EA	350.00	350.00	0.0%	0.00	\$1,000.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>EA</td> <td>650.00</td> <td>650.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	EA	650.00	650.00	Completion Hrs: 0										
Location	Level	D	Labor	1	EA	650.00	650.00	Completion Hrs: 0														
New Addition				Provide materials and frame all interior walls and doors. To be done in accordance with existing drawings.																		
reconfiguration				Material/LS	1	Ea	200.00	200.00	0.0%	0.00	\$1,000.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>Ea</td> <td>800.00</td> <td>800.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	Ea	800.00	800.00	Completion Hrs: 0										
Location	Level	D	Labor	1	Ea	800.00	800.00	Completion Hrs: 0														
Kitchen				Provide material and labor to remove wall to create large, eat-in kitchen/dining area and frame in pantry area per client specifications.																		
closet				Material/LS	1	Ea	250.00	250.00	0.0%	0.00	\$450.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>Ea</td> <td>200.00</td> <td>200.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	Ea	200.00	200.00	Completion Hrs: 0										
Location	Level	D	Labor	1	Ea	200.00	200.00	Completion Hrs: 0														
Interior				Provide material and labor to construct new closet per client specifications.																		
miscellaneous				Material/LS	1	Ea	3,900.00	3,900.00	0.0%	0.00	\$12,000.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>Ea</td> <td>8,100.00</td> <td>8,100.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	Ea	8,100.00	8,100.00	Completion Hrs: 0										
Location	Level	D	Labor	1	Ea	8,100.00	8,100.00	Completion Hrs: 0														
New Addition				Framing and finishing surcharge for difference between two level 16'x24' addition as noted above and actual plan for a two level 18'24' addition.																		
Sub-Total This Section:								\$32,800.00														

18. Plaster/Drywall

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total												
Drywall: Install new board, mud and tape				Material/LS	1	EA	2,180.00	2,180.00	0.0%	0.00	\$5,800.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>EA</td> <td>3,620.00</td> <td>3,620.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	EA	3,620.00	3,620.00	Completion Hrs: 0										
Location	Level	D	Labor	1	EA	3,620.00	3,620.00	Completion Hrs: 0														
New Addition				Provide and install new drywall to all interior walls at new addition in accordance with plans. Mud, tape, sand and make ready for paint.																		
Drywall				Material/LS	1	LS	450.00	450.00	0.0%	0.00	\$1,100.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>EA</td> <td>650.00</td> <td>650.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	EA	650.00	650.00	Completion Hrs: 0										
Location	Level	D	Labor	1	EA	650.00	650.00	Completion Hrs: 0														
Kitchen				Provide material and labor to install drywall associated with kitchen reconfiguration.																		
Sub-Total This Section:								\$6,900.00														

20. Wood Trim

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total												
Install baseboard and door and window casings.				Material/LS	1	EA	520.00	520.00	0.0%	0.00	\$1,400.00											
<table border="0" style="width: 100%;"> <tr> <td style="width: 25%;">Location</td> <td style="width: 10%;">Level</td> <td style="width: 5%;">D</td> <td style="width: 10%;">Labor</td> <td>1</td> <td>EA</td> <td>880.00</td> <td>880.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Location	Level	D	Labor	1	EA	880.00	880.00	Completion Hrs: 0										
Location	Level	D	Labor	1	EA	880.00	880.00	Completion Hrs: 0														
New Addition				Provide and install new baseboard, door and window trim at new addition.																		
Sub-Total This Section:								\$1,400.00														

21. Stairs

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total												
install new stairs				Material/LS	1	Ea	490.00	490.00	0.0%	0.00	\$1,300.00											
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Location	Level	D	Labor	1	Ea	810.00	810.00	Completion Hrs: 0														
New Addition				Provide and install new stairway at the interior of the new addition; use pine grade materials to be painted or covered w/carpet; stairway to be closed.																		
Sub-Total This Section:								\$1,300.00														

EA = Each LF = Linear Foot LS = Lump Sum SF = Square Foot Sq = Square SY = Square Yard

23. Wood Floors

		Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total
Install new engineered wood floor		1	Ea	1,728.00	1,728.00	0.0%	0.00	\$3,000.00
Location	Level	Material/LS	Labor				Completion Hrs:	
New Addition	D		1	Ea	1,272.00		0	
Provide and install new engineered hard wood floors to 1st floor of new addition. Material to chosen by client.								
Install new engineered wood floor		1	Ea	1,775.00	1,775.00	0.0%	0.00	\$3,500.00
Location	Level	Material/LS	Labor				Completion Hrs:	
Kitchen	D		1	Ea	1,725.00		0	
Provide material and labor to remove existing flooring and install new engineered hard wood floors to new kitchen/dining room area. Material to chosen by client.								
refinish floors		1	Ea	150.00	150.00	0.0%	0.00	\$900.00
Location	Level	Material/LS	Labor				Completion Hrs:	
1st and 2nd Floor	D		1	Ea	750.00		0	
Provide material and labor to refinish wood floors in bedroom 3 and hallway and coat with minimum 2 coats finish. Client to choose finishes.								
Sub-Total This Section:								\$7,400.00

24. Finished Floors

		Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total
Carpet and Pad		1	AL	500.00	500.00	0.0%	0.00	\$1,100.00
Location	Level	Material/LS	Labor				Completion Hrs:	
New Addition	D		1	EA	600.00		0	
Provide and install new carpet and pad to 2nd floor of new addition. Material to be chosen by client.								
Carpet and Pad		1	AL	500.00	500.00	0.0%	0.00	\$1,100.00
Location	Level	Material/LS	Labor				Completion Hrs:	
1st Floor	D		1	EA	600.00		0	
Provide material and labor to install carpet of client choosing to bedroom 1 and bedroom 2								
Sub-Total This Section:								\$2,200.00

27. Plumbing

		Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total
Plumbing		1	LS	700.00	700.00	0.0%	0.00	\$2,500.00
Location	Level	Material/LS	Labor				Completion Hrs:	
New Addition	D		1	EA	1,800.00		0	
Provide and install plumbing rough in to new addition. To be in accordance with local building codes.								
Pressure Tank		1	Ea	250.00	250.00	0.0%	0.00	\$500.00
Location	Level	Material/LS	Labor				Completion Hrs:	
Basement	M		1	Ea	250.00		0	
Provide material and labor to install new pressure tank.								
replace waste line		1	Ea	600.00	600.00	0.0%	0.00	\$2,000.00
Location	Level	Material/LS	Labor				Completion Hrs:	
Crawl Space	D		1	Ea	1,400.00		0	
Provide material and labor to demo existing waste line that extends from crawlspace to the septic tank; dispose properly. Provide and install new PVC drain pipe.								
Sub-Total This Section:								\$5,000.00

28. Electrical

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																								
Electrical Wiring				1	EA	1,500.00	1,500.00	0.0%	0.00	\$4,300.00																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;">Material/LS</td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Location</td> <td>Level</td> <td>D</td> <td>Labor</td> <td>1</td> <td>EA</td> <td>2,800.00</td> <td>2,800.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>				Material/LS											Location	Level	D	Labor	1	EA	2,800.00	2,800.00	Completion Hrs: 0											
Material/LS																																		
Location	Level	D	Labor	1	EA	2,800.00	2,800.00	Completion Hrs: 0																										
New Addition Provide materials and install electrical rough in for new addition. All in accordance with local building codes.																																		
electric				1	Ea	500.00	500.00	0.0%	0.00	\$2,400.00																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Material/LS</td> <td></td> <td></td> <td>Labor</td> <td>1</td> <td>Ea</td> <td>1,900.00</td> <td>1,900.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>															Material/LS			Labor	1	Ea	1,900.00	1,900.00	Completion Hrs: 0											
Material/LS			Labor	1	Ea	1,900.00	1,900.00	Completion Hrs: 0																										
New Addition Provide material and labor to move existing service drop to make room for new addition.																																		
Sub-Total This Section:										\$6,700.00																								

29. Heating

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																								
Heating System Installation				1	EA	1,000.00	1,000.00	0.0%	0.00	\$1,000.00																								
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Material/LS			Labor	1	EA	0.00	0.00	Completion Hrs: 0																										
New Addition Provide and install rough in and ductwork for new heating/cooling system in new addition.																																		
Heating System Installation				1	EA	3,000.00	3,000.00	0.0%	0.00	\$3,000.00																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Material/LS</td> <td></td> <td></td> <td>Labor</td> <td>1</td> <td>EA</td> <td>0.00</td> <td>0.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>															Material/LS			Labor	1	EA	0.00	0.00	Completion Hrs: 0											
Material/LS			Labor	1	EA	0.00	0.00	Completion Hrs: 0																										
New Addition Provide and install heat pump to accommodate existing house and new addition.																																		
Sub-Total This Section:										\$4,000.00																								

30. Insulation

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																								
Install insulation				1	SF	900.00	900.00	0.0%	0.00	\$2,800.00																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Material/LS</td> <td></td> <td></td> <td>Labor</td> <td>1</td> <td>EA</td> <td>1,900.00</td> <td>1,900.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>															Material/LS			Labor	1	EA	1,900.00	1,900.00	Completion Hrs: 0											
Material/LS			Labor	1	EA	1,900.00	1,900.00	Completion Hrs: 0																										
New Addition Provide and install insulation to new addition according to local building codes																																		
Sub-Total This Section:										\$2,800.00																								

33. Basements

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																								
structural engineer report				1	Ea	500.00	500.00	0.0%	0.00	\$500.00																								
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Material/LS			Labor	1	Ea	0.00	0.00	Completion Hrs: 0																										
New Addition Engage a structural engineer to write detailed repair plan for aspects of discrepancies in foundation, columns and beams, to also incorporate removal of kitchen wall in first floor.																																		
structural repairs				1	Ea	2,500.00	2,500.00	0.0%	0.00	\$10,000.00																								
<table border="0" style="width: 100%;"> <tr> <td style="width: 20%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> <td style="width: 10%;"></td> </tr> <tr> <td>Material/LS</td> <td></td> <td></td> <td>Labor</td> <td>1</td> <td>Ea</td> <td>7,500.00</td> <td>7,500.00</td> <td colspan="2">Completion Hrs: 0</td> <td></td> </tr> </table>															Material/LS			Labor	1	Ea	7,500.00	7,500.00	Completion Hrs: 0											
Material/LS			Labor	1	Ea	7,500.00	7,500.00	Completion Hrs: 0																										
Basement Per advise of structural engineer, provide material and labor to make recommended structural repairs.																																		
Sub-Total This Section:										\$10,500.00																								

34. Cleanup

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total																								
Cleanup				1	EA	0.00	0.00	0.0%	0.00	\$800.00																								
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Material/LS			Labor	1	EA	800.00	800.00	Completion Hrs: 0																										
New Addition Clean up and remove off site all debris associated with construction of new addition.																																		
Sub-Total This Section:										\$800.00																								

35. Miscellaneous

				Qty	Unit	Unit Cost	Total	Tax/Margin		Grand Total	
lead paint removal				Material/LS	1	Ea	0.00	0.00	0.0%	0.00	\$0.00
Location		Level	M	Labor	1	Ea	0.00	0.00	Completion Hrs: 0		
Interior				Per results of lead based paint testing, properly remove lead paint. Buyer to pay for removal. Per results of lead based paint testing, properly remove lead paint. Client to pay for lead paint removal.							
Architectural Drawings				Material/LS	1	Ea	0.00	0.00	0.0%	0.00	\$1,700.00
Location		Level	D	Labor	1	Ea	1,700.00	1,700.00	Completion Hrs: 0		
New Addition				Engage architect to provide architectural drawings for design of new addition. To include corresponding documents necessary to obtain permits.							
Sub-Total This Section:										\$1,700.00	

CONSULTANT'S COMMENT

RECAP SUBTOTALS

Construction Sub-Totals	
1. Masonry	10,000.00
2. Siding	11,950.00
3. Gutters/Downspouts	0.00
4. Roof	1,750.00
5. Shutters	0.00
6. Exteriors	2,916.00
7. Walks	0.00
8. Driveways	0.00
9. Painting (Ext.)	0.00
10. Caulking	0.00
11. Fencing	0.00
12. Grading/Landscaping	695.00
13. Windows	3,800.00
14. Weatherstrip	0.00
15. Doors (Ext.)	3,200.00
16. Doors (Int.)	1,200.00
17. Partition Wall	32,800.00
18. Plaster/Drywall	6,900.00
19. Decorating	0.00
20. Wood Trim	1,400.00
21. Stairs	1,300.00
22. Closets	0.00
23. Wood Floors	7,400.00
24. Finished Floors	2,200.00
25. Ceramic Tile	0.00
26. Bath Accessories	0.00
27. Plumbing	5,000.00
28. Electrical	6,700.00
29. Heating	4,000.00
30. Insulation	2,800.00
31. Cabinetry	0.00
32. Appliances	0.00
33. Basements	10,500.00
34. Cleanup	800.00
35. Miscellaneous	1,700.00
Construction Cost Subtotal:	\$119,011.00

Allowable Fees & RecapTotals		
Construction Costs Subtotal :		\$119,011.00
ALLOWABLE FEES		
	Note	Fee
Work Write Up & Consultati		\$1,000.00
Draw Fee	4 at 275	\$1,100.00
Electrical Permit		\$175.00
Plumbing Permit		\$175.00
Building Permit		\$175.00
Allowable Fees Total :		\$2,625.00
Contingency Reserve:	10%	\$11,901.10
Grand Total:		\$133,537.10

All repairs must be performed in conformance with local zoning ordinances and codes. Applicant(s) and Contractor (if any) to sign and date upon final acceptance.

Date of Final Acceptance: _____

Applicant(s): _____ Date: _____ Date: 7-5-17 _____ Richard Leonard ID No: P1717

Contractor: _____ Date: _____ Applicant(s): _____ Date: _____

Applicant(s): _____ Date: _____

Consultant/Plan Reveiwer: _____

Applicant(s): _____ Date: _____

EA = Each LF = Linear Foot LS = Lump Sum SF = Square Foot Sq = Square SY = Square Yard

Project Repair Levels Totals

Overview of the Project		Total	Mandatory	Recommended	Desired
Section 1	Masonry	\$10,000.00	\$0.00	\$0.00	\$10,000.00
Section 2	Siding	\$11,950.00	\$0.00	\$0.00	\$11,950.00
Section 3	Gutters/Downspouts		\$0.00	\$0.00	\$0.00
Section 4	Roof	\$1,750.00	\$0.00	\$0.00	\$1,750.00
Section 5	Shutters		\$0.00	\$0.00	\$0.00
Section 6	Exteriors	\$2,916.00	\$0.00	\$0.00	\$2,916.00
Section 7	Walks		\$0.00	\$0.00	\$0.00
Section 8	Driveways		\$0.00	\$0.00	\$0.00
Section 9	Painting (Ext.)		\$0.00	\$0.00	\$0.00
Section 10	Caulking		\$0.00	\$0.00	\$0.00
Section 11	Fencing		\$0.00	\$0.00	\$0.00
Section 12	Grading/Landscaping	\$695.00	\$0.00	\$0.00	\$695.00
Section 13	Windows	\$3,800.00	\$0.00	\$0.00	\$3,800.00
Section 14	Weatherstrip		\$0.00	\$0.00	\$0.00
Section 15	Doors (Ext.)	\$3,200.00	\$0.00	\$0.00	\$3,200.00
Section 16	Doors (Int.)	\$1,200.00	\$0.00	\$0.00	\$1,200.00
Section 17	Partition Wall	\$32,800.00	\$0.00	\$0.00	\$32,800.00
Section 18	Plaster/Drywall	\$6,900.00	\$0.00	\$0.00	\$6,900.00
Section 19	Decorating		\$0.00	\$0.00	\$0.00
Section 20	Wood Trim	\$1,400.00	\$0.00	\$0.00	\$1,400.00
Section 21	Stairs	\$1,300.00	\$0.00	\$0.00	\$1,300.00
Section 22	Closets		\$0.00	\$0.00	\$0.00
Section 23	Wood Floors	\$7,400.00	\$0.00	\$0.00	\$7,400.00
Section 24	Finished Floors	\$2,200.00	\$0.00	\$0.00	\$2,200.00
Section 25	Ceramic Tile		\$0.00	\$0.00	\$0.00
Section 26	Bath Accessories		\$0.00	\$0.00	\$0.00
Section 27	Plumbing	\$5,000.00	\$500.00	\$0.00	\$4,500.00
Section 28	Electrical	\$6,700.00	\$0.00	\$0.00	\$6,700.00
Section 29	Heating	\$4,000.00	\$0.00	\$0.00	\$4,000.00
Section 30	Insulation	\$2,800.00	\$0.00	\$0.00	\$2,800.00
Section 31	Cabinetry		\$0.00	\$0.00	\$0.00
Section 32	Appliances		\$0.00	\$0.00	\$0.00
Section 33	Basements	\$10,500.00	\$10,500.00	\$0.00	\$0.00
Section 34	Cleanup	\$800.00	\$0.00	\$0.00	\$800.00
Section 35	Miscellaneous	\$1,700.00	\$0.00	\$0.00	\$1,700.00
Section 1 - 35 Total		\$119,011.00	\$11,000.00		\$108,011.00

Mandatory

Recommended

Desired

Contingency %	=	10%	x	\$11,901.10	=	\$130,912.10
				Contingency		Rehab Total

Mandatory Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.

Recommended Items are Recommended by the consultant and should be completed as part of the overall work.

Desired Items are a Wish List/Desired Items by the owner likely to be completed as part of the overall work.

Mandatory - Must be Completed

Recommended - May be Removed - With Caution

Desired - May be Removed