John Smith HUD Consultant HUD ID #: A1234

# **Required Document for HomeStyle:**

- Total rehabilitiation cost exceeds \$15,000 OR
- At the recommendation of the HomeBridge Renovation Concierge Department

# Feasibility Site Report (AKA Feasibility Study)

## SUBJECT PROPERTY

Parcel #: 012-987-01 1234 Oak Street, Anytown, CA 90000

## **BORROWER**

Mr. & Mrs. Customer

# **LENDER**

- In certain instances where total rehabilitation costs exceed \$15,000 but are a single repair item (ie: swimming pool), a Feasibility Study may not be required
- HomeBridge Renovation Concierge Department approval required

#### SUMMARY OF REVIEW

The planned construction on the subject property is in line with the contractor's proposal. The scope of work and the proposed price are adequate for the geographical and economic conditions of the area. The borrower and contractor will most likely work with the reviewing authority in the planning of the proposed construction and repairs.

#### **OBJECTIVE OF THIS FEASIBILITY STUDY**

The objective of this feasibility study is primarily to assist in reducing the risk for the financial institution. Also to further assist them to facilitate their investment and provide an overview about the planned construction/renovation as well as the construction industry means and methods for which this document is produced as it relates to the subject property.

The feasibility may form the basis of an important investment decision and in order to serve this objective, the document covers various aspects of construction/renovation scope of work and the preliminary budget. This further assists the financial institution to better facilitate the physical, financial and administrative management of the project.

The document also provides the borrower/homeowner with specific information about the property and the cost of repairs and/or construction.

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# **Property Information**

**Subject Property Address** 

Parcel #: 012-987-01 1234 Oak Street Anytown, CA 90000

Lender

**Lender Contact** 

Prepared by

John Smith **HUD Consultant** HUD ID #: A1234

Prepared for Borrower(s):

Mr. & Mrs. Customer

**Best Phone Contact** 

N/A on HomeStyle

FHA Case No.

Property Details	
Number of stories	1
Number of units	1
Mixed use property	No
Type of Construction	Frame
Electric service & Amps	200
Fuel source - Gas - Oil - LP	Gas
City Sewer - Septic	Citv
Citv water - Well	Citv
Hot water source	HWT
Approximate Age	
Occupied at time of inspection	No
Utilities on or off	
Electric	On
Gas - Oil - LP	On
Water	On

**Email Address** 

**Borrower(s) Current Address** 

Date of Inspection:

Thursday, January 02, 2014

Additional Testing Services, Certifications or Cost Items that may be necessary						
Recommendations						
ITEMS CHECK ARE RECOMMENDED						
Underground oil tank Certification	N/A	Radon Test	N/A			
LBP Certification	N/A	Termite Inspection	X			
Well Water Certification	N/A	Structural Engineers report	N/A			
Septic Certification	N/A	Soils report	N/A			
Site survey	N/A	Chimney Certification	X			
Architectural Plans	N/A	Asbestos certification	N/A			

Reviews property for compliance with HUD MPS (Minimum **Property Standards**)

**Note:** The Home Inspection is performed to identify those items that require repairs for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4905.1. The Borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection.

All repairs must be performed in conformance with local zoning ordinances and codes. All work within this Report to be Performed by a Licensed Contractor

The Subject Property will not be Habitable During Construction

Up to 6 months PITI can be financed on HomeStyle transactions with Consultant approval (owner-occupied only)

	John Smith			Feasibili	tv Sit	e Report		
	HUD Consultant			Casibili	ty Oit	c report		
	HUD ID #: A1234							
		_						
	Property Address	_				uyer(s) Name		
	1234 Oak Street, Anytown, CA 90000				Mr. &	Mrs. Custom	er	
	Lender					Date		
					Thursda	ıy, January 02, 2	014	
					FH	A Case Number		
	Contact							
					Direct (	Cost of Construct	ion	
						\$95,048.00	1011	
1	Masonry				Division		\$	1,900.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost		Total Material
	Repair masonry brick foundation at rear of breezeway	1	\$ 1,000.00	\$ 1,000.00	1	\$ 900.00	\$	900.00
	Tropan macerity street real action at 100 and		4 1,000.00	\$ -		Ť	\$	-
			Total Labor	\$ -		Total Matariala	\$	-
	So	 cope of Wo	i otai ∟abor k/Specificatio		1	Total Materials	Þ	900.00
2	Siding				Division	Total	\$	750.00
		labor Unit			Unit	Material		Total
	<u>Item</u>	QTY	Cost	Total labor	QTY	Cost	_	Material
	Fascia at breezeway needs to be re-capped with coil	11	\$ 500.00	\$ 500.00 \$ -	1	\$ 250.00	\$ \$	250.00
			Total Labor			Total Materials		250.00
		ope of Wo	k/Specification		•			
3	Gutters & Downspouts	1-111-2	Labas	T	Division		\$	<b>100.00</b> Total
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost		Material
	Clean out all gutters at garage	1	\$ 50.00		1	\$ 50.00	\$	50.00
	oroan out an gattoro at garago	i i	Ψ 00.00	\$ -		Ψ 00.00	\$	-
			Total Labor	\$ 50.00		Total Materials	\$	50.00
	Sc	_ cope of Wo	Total Labor k/Specificatio	<u> </u>	]	Total Materials	\$	50.00
4	Sc Roof	cope of Wor		<u> </u>	Division		\$	-
4	Roof	labor Unit	k/Specification	ons	<b>Division</b> Unit	Total Material		- Total
4	Roof Item		k/Specificatio	Total labor	Division	Total	\$	-
	Roof  Item  NO WORK	labor Unit	k/Specification	ons	Division Unit QTY	Total Material Cost	<b>\$</b>	- Total
	Roof Item	labor Unit	k/Specification	Total labor	<b>Division</b> Unit	Total Material Cost	\$	- Total
	Roof    Item   NO WORK  Shutters   Item	labor Unit QTY	Labor Cost	Total labor	Division Unit QTY Division	Total Material Cost Total	<b>\$</b>	Total Material
5	Roof  Item  NO WORK  Shutters  Item  NO WORK	labor Unit QTY	Labor Cost	Total labor	Division Unit QTY  Division Unit QTY	Total  Material Cost  Total  Material Cost	<b>\$ \$ \$</b>	Total Material  Total  Total  Material  -  Total  Material  -
	Roof    Item   NO WORK  Shutters   Item	labor Unit QTY	Labor Cost Labor Cost	Total labor  Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division	Total  Material Cost  Total  Material Cost  Total	\$ \$ \$	Total Material  Total  Total Material  - Total Material
5	Roof  Item  NO WORK  Shutters  Item  NO WORK  Exteriors	labor Unit QTY  labor Unit QTY  labor Unit QTY	Labor Cost	Total labor \$ -  Total labor \$ -	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit	Total  Material Cost  Total  Material Cost	<b>\$ \$ \$</b>	Total Material  Total  Total  Material  -  Total  Material  -
5	Roof  Item  NO WORK  Shutters  Item  NO WORK	labor Unit QTY	Labor Cost Labor Cost Labor Cost	Total labor  Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division	Total  Material Cost  Total  Material Cost  Total  Material Material	<b>\$ \$ \$</b>	Total Material  Total  Total Material  Total Material  Total
5	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors	labor Unit QTY labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor	Total labor  Total labor  Total labor  Total labor  Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit QTY Division	Total  Material Cost  Total  Material Cost  Total  Total  Material Cost  Total  Total  Total  Total	\$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material
5	Item	labor Unit QTY  labor Unit QTY  labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Labor Labor Labor Labor	Total labor  Total labor  Total labor  Total labor  Total labor	Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Total
5	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks	labor Unit QTY labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor	Total labor  Total labor  Total labor  Total labor  Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit QTY Division	Total  Material Cost  Total  Material Cost  Total  Total  Material Cost  Total  Total  Total  Total	\$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Material
5 6 7	Item	labor Unit QTY  labor Unit QTY  labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Labor Labor Labor Labor	Total labor  Total labor  Total labor  Total labor  Total labor	Division Unit QTY	Total  Material Cost  Total  Material Cost  Total  Material Cost  Total  Material Cost  Total  Cost	\$ \$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Total
5 6 7	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks	labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Labor Labor Labor Labor	Total labor  Total labor  Total labor  Total labor  Total labor	Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit	Total  Material Cost	\$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Total Total Total Total Total Total Total
5 6 7	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways	labor Unit QTY  labor Unit QTY  labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Cost	Total labor	Division Unit QTY Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY	Total  Material Cost  Total  Material Cost  Total  Material Cost  Total  Material Cost  Total  Total  Total  Total  Total  Total  Total  Total	\$ \$ \$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Material
5 6 7 8	Roof  Item  NO WORK Shutters  Item  NO WORK Exteriors  Item  NO WORK Walks  Item  NO WORK  Driveways  Item  NO WORK	labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Labor Labor Labor Labor Labor	Total labor  Total labor  Total labor  Total labor  Total labor  Total labor	Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Total Total Total Total Total Total Total
5 6 7 8	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways	labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Cost	Total labor	Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY	Total  Material Cost  Total	\$ \$ \$ \$ \$ \$	Total Material
5 6 7 8	Roof  Item  NO WORK Shutters  Item  NO WORK Exteriors  Item  NO WORK Walks  Item  NO WORK  Driveways  Item  NO WORK	labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Cost  Labor Labor Labor Labor Labor Labor	Total labor	Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$	Total Material
5 6 7 8	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item  NO WORK	labor Unit QTY	Labor Cost	Total labor	Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material  Total Total Material  Total Total Material
5 6 7 8	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item	labor Unit QTY	Labor Cost	Total labor	Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY	Total  Material Cost  Total  Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material
5 6 7 8	Roof  Item  NO WORK  Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Caulking	labor Unit QTY  labor Unit QTY	Labor Cost	Total labor	Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material  Total Total Material
5 6 7 8	Roof  Item  NO WORK  Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Caulking  Item	labor Unit QTY	Labor Cost	Total labor	Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY	Total  Material Cost  Total  Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material
5 6 7 8 9	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Caulking  Item  NO WORK	labor Unit QTY  labor Unit QTY	Labor Cost	Total labor	Division Unit QTY Division Unit QTY Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material  Total Total Material
5 6 7 8	Roof  Item  NO WORK  Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Caulking  Item	labor Unit QTY  labor Unit QTY	Labor Cost	Total labor	Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material  Total Total Material
5 6 7 8 9	Roof  Item  NO WORK Shutters  Item  NO WORK Exteriors  Item  NO WORK Walks  Item  NO WORK  Driveways  Item  NO WORK Painting (Exterior)  Item  NO WORK Caulking  Item  NO WORK  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Titem  NO WORK	labor Unit QTY	Labor Cost	Total labor  Total labor	Division Unit QTY	Total  Material Cost  Total  Total  Material Cost  Total  Total	\$	Total Material
5 6 7 8 9	Roof  Item  NO WORK Shutters  Item  NO WORK  Exteriors  Item  NO WORK  Walks  Item  NO WORK  Driveways  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Caulking  Item  NO WORK  Fencing  Item  NO WORK	labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost	Total labor	Division Unit QTY	Total  Material Cost	\$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$ \$	Total Material  Total Material
5 6 7 8 9	Roof  Item  NO WORK Shutters  Item  NO WORK Exteriors  Item  NO WORK Walks  Item  NO WORK  Driveways  Item  NO WORK Painting (Exterior)  Item  NO WORK Caulking  Item  NO WORK  Item  NO WORK  Painting (Exterior)  Item  NO WORK  Titem  NO WORK	labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost	Total labor  Total labor	Division Unit QTY	Total  Material Cost	\$	Total Material

NO WORK

13	Windows				Division	Total	\$	1,100.00
		labor Unit	Labor		Unit	Material		Total
	Item	QTY 1	Cost \$ 300.00	Total labor \$ 300.00	QTY 1	Cost \$ 800.00	\$	Material 800.00
	Replace all basement windows.		\$ 300.00	\$ 500.00	1	\$ 600.00	\$	-
				\$ -			\$	-
	So	one of Wo	Total Labor k/Specification		]	Total Materials	\$	800.00
14	Weatherstrip	ope or wo	Mopecification	7115	Division	Total	\$	_
		labor Unit	Labor		Unit	Material		Total
	Item	QTY	Cost	Total labor	QTY	Cost	Φ.	Material
15	NO WORK Doors (Ext)			\$ -	Division	Total	\$ <b>\$</b>	-
	20010 (2.11)	labor Unit	Labor		Unit	Material	<u> </u>	Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
16	NO WORK Doors (Int)			\$ -	Division	Total	\$ <b>\$</b>	-
16	Doors (IIII)	labor Unit	Labor	1	Unit	Material	Ф	Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	NO WORK			\$ -			\$	-
17	Partition Walls	labor Unit	Labor	1	Division Unit	Total Material	\$	<b>29,640.00</b> Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	Modify 1st floor floor walls for new design	1	\$ 5,100.00	\$ 5,100.00	1	\$ 4,500.00	\$	4,500.00
	Modify 2nd floor floor walls for new design	1	\$ 5,240.00	\$ 5,240.00	1	\$ 4,000.00	\$	4,000.00
	Update 2nd floor bathroom complete gut	1	\$ 5,000.00	\$ 5,000.00	1	\$ 5,800.00	\$	5,800.00
		-	Total Labor	\$ 15,340.00		Total Materials	\$	14,300.00
	Sci	」 ope of Wo⊦	rk/Specification		1	Total Waterials	Ψ	14,300.00
18	Plaster/Drywall			-	Division		\$	6,655.00
		labor Unit	Labor	<b>+</b>	Unit	Material		Total
	Item Install new GWB in renovated areas 1st and 2nd floor	QTY 1	Cost \$ 3,800.00	Total labor \$ 3,800.00	QTY 1	Cost \$ 2.855.00	\$	Material
	Install new GVVB in renovated areas 1st and 2nd floor		\$ 3,600.00	\$ 3,800.00		\$ 2,855.00	\$	2,855.00
			Total Labor			Total Materials	\$	2,855.00
		ope of Wo	rk/Specification	ons				
19	Decorating	labor Unit	Labor	T	Division Unit	Total Material	\$	<b>1,800.00</b> Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	Paint entire interior	1	\$ 1,000.00		1	\$ 800.00	\$	800.00
	0.0		Total Labor		]	Total Materials	\$	800.00
20	Wood Trim	ope or wo	rk/Specification	ons	Division	Total	\$	_
		labor Unit	Labor		Unit	Material	<u> </u>	Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
24	NO WORK			\$ -	Division	Total	\$	- 2 400 00
21	Stairs	labor Unit	Labor		Division Unit	Material	\$	<b>3,400.00</b> Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	Install railings 1st floor and basement to code	1	\$ 1,200.00		1	\$ 2,200.00	\$	2,200.00
			Total Labor	\$ -		Total Materials	\$	2 200 00
	Sc	J ope of Wo	Total Labor		J	Total Materials	Þ	2,200.00
22						T-4-1	Φ.	-
~~	Closets				Division	ıotai	\$	Total
	Closets	labor Unit			Unit	Material	Þ	
	ltem	labor Unit QTY	Labor Cost	Total labor				Material
	Item NO WORK	1		Total labor	Unit QTY	Material Cost	\$	Material -
23	ltem	1			Unit	Material Cost		
	Item NO WORK	QTY	Cost		Unit QTY Division	Material Cost Total	\$	- -
23	Item NO WORK Wood Floors Item NO WORK	QTY labor Unit	Cost	\$ -	Unit QTY Division Unit QTY	Material Cost  Total  Material Cost	\$ <b>\$</b>	- Total
23	Item NO WORK Wood Floors Item	QTY  labor Unit QTY	Cost  Labor Cost	\$ -	Unit QTY  Division Unit QTY  Division	Material Cost  Total  Material Cost  Total	\$	- Total Material - -
23	Item NO WORK Wood Floors  Item NO WORK Finished Floors	QTY labor Unit	Cost	\$ -	Unit QTY Division Unit QTY	Material Cost  Total  Material Cost	\$ <b>\$</b>	- Total
23	Item NO WORK Wood Floors Item NO WORK	QTY  labor Unit QTY  labor Unit	Labor Cost	Total labor	Unit QTY  Division Unit QTY  Division Unit	Material Cost  Total Material Cost  Total  Material	\$ <b>\$</b>	- Total Material - - Total
23	Item NO WORK Wood Floors  Item NO WORK Finished Floors  Item	labor Unit QTY labor Unit QTY	Labor Cost Labor Cost	Total labor	Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division	Material Cost  Total Material Cost  Total Material Cost  Total Total Total Total	\$ \$	Total Material Total Material Material Total Material
23	Item NO WORK Wood Floors  Item NO WORK Finished Floors  Item NO WORK Ceramic Tile	labor Unit QTY labor Unit QTY labor Unit QTY	Labor Cost Labor Cost	Total labor  Total labor  Total labor	Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit	Material Cost  Total Material Cost  Total Material Cost  Total Material Material Material Material	\$ \$ \$	- Total Material - Total Material - Total Material - Total Total
23	Item NO WORK Wood Floors  Item NO WORK Finished Floors  Item NO WORK Ceramic Tile	labor Unit QTY labor Unit QTY	Labor Cost Labor Cost	Total labor  Total labor  Total labor	Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division	Material Cost  Total Material Cost  Total Material Cost  Total Total Total Total	\$ \$ \$ \$	Total Material Total Material Total Material Total Material Material
23	Item NO WORK Wood Floors  Item NO WORK Finished Floors  Item NO WORK Ceramic Tile	labor Unit QTY labor Unit QTY labor Unit QTY	Labor Cost Labor Cost	Total labor  Total labor  Total labor	Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit QTY  Division Unit	Material Cost  Total Material Cost  Total Material Cost  Total Material Cost  Total Cost	\$ \$ \$	- Total Material - Total Material - Total Material - Total Total
23 24 25	Item NO WORK Wood Floors  Item NO WORK Finished Floors  Item NO WORK  Ceramic Tile  Item NO WORK	labor Unit QTY  labor Unit QTY  labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Labor Labor Labor Labor	Total labor  Total labor  Total labor  Total labor  Total labor	Unit QTY  Division Unit QTY	Material Cost  Total Material Material Cost	\$ \$ \$ \$	Total Material Total Material Total Material Total Material Material
23 24 25	Item NO WORK Wood Floors  Item NO WORK Finished Floors  Item NO WORK  Ceramic Tile  Item NO WORK	labor Unit QTY  labor Unit QTY  labor Unit QTY  labor Unit QTY	Labor Cost  Labor Cost  Labor Cost  Labor Cost	Total labor  Total labor  Total labor	Unit QTY  Division Unit QTY	Material Cost  Total Material Cost  Total Material Cost  Total Material Cost  Total Total Total Total Total Total Total Total	\$ \$ \$ \$	Total Material  Total Material  Total Material  Total Material  Total Material  Total Material

27	Plumbing						Division	Tot	al	\$	5,138.00
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	Install new 80 Gallon HWT	1	\$	250	\$	250.00	1	\$	800.00	\$	800.00
	New plumbing 2nd floor bath and kitchen	1	\$	2,588	\$		1	\$	1,500.00	\$	1,500.00
				,	\$	-			,	\$	-
			Т	otal Labor	\$	2,838.00		Tota	l Materials	\$	2,300.00
	S	cope of Wo	rk/S	pecificatio	ns		· ·		•		
28	Electrical						Division	Tot	al	\$	3,965.00
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	Repair all non comp-non-compliant wiring in basement	1	\$	50	\$	50.00	1	\$	125.00	\$	125.00
	Ceiling fan in master B/R needs to be removed and wire	1	\$	125.00	\$	125.00	1	\$	75.00	\$	75.00
	New lighting fixtures and recessed lighting	1	\$	500.00	_	500.00	1	\$	1,000.00	\$	1,000.00
	GFI's needed in kitchen and bathroom with renovation	1	\$	1,565.00		1,565.00	1	\$	525.00	\$	525.00
				otal Labor	<u> </u>	2,240.00	'	Tota	l Materials	\$	1,725.00
		cope of Wo	rk/S	pecificatio	ns						
29	Heating						Division			\$	12,600.00
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	HVAC Replacement	1	\$	4,800	\$	4,800.00	1	\$	7,800.00	\$	7,800.00
					\$	-				\$	-
				otal Labor	<u> </u>	4,800.00		Γota	l Materials	\$	7,800.00
		cope of Wo	rk/S	pecificatio	ns						
30	Insulation						Division			\$	1,100.00
		labor Unit		Labor			Unit		Material		Total
	Item	QTY		Cost		Total labor	QTY		Cost		Material
	Reinstall insulation in crawl space	1	\$	800.00		800.00	1	\$	300.00	\$	300.00
					\$	-				\$	-
				otal Labor		800.00	ļ '	Γota	l Materials	\$	300.00
١		cope of Wo	rk/S	pecificatio	ns			_			
31	Cabinetry	[]_b_a_1]	_	1 -1			Division			\$	18,800.00
		labor Unit		Labor		T-4-11-b	Unit		Material		Total
	ltem	QTY	_	Cost	⊢	Total labor	QTY	_	Cost	_	Material
	Supply and install new cabinets and counter top	1	\$	3,500	\$	3,500.00	1		12,000.00	\$	12,000.00
	Supply and install new Granite type counter top	1	\$	800		800.00	1	\$ <b>T</b> =4=	2,500.00		2,500.00
				otal Labor	<u> </u>	4,300.00		ıota	l Materials	Þ	14,500.00
20		cope of Wo	rk/S	респісацо	ns		Division	Tot	-1	\$	
32	Appliances	labor Unit	1	Labor	г –		Division Unit		aı Material	Þ	- Total
	Itam	QTY		Cost		Total labor	QTY		Cost		Material
	Item NO WORK	QII		COSt	\$	Total labor	QII		COSt	Φ.	Material
	I NO WORK				D D	-				\$ <b>\$</b>	2,300.00
							Division	Tot			7,300.00 Total
33	Basements	Jahor I Init	ı	Lahor			Division			Ψ	
33	Basements	labor Unit		Labor			Unit		Material	Ψ_	Material
33	Basements Item	QTY		Cost	⊢	Total labor	Unit QTY		Material Cost		Material
33	Basements	<b>I</b>	\$	Cost 1,000.00	\$	Total labor 1,000.00	Unit QTY 1	\$	Material Cost 1,300.00	\$	1,300.00
33	Item Install sump pump system in basement	QTY 1	\$ T	Cost 1,000.00 otal Labor	\$ <b>\$</b>	Total labor	Unit QTY 1	\$	Material Cost	\$	
	Basements  Item  Install sump pump system in basement  S	QTY	\$ T	Cost 1,000.00 otal Labor	\$ <b>\$</b>	Total labor 1,000.00 1,000.00	Unit QTY 1	\$ Tota	Material Cost 1,300.00 I Materials	\$	1,300.00 <b>1,300.00</b>
33	Basements  Item  Install sump pump system in basement  S	QTY 1 cope of Wor	\$ Trk/S	Cost 1,000.00 otal Labor pecificatio	\$ <b>\$</b>	Total labor 1,000.00 1,000.00	Unit QTY 1	\$ Tota	Material Cost 1,300.00 I Materials	\$	1,300.00 1,300.00 5,800.00
	Item Install sump pump system in basement  Cleanup	QTY 1 cope of Wor	\$ Trk/S	Cost 1,000.00 otal Labor pecificatio	\$ ns	Total labor 1,000.00 1,000.00	Unit QTY 1 Division Unit	\$ Tota	Material Cost 1,300.00 I Materials  al  Material	\$	1,300.00 1,300.00 5,800.00 Total
	Item Install sump pump system in basement  Cleanup  Item	QTY 1 cope of World Indian Unit QTY	\$ Trk/S	Cost 1,000.00 otal Labor pecificatio  Labor Cost	\$ ns	Total labor 1,000.00 1,000.00 Total labor	Unit QTY  1  Division Unit QTY	\$ Tota	Material Cost 1,300.00 I Materials  al Material Cost	\$ \$	1,300.00 1,300.00 5,800.00 Total Material
	Item Install sump pump system in basement  Cleanup  Item Selective demolition	QTY 1 cope of World Indian Unit QTY 1	\$ Trk/S	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00	\$ ns	Total labor 1,000.00 1,000.00  Total labor 2,500.00	Unit QTY  1  Division Unit QTY  1	\$ Tota Tot	Material Cost 1,300.00 I Materials  al Material Cost 2,000.00	\$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00
	Item Install sump pump system in basement  Cleanup  Item	QTY 1 cope of World Indian Unit QTY	\$ Trk/S	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00 500.00	\$ ns	Total labor 1,000.00 1,000.00  Total labor 2,500.00 500.00	Unit QTY  1  Division Unit QTY  1  1	\$ Tota Tot \$	Material Cost 1,300.00 I Materials Materials Cost 2,000.00 800.00	\$ \$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00 800.00
	Item Install sump pump system in basement  SCleanup  Item Selective demolition Project cleanup during construction	QTY 1  cope of Wol  labor Unit QTY 1 1	\$ Trk/S \$ \$ T	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00 otal Labor	\$ ns \$ \$	Total labor 1,000.00 1,000.00  Total labor 2,500.00 500.00 3,000.00	Unit QTY  1  Division Unit QTY  1  1	\$ Tota Tot \$	Material Cost 1,300.00 I Materials  al Material Cost 2,000.00	\$ \$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00
34	Item Install sump pump system in basement  SCleanup  Item Selective demolition Project cleanup during construction  S	QTY 1 cope of World Indian Unit QTY 1	\$ Trk/S \$ \$ T	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00 otal Labor	\$ ns \$ \$	Total labor 1,000.00 1,000.00  Total labor 2,500.00 500.00 3,000.00	Unit QTY  1  Division Unit QTY  1  1	\$ Tota Tot \$ \$ Tota	Material Cost 1,300.00 I Materials  al Material Cost 2,000.00 800.00 I Materials	\$ \$ \$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00 800.00
	Item Install sump pump system in basement  SCleanup  Item Selective demolition Project cleanup during construction	QTY 1  cope of Wol  labor Unit QTY 1 1 cope of Wol	\$ Trk/S \$ \$ T	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00 otal Labor	\$ ns \$ \$	Total labor 1,000.00 1,000.00  Total labor 2,500.00 500.00 3,000.00	Unit QTY 1  Division Unit QTY 1 1 Division	\$ Tota  S Tota	Material Cost 1,300.00 I Materials  al Material Cost 2,000.00 800.00 I Materials	\$ \$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00 800.00 2,800.00
34	Item Install sump pump system in basement  SCleanup  Item Selective demolition Project cleanup during construction  SMiscellaneous	QTY 1 1 cope of Wol labor Unit QTY 1 1 cope of Wol	\$ Trk/S \$ \$ T	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00 otal Labor pecificatio	\$ s s s s ns	Total labor 1,000.00 1,000.00  Total labor 2,500.00 500.00 3,000.00	Unit QTY 1  Division Unit QTY 1 1 Division Unit Unit Unit Unit Unit Unit	\$ Tota  S Tota	Material Cost 1,300.00 I Materials  al Material Cost 2,000.00 800.00 I Materials  al Materials	\$ \$ \$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00 800.00 2,800.00
34	Item Install sump pump system in basement  SCleanup  Item Selective demolition Project cleanup during construction  S	QTY 1  cope of Wol  labor Unit QTY 1 1 cope of Wol	\$ Trk/S \$ \$ T	Cost 1,000.00 otal Labor pecificatio  Labor Cost 2,500.00 otal Labor	\$ s s s s ns	Total labor 1,000.00 1,000.00  Total labor 2,500.00 500.00 3,000.00	Unit QTY 1  Division Unit QTY 1 1 Division	\$ Tota  S Tota	Material Cost 1,300.00 I Materials  al Material Cost 2,000.00 800.00 I Materials	\$ \$ \$ \$	1,300.00 1,300.00 5,800.00 Total Material 2,000.00 800.00 2,800.00

Total Direct Cost of Construction

95,048.00

\$

FHA Case No.	

Construction Item

# **RECAP TOTALS**

HomeStyle Transactions:
- Provides a <u>recommended</u>
Contingency Reserve amount
- HomeBridge Renovation
Concierge Department
establishes the Contingency
Reserve amount and is not
bound to the Consultant

recommendation

Borrower's Name & Property Address	Lender's Name & Address
Mr & Mrs. Customer	
1234 Oak Street,	
Anytown, CA 90000	
FHA Case Number	

HUD 203(k) Consultant / Plan Reviewer's Signature

Date January 2, 2014

**Total Escrow** 

\$

**'**\$

\$

\$

\$

\$

\$

\$

5,138.00

3,965.00

1,100.00 18.800.00

2.300.00

5.800.00

95,048.00

12,600.00

1	Masonry	\$ 1.90	00.00
2	Siding	\$ 75	50.00
3	Gutters/Downspouts	\$ 10	00.00
4	Roof	\$	-
5	Shutters	\$	-
6	Exteriors	\$	-
7	Walks	\$	-
8	Driveways	\$	-
9	Painting (Ext.)	\$	-
10	Caulking	\$	-
11	Fencing	\$	-
12	Grading	\$	-
13	Windows	\$ 1,10	00.00
14	Weather-strip	\$	- /
15	Doors (Ext.)	\$	/
16	Doors (Int.)	\$	/_
17	Partition Wall	\$ 29,64	10 <u>.00</u>
18	Plaster/Drywall	\$ 6,68	5.00
19	Decorating	\$ 1,80	00.00
20	Wood Trim	\$ /	-
21	Stairs	\$ 3.40	00.00
22	Closets	\$ /	-
23	Wood Floors	\$ /	-
24	Finished Floors	\$ /	-
25	Ceramic Tile	\$ /	-

	/		
Construction Cost Sub Total	/	\$ 95,048.00	
Contingency Reserve	15%	\$ 14,257,20	>
<del>S</del>	ubtotal	\$ 109,305.20	
Permits - estimated cost		\$ 1,400.00	
Total cost of Construction		\$ 110.705.20	
5 Draw Inspections @	\$225	\$ 1,125.00	$\geq$
1			
Total allowable Fees		\$ 1,125.00	
Total cost of Construction		\$ 111,830.20	

Borrower Date

Co-Borrower Date

Contractor Date

HomeStyle transactions that require a Feasibility Study the Consultant:

- Provides draw schedule AND
- Performs draw inspections

Miscellaneous
Direct Cost of Repairs

Bath Accessories

Plumbing

Electrical

Heating

Insulation

Cabinetry

**Appliances** 

**Basements** 

Cleanup

26

27

28

29

30

31

32

33

34

Borrower and Consultant signatures required

HUD 203(k) Consultant INVOICE

TO: Borrower		
	DATE:	01/02/14
	Subject	Address:
DESCRIPTION		AMOUNT
		125.00
Feasibility Report with Site Visit		\$ 425.00
		1
Other/Notes:		
	D-11	
, , , , , , , , , , , , , , , , , , ,	Balance due	\$ 425.00
Represents cost of Feasibility Study		