

# Dan Bowers

PO Box 8467  
Kansas City, MO 64114

Phone: (816) 455-8787

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Consultant: Dan Bowers Email: danbowers1@yahoo.com

Consultant's ID No: DO908



## Specification Of Repairs

Inspection Date: 10/5/2004

Occupied During Construction: Not Occupied

Months To Completion: 5

|  |
|--|
| <b>Borrower:</b> Jane Johnson                                |
| <b>Property Address:</b> 7802 Any St.<br>Any Town, US. 55555 |
| <b>Phone:</b> (555) 555-5555                                 |
| <b>Contact Name:</b> William                                 |
| <b>Contact Phone:</b> (555) 555-5555                         |
| <b>Applicant's Phone:</b> (555) 555-5555                     |
| <b>Applicant's Cell Phone:</b> (555) 555-5555                |

|  |
|--|
| <b>FHA Case #:</b>                           |
| <b>Loan Type:</b> HUD 203k                   |
| <b>Loan No.:</b> 3665451                     |
| <b>Lender:</b> Bank of America               |
| <b>Lender's Address:</b>                     |
| <b>Loan Originator:</b> Joe Sample           |
| <b>Loan Originator Phone:</b> (555) 555-5555 |

|                         |
|-------------------------|
| <b>Contractor</b>       |
| Lauria Construction LLC |
| Mike Shaver             |

Jane Johnson

Consultant's File No.

Bank of America

7802 Any St.  
Any Town, US. 55555

J. Johnson

### 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

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

### 1. Masonry

|   |       |   |       | Qty      | Unit  | Unit Cost | Total         | Tax/Margin      |      | Grand Total     |      |   |    |        |               |                          |  |  |
|---|-------|---|-------|----------|-------|-----------|---------------|-----------------|------|-----------------|------|---|----|--------|---------------|--------------------------|--|--|
| Block Lintel--Custom  |       |   |       | 1        | LS    | 150.00    | <b>150.00</b> | 0.0%            | 0.00 | <b>\$275.00</b> |      |   |    |        |               |                          |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>R</td> <td>Labor</td> </tr> <tr> <td>Apartment bldg.</td> <td></td> <td></td> <td>1 SF</td> </tr> </table> |       |   |       | Location | Level | R         | Labor         | Apartment bldg. |      |                 | 1 SF | 1 | SF | 125.00 | <b>125.00</b> | Completion Hrs: <u>6</u> |  |  |
| Location  | Level | R | Labor |          |       |           |               |                 |      |                 |      |   |    |        |               |                          |  |  |
| Apartment bldg.   |       |   | 1 SF  |          |       |           |               |                 |      |                 |      |   |    |        |               |                          |  |  |
| <b>Sub-Total This Section:</b>  |       |   |       |          |       |           |               |                 |      | <b>\$275.00</b> |      |   |    |        |               |                          |  |  |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Tuck point all necessary joints in walls and foundation.  
Rebuild failing portions of porch skirt.  
Mortar joints to match that of existing masonry.

### 3. Gutters/Downspouts

|  |       |   |       | Qty      | Unit  | Unit Cost | Total         | Tax/Margin |      | Grand Total     |      |   |    |        |               |                       |  |  |
|--|-------|---|-------|----------|-------|-----------|---------------|------------|------|-----------------|------|---|----|--------|---------------|-----------------------|--|--|
| Replace bad gutters & downspouts.  |       |   |       | 1        | LF    | 400.00    | <b>400.00</b> | 0.0%       | 0.00 | <b>\$750.00</b> |      |   |    |        |               |                       |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>M</td> <td>Labor</td> </tr> <tr> <td>Exterior</td> <td></td> <td></td> <td>1 LF</td> </tr> </table> |       |   |       | Location | Level | M         | Labor         | Exterior   |      |                 | 1 LF | 1 | LF | 350.00 | <b>350.00</b> | Completion Hrs: _____ |  |  |
| Location   | Level | M | Labor |          |       |           |               |            |      |                 |      |   |    |        |               |                       |  |  |
| Exterior   |       |   | 1 LF  |          |       |           |               |            |      |                 |      |   |    |        |               |                       |  |  |
| Hours to Complete - 30, Install new gutters and downspouts   |       |   |       |          |       |           |               |            |      |                 |      |   |    |        |               |                       |  |  |
| <b>Sub-Total This Section:</b>   |       |   |       |          |       |           |               |            |      | <b>\$750.00</b> |      |   |    |        |               |                       |  |  |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Install seamless 5" K style gutter with appropriate hangers located every 24" for support.  
Installation will include outside corners and downspouts.  
Slope will be 1/4 inch for every 25 ft of gutter.  
Gutter sealant will be used on all connections to corners, downspout outlets, and endpieces.  
Down spouts will be anchored to walls in at least 3 places with tail pieces diverting water from base of building not less than 3 feet.  
On existing building:  
Cleanout gutter and downspouts of debris and plants.

### 4. Roof

|   |       |   |       | Qty      | Unit  | Unit Cost | Total         | Tax/Margin |      | Grand Total       |       |    |    |       |               |                           |  |  |
|---|-------|---|-------|----------|-------|-----------|---------------|------------|------|-------------------|-------|----|----|-------|---------------|---------------------------|--|--|
| Add a new layer of shingles   |       |   |       | 15       | AL    | 60.00     | <b>900.00</b> | 0.0%       | 0.00 | <b>\$1,800.00</b> |       |    |    |       |               |                           |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>D</td> <td>Labor</td> </tr> <tr> <td>Exterior</td> <td></td> <td></td> <td>15 SF</td> </tr> </table> |       |   |       | Location | Level | D         | Labor         | Exterior   |      |                   | 15 SF | 15 | SF | 60.00 | <b>900.00</b> | Completion Hrs: <u>15</u> |  |  |
| Location  | Level | D | Labor |          |       |           |               |            |      |                   |       |    |    |       |               |                           |  |  |
| Exterior  |       |   | 15 SF |          |       |           |               |            |      |                   |       |    |    |       |               |                           |  |  |
| <b>Sub-Total This Section:</b>  |       |   |       |          |       |           |               |            |      | <b>\$1,800.00</b> |       |    |    |       |               |                           |  |  |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Inspect roof for leaks and repair all areas as needed.  
Metal roof will be replaced and repaired per local building codes.  
Inspect and repair all flashing around chimneys and valleys  
Repair or replace as necessary  
Replace or repair all boots around vent stacks  
  
Paint metal roof with exterior roof coating  
fiberglass asphalt type

**6. Exteriors**

|  |              | Qty          | Unit | Unit Cost | Total  | Tax/Margin             |      | Grand Total       |
|--|--------------|--------------|------|-----------|--------|------------------------|------|-------------------|
| Power Wash   |              | 1            | EA   | 150.00    | 150.00 | 0.0%                   | 0.00 | \$450.00          |
| <b>Location</b>  | <b>Level</b> | <b>Labor</b> |      |           |        | <b>Completion Hrs:</b> |      |                   |
| Entire House   |              | 1            | EA   | 300.00    | 300.00 |                        |      |                   |
| Hours to Complete - 3, Power wash main house and exterior building |              |              |      |           |        |                        |      |                   |
| Provide a structurally sound porch floor, property finished.       |              | 1            | EA   | 400.00    | 400.00 | 0.0%                   | 0.00 | \$800.00          |
| <b>Location</b>  | <b>Level</b> | <b>Labor</b> |      |           |        | <b>Completion Hrs:</b> |      |                   |
| Front Entrance   | M            | 1            | EA   | 400.00    | 400.00 |                        |      |                   |
| Hours to Complete - 30, Repair front and side porch                |              |              |      |           |        |                        |      |                   |
| Remove tanks   |              | 1            | EA   | 50.00     | 50.00  | 0.0%                   | 0.00 | \$200.00          |
| <b>Location</b>  | <b>Level</b> | <b>Labor</b> |      |           |        | <b>Completion Hrs:</b> |      |                   |
| Landscape  | M            | 2            | EA   | 75.00     | 150.00 |                        |      |                   |
| Hours to Complete - 5, Remove oil tank and gas tank                |              |              |      |           |        |                        |      |                   |
| <b>Sub-Total This Section:</b>                                     |              |              |      |           |        |                        |      | <b>\$1,450.00</b> |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

All exterior siding will be power washed  
All areas on the exterior of the house that can be power washed will be power washed.  
Porches windows doors

**7. Walks**

|                                |              | Qty          | Unit | Unit Cost | Total  | Tax/Margin             |      | Grand Total     |
|--------------------------------|--------------|--------------|------|-----------|--------|------------------------|------|-----------------|
| Concrete--General Requirement  |              | 1            | EA   | 150.00    | 150.00 | 0.0%                   | 0.00 | \$450.00        |
| <b>Location</b>                | <b>Level</b> | <b>Labor</b> |      |           |        | <b>Completion Hrs:</b> |      |                 |
| Front Entrance                 | R            | 3            | EA   | 100.00    | 300.00 |                        |      |                 |
| Hours to Complete - 3          |              |              |      |           |        |                        |      |                 |
| <b>Sub-Total This Section:</b> |              |              |      |           |        |                        |      | <b>\$450.00</b> |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Walks will have a broom texture finish.

**9. Painting (Ext.)**

|   |              | Qty          | Unit | Unit Cost | Total    | Tax/Margin             |      | Grand Total       |
|---|--------------|--------------|------|-----------|----------|------------------------|------|-------------------|
| Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal. |              | 1            | EA   | 100.00    | 100.00   | 0.0%                   | 0.00 | \$1,600.00        |
| <b>Location</b>   | <b>Level</b> | <b>Labor</b> |      |           |          | <b>Completion Hrs:</b> |      |                   |
| Entire House  | M            | 2            | EA   | 750.00    | 1,500.00 |                        |      |                   |
| Hours to Complete - 40, Paint all exterior exposed wood   |              |              |      |           |          |                        |      |                   |
| <b>Sub-Total This Section:</b>  |              |              |      |           |          |                        |      | <b>\$1,600.00</b> |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

All loose flaking paint on exterior of building must be scraped, primed and double coated.  
All exterior surfaces will receive a minimum one coat of a good grade primer.  
All exterior surfaces will receive 2 coats minimum of a good quality exterior house paint of color picked by owner.  
Top coat of painting will be 100% acrylic paint of owners color choice.

**10. Caulking**

|                                    |   | Qty      | Unit         | Unit Cost | Total        | Tax/Margin |               | Grand Total            |
|------------------------------------|---|----------|--------------|-----------|--------------|------------|---------------|------------------------|
| Caulk all windows and door frames. |   | 1        | EA           | 25.00     | <b>25.00</b> | 0.0%       | 0.00          | <b>\$225.00</b>        |
| <b>Location</b>                    | <b>Level</b>  | <b>M</b> | <b>Labor</b> | 1         | EA           | 200.00     | <b>200.00</b> | <b>Completion Hrs:</b> |
| New Addition                       | Hours to Complete - 20, Caulk all exterior trim moldings , windows, doors etc |          |              |           |              |            |               |                        |
| <b>Sub-Total This Section:</b>     |   |          |              |           |              |            |               | <b>\$225.00</b>        |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Caulk all openings, cracks or joints in the building to reduce air infiltration and water leaks.  
 All windows - doors - inside corners - outside corners - fireplaces - trim areas.  
 Any and all areas that need to be caulked

**11. Fencing**

|                                     |   | Qty      | Unit         | Unit Cost | Total        | Tax/Margin |               | Grand Total            |
|-------------------------------------|---|----------|--------------|-----------|--------------|------------|---------------|------------------------|
| Repair and paint wrought iron fence |   | 1        | EA           | 60.00     | <b>60.00</b> | 0.0%       | 0.00          | <b>\$310.00</b>        |
| <b>Location</b>                     | <b>Level</b>  | <b>D</b> | <b>Labor</b> | 1         | EA           | 250.00     | <b>250.00</b> | <b>Completion Hrs:</b> |
| Exterior                            | Hours to Complete - 20, repair or install new fencing |          |              |           |              |            |               |                        |
| <b>Sub-Total This Section:</b>      |   |          |              |           |              |            |               | <b>\$310.00</b>        |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Repair & Paint fencing.

**12. Grading/Landscaping**

|  |   | Qty      | Unit         | Unit Cost | Total        | Tax/Margin |               | Grand Total            |
|--|---|----------|--------------|-----------|--------------|------------|---------------|------------------------|
| Trim all existing growth, clean yard, fence line, trees etc. |   | 1        | EA           | 50.00     | <b>50.00</b> | 0.0%       | 0.00          | <b>\$200.00</b>        |
| <b>Location</b>  | <b>Level</b>  | <b>M</b> | <b>Labor</b> | 1         | EA           | 150.00     | <b>150.00</b> | <b>Completion Hrs:</b> |
| Exterior   | Hours to Complete - 2, Trim all bushes and trees back |          |              |           |              |            |               |                        |
| <b>Sub-Total This Section:</b>                               |   |          |              |           |              |            |               | <b>\$200.00</b>        |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Cut shrubs & Trees back off the house.

**13. Windows**

|                     |              |          |   | Qty | Unit | Unit Cost | Total    | Tax/Margin             |      | Grand Total |
|---------------------|--------------|----------|---|-----|------|-----------|----------|------------------------|------|-------------|
| Install new windows |              |          |   | 1   | EA   | 1,000.00  | 1,000.00 | 0.0%                   | 0.00 | \$2,200.00  |
| <b>Location</b>     | <b>Level</b> | <b>M</b> | <b>Labor</b>  | 2   | EA   | 600.00    | 1,200.00 | <b>Completion Hrs:</b> |      |             |
| Exterior            |              |          | Hours to Complete - 40, Install new replacement windows |     |      |           |          |                        |      |             |

**Sub-Total This Section: \$2,200.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Windows installed will be new materials.  
 Windows will be placed in adequate framing and mounted per manufacturers recommendations.  
 Window type and color will be owners choice.

**15. Doors (Ext.)**

|                                 |              |          |   | Qty | Unit | Unit Cost | Total  | Tax/Margin             |      | Grand Total |
|---------------------------------|--------------|----------|---|-----|------|-----------|--------|------------------------|------|-------------|
| Install new sliding glass doors |              |          |   | 1   | EA   | 325.00    | 325.00 | 0.0%                   | 0.00 | \$525.00    |
| <b>Location</b>                 | <b>Level</b> | <b>M</b> | <b>Labor</b>  | 1   | EA   | 200.00    | 200.00 | <b>Completion Hrs:</b> |      |             |
| Exterior                        |              |          | Hours to Complete - 10, Replace entrance door on rear off kitchen |     |      |           |        |                        |      |             |

**Sub-Total This Section: \$525.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Doors will be of type and color selected by owner.  
 Doors will be installed per manufacturers recommendations.  
 Doors will operate freely  
 Locksets/deadbolts will be installed and operating properly where applicable.  
 Doors will be mounted in framing that complies with local building codes.

**16. Doors (Int.)**

|                 |              |          |  | Qty | Unit | Unit Cost | Total  | Tax/Margin             |      | Grand Total |
|-----------------|--------------|----------|--|-----|------|-----------|--------|------------------------|------|-------------|
| Interior Doors  |              |          |  | 1   | EA   | 400.00    | 400.00 | 0.0%                   | 0.00 | \$800.00    |
| <b>Location</b> | <b>Level</b> | <b>D</b> | <b>Labor</b>   | 1   | EA   | 400.00    | 400.00 | <b>Completion Hrs:</b> |      |             |
| Interior        |              |          | Hours to Complete - 10, Bedroom areas, laundry room area, bath areas |     |      |           |        |                        |      |             |

**Sub-Total This Section: \$800.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Doors will be of type and color selected by owner.  
 Doors will be installed per manufacturers recommendations.  
 Doors will operate freely  
 Doors will be manufactured for interior use.

**17. Partition Wall**

|                                     |              | Qty         | Unit  | Unit Cost | Total  | Tax/Margin |                              | Grand Total       |                 |
|-------------------------------------|--------------|-------------|---|-----------|--------|------------|------------------------------|-------------------|-----------------|
| Framing of new walls and partitions |              | Material/LS | 1   | EA        | 200.00 | 200.00     | 0.0%                         | 0.00              | <b>\$300.00</b> |
| <b>Location</b>                     | <b>Level</b> | <b>D</b>    | <b>Labor</b>  | 1         | EA     | 100.00     | <b>Completion Hrs:</b> _____ |                   |                 |
| Interior                            |              |             | Hours to Complete - 5, Frame in walls for closets baths doors |           |        |            |                              |                   |                 |
| Beam--Custom                        |              | Material/LS | 1   | EA        | 400.00 | 400.00     | 0.0%                         | 0.00              | <b>\$700.00</b> |
| <b>Location</b>                     | <b>Level</b> | <b>D</b>    | <b>Labor</b>  | 1         | EA     | 300.00     | <b>Completion Hrs:</b> _____ |                   |                 |
| Interior                            |              |             | Hours to Complete - 20, Close old door - open new doorway     |           |        |            |                              |                   |                 |
| <b>Sub-Total This Section:</b>      |              |             |   |           |        |            |                              | <b>\$1,000.00</b> |                 |

This work will be done by:  Owner  Contractor  Subcontractor      Cost Estimate Attached:       Permit Required:

Summary/Narrative Of Work To Be Done:

Wall construction will consist of a bottom/sill plate, stud members and a double upper plate. Stud members can be spaced at 16" or (where codes permit) 24" on center. When 16" centers are used wall sheathing will be 7/16 or 1/2 inch thickness. When 24 inch centers are used wall sheathing will be 5/8 or thicker. Pressure treated lumber will be used for bottom plates that are in contact with concrete slab. Stud members can be nominal dimensions appropriate for use. Sill seal material will be used under bottom/sill plate on exterior walls to reduce air infiltration. Wall framing for doors and windows or other openings will consist of headers, cripples, trimmers, rough sills and studs. Cripples will support the rough sills (doubled 2x materials at the bottom of window type openings). Trimmers attached to studs will support headers for door type openings. Headers will be sized with nominal lumber to support span of opening. Ends of lower upper plates will be 4 feet or more from ends of top upper plates. Top upper plates will overlap perpendicular wall lower upper plates.

**18. Plaster/Drywall**

|  |              | Qty         | Unit   | Unit Cost | Total    | Tax/Margin |                              | Grand Total       |                   |
|--|--------------|-------------|--|-----------|----------|------------|------------------------------|-------------------|-------------------|
| Drywall: Install new board, mud and tape |              | Material/LS | 1  | EA        | 1,000.00 | 1,000.00   | 0.0%                         | 0.00              | <b>\$2,500.00</b> |
| <b>Location</b>                          | <b>Level</b> | <b>D</b>    | <b>Labor</b>   | 1         | EA       | 1,500.00   | <b>Completion Hrs:</b> _____ |                   |                   |
| Interior                                 |              |             | Hours to Complete - 20, All walls and ceilings to have new sheetrock installed |           |          |            |                              |                   |                   |
| <b>Sub-Total This Section:</b>           |              |             |  |           |          |            |                              | <b>\$2,500.00</b> |                   |

This work will be done by:  Owner  Contractor  Subcontractor      Cost Estimate Attached:       Permit Required:

Summary/Narrative Of Work To Be Done:

Drywall to be hung with a minimum 1 1/4 " drywall screws. All drywall joints to have stud backing behind them. Joints will have mud and tape feathered and sanded to smooth finish. Corners will have corner bead of metal or plastic. Surfaces will be sanded and finished smooth and ready for painting.

**19. Decorating**

|   |       |   |  | Qty         | Unit  | Unit Cost | Total  | Tax/Margin    |      | Grand Total |                   |       |   |    |          |                 |                       |  |  |
|---|-------|---|--|-------------|-------|-----------|--------|---------------|------|-------------|-------------------|-------|---|----|----------|-----------------|-----------------------|--|--|
| Paint   |       |   |  | Material/LS | 1     | SQ        | 500.00 | <b>500.00</b> | 0.0% | 0.00        | <b>\$1,500.00</b> |       |   |    |          |                 |                       |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>M</td> <td></td> </tr> <tr> <td>Interior</td> <td></td> <td></td> <td></td> </tr> </table> |       |   |  | Location    | Level | M         |        | Interior      |      |             |                   | Labor | 1 | EA | 1,000.00 | <b>1,000.00</b> | Completion Hrs: _____ |  |  |
| Location  | Level | M |  |             |       |           |        |               |      |             |                   |       |   |    |          |                 |                       |  |  |
| Interior  |       |   |  |             |       |           |        |               |      |             |                   |       |   |    |          |                 |                       |  |  |
| Hours to Complete - 20, Paint all walls and ceilings  |       |   |  |             |       |           |        |               |      |             |                   |       |   |    |          |                 |                       |  |  |

**Sub-Total This Section: \$1,500.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:  
 Paint all walls & ceiling to homeowners requests.

**22. Closets**

|   |       |   |  | Qty         | Unit  | Unit Cost | Total  | Tax/Margin    |      | Grand Total |                 |       |   |    |        |               |                       |  |  |
|---|-------|---|--|-------------|-------|-----------|--------|---------------|------|-------------|-----------------|-------|---|----|--------|---------------|-----------------------|--|--|
| Paint and repair any damaged areas  |       |   |  | Material/LS | 1     | EA        | 100.00 | <b>100.00</b> | 0.0% | 0.00        | <b>\$225.00</b> |       |   |    |        |               |                       |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>M</td> <td></td> </tr> <tr> <td>Entire House</td> <td></td> <td></td> <td></td> </tr> </table> |       |   |  | Location    | Level | M         |        | Entire House  |      |             |                 | Labor | 1 | EA | 125.00 | <b>125.00</b> | Completion Hrs: _____ |  |  |
| Location  | Level | M |  |             |       |           |        |               |      |             |                 |       |   |    |        |               |                       |  |  |
| Entire House  |       |   |  |             |       |           |        |               |      |             |                 |       |   |    |        |               |                       |  |  |
| Hours to Complete - 2, Repair all existing closet areas   |       |   |  |             |       |           |        |               |      |             |                 |       |   |    |        |               |                       |  |  |

**Sub-Total This Section: \$225.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:  
 Repair all existing closet areas

**23. Wood Floors**

|   |       |   |  | Qty         | Unit  | Unit Cost | Total  | Tax/Margin    |      | Grand Total |                   |       |   |    |          |                 |                       |  |  |
|---|-------|---|--|-------------|-------|-----------|--------|---------------|------|-------------|-------------------|-------|---|----|----------|-----------------|-----------------------|--|--|
| Sand, fill and refinish hardwood floors.  |       |   |  | Material/LS | 1     | LS        | 500.00 | <b>500.00</b> | 0.0% | 0.00        | <b>\$1,500.00</b> |       |   |    |          |                 |                       |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>D</td> <td></td> </tr> <tr> <td>Floors</td> <td></td> <td></td> <td></td> </tr> </table> |       |   |  | Location    | Level | D         |        | Floors        |      |             |                   | Labor | 1 | SF | 1,000.00 | <b>1,000.00</b> | Completion Hrs: _____ |  |  |
| Location  | Level | D |  |             |       |           |        |               |      |             |                   |       |   |    |          |                 |                       |  |  |
| Floors  |       |   |  |             |       |           |        |               |      |             |                   |       |   |    |          |                 |                       |  |  |
| Hours to Complete - 20,   |       |   |  |             |       |           |        |               |      |             |                   |       |   |    |          |                 |                       |  |  |

|   |       |   |  |             |       |   |        |               |      |      |                 |       |  |  |        |  |                       |  |  |
|---|-------|---|--|-------------|-------|---|--------|---------------|------|------|-----------------|-------|--|--|--------|--|-----------------------|--|--|
|   |       |   |  | Material/LS | 1     |   | 250.00 | <b>250.00</b> | 0.0% | 0.00 | <b>\$750.00</b> |       |  |  |        |  |                       |  |  |
| <table border="1"> <tr> <td>Location</td> <td>Level</td> <td>M</td> <td></td> </tr> <tr> <td>Floors</td> <td></td> <td></td> <td></td> </tr> </table> |       |   |  | Location    | Level | M |        | Floors        |      |      |                 | Labor |  |  | 500.00 |  | Completion Hrs: _____ |  |  |
| Location  | Level | M |  |             |       |   |        |               |      |      |                 |       |  |  |        |  |                       |  |  |
| Floors  |       |   |  |             |       |   |        |               |      |      |                 |       |  |  |        |  |                       |  |  |
| repair damaged floor areas bath and kitchen rear entrance   |       |   |  |             |       |   |        |               |      |      |                 |       |  |  |        |  |                       |  |  |

**Sub-Total This Section: \$1,500.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:  
 Sand and refinish floors

**24. Finished Floors**

|                                |              | Qty      | Unit  | Unit Cost | Total         | Tax/Margin |               | Grand Total            |
|--------------------------------|--------------|----------|---|-----------|---------------|------------|---------------|------------------------|
| Install vinyl flooring         |              | 1        | EA  | 500.00    | <b>500.00</b> | 0.0%       | 0.00          | <b>\$1,250.00</b>      |
| <b>Location</b>                | <b>Level</b> | <b>M</b> | <b>Labor</b>  | 1         | EA            | 750.00     | <b>750.00</b> | <b>Completion Hrs:</b> |
| Floors                         |              |          | Hours to Complete - 20, Install new vinyl in all bathrooms, laundry and kitchen |           |               |            |               |                        |
| <b>Sub-Total This Section:</b> |              |          |   |           |               |            |               | <b>\$1,250.00</b>      |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Install vinyl of customers choice in bath and sewing rooms.  
 Underlayment for vinyl flooring will be screwed/nailed in an eight inch nail pattern.  
 Nail dimples and underlayment seams will be mudded and feathered with an approved leveling compound.  
 Appropriate adhesive will be used per type of vinyl flooring purchased.

**26. Bath Accessories**

|                                   |              | Qty      | Unit                    | Unit Cost | Total           | Tax/Margin |                 | Grand Total            |
|-----------------------------------|--------------|----------|-------------------------|-----------|-----------------|------------|-----------------|------------------------|
| Bathroom fixtures and accessories |              | 1        | LS                      | 1,000.00  | <b>1,000.00</b> | 0.0%       | 0.00            | <b>\$3,000.00</b>      |
| <b>Location</b>                   | <b>Level</b> | <b>D</b> | <b>Labor</b>            | 1         | EA              | 2,000.00   | <b>2,000.00</b> | <b>Completion Hrs:</b> |
| Bathrooms                         |              |          | Hours to Complete - 10, |           |                 |            |                 |                        |
| <b>Sub-Total This Section:</b>    |              |          |                         |           |                 |            |                 | <b>\$3,000.00</b>      |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Install new tub shower , toilet and sinks, Install mirrors, toilet paper holders, and towel bars in bathrooms.  
 Materials and locations of installation will be approved by owner.  
 Installations will be per manufacturers recommendations.

**27. Plumbing**

|  |              | Qty      | Unit  | Unit Cost | Total         | Tax/Margin |                 | Grand Total            |
|--|--------------|----------|---|-----------|---------------|------------|-----------------|------------------------|
| Install 30 gal. (min) glass lined gas hot water heater (52 gal. if electric) |              | 1        | EA  | 200.00    | <b>200.00</b> | 0.0%       | 0.00            | <b>\$325.00</b>        |
| <b>Location</b>  | <b>Level</b> | <b>M</b> | <b>Labor</b>  | 1         | EA            | 125.00     | <b>125.00</b>   | <b>Completion Hrs:</b> |
| Interior   |              |          | install new h2o heater  |           |               |            |                 |                        |
| Install all new plumbing to kitchen laundry and baths                        |              | 1        | EA  | 500.00    | <b>500.00</b> | 0.0%       | 0.00            | <b>\$1,500.00</b>      |
| <b>Location</b>  | <b>Level</b> | <b>M</b> | <b>Labor</b>  | 1         | EA            | 1,000.00   | <b>1,000.00</b> | <b>Completion Hrs:</b> |
| Entire House   |              |          | Hours to Complete - 10, Install new plumbing to all baths and kitchen areas |           |               |            |                 |                        |
| <b>Sub-Total This Section:</b>   |              |          |   |           |               |            |                 | <b>\$1,825.00</b>      |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Purchase stools, sinks, tub, & fixtures as needed per owners choice.  
 Prurchase waste, vent, & supply lines as needed per complete job.  
 New copper supply lines will be installed.  
 New PVC waste lines where needed will be installed.  
 Perform all trimout functions regarding faucets and fixtures for sinks, tubs and showers.  
 All sink installations will be caulked.  
 All supply lines to fixtures will have stop valves.  
 All plumbing will be performed according to local building codes.



**28. Electrical**

|                                |  |   |   | Qty         | Unit | Unit Cost | Total    | Tax/Margin |                       | Grand Total       |            |
|--------------------------------|--|---|---|-------------|------|-----------|----------|------------|-----------------------|-------------------|------------|
| Upgrade electrical system      |  |   |   | Material/LS | 1    | EA        | 1,000.00 | 1,000.00   | 0.0%                  | 0.00              | \$4,000.00 |
| Location                       |  | Level   | M | Labor       | 2    | EA        | 1,500.00 | 3,000.00   | Completion Hrs: _____ |                   |            |
| Entire House                   |  | Hours to Complete - 80, Install new 200 amp service and all new wiring - complete |   |             |      |           |          |            |                       |                   |            |
| <b>Sub-Total This Section:</b> |  |   |   |             |      |           |          |            |                       | <b>\$4,000.00</b> |            |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Upgrade electrical system to 200 amp minimum  
 install new panel box with ample breakers to grow more & remove old wiring and boxes outside and inside of the home.  
 Purchase and install lighting fixtures, outlets, switches, phone jacks, cover plates and all trims per owners choice.  
 GFCI outlets will be used in bathrooms, kitchen counter areas, laundry areas, outdoor deck areas and any areas subject to water flow.  
 Outlets to be placed approximately every 6 feet at standard height above flooring.  
 All wiring to be stapled to framing members per local building codes.  
 20 amp circuits will have 12 gauge wiring.  
 15 amp circuits will have 14 gauge wiring.

All electrical work will be subject to local building codes.

Remove all panel boxes and wiring.

replace all receptacles and run new wiring in walls to all new outlets and switches and fixtures.

Install dedicated lines for computer hook-up in various rooms  
 run dedicated lines for microwaves and various kitchen appliances  
 run exterior lines for outside electrical connections on porches etc.  
 Install security lights around the house and switches to control them on the front and rear entrances  
 install lights for the parking areas at the front and rear entrances

check wiring and correct any faults to back building  
 This does not have to be upgraded but it must be up to codes if it is wired.  
 Correct any code violations here.

**29. Heating**

|   |  |  |   | Qty         | Unit | Unit Cost | Total    | Tax/Margin |                       | Grand Total       |            |
|---|--|--|---|-------------|------|-----------|----------|------------|-----------------------|-------------------|------------|
| Install new heat pump systems                 |  |  |   | Material/LS | 1    | EA        | 2,000.00 | 2,000.00   | 0.0%                  | 0.00              | \$4,500.00 |
| Location                                      |  | Level  | M | Labor       | 1    | EA        | 2,500.00 | 2,500.00   | Completion Hrs: _____ |                   |            |
| Entire House                                  |  | Hours to Complete - 30, Install new heat pump system         |   |             |      |           |          |            |                       |                   |            |
| Remove old hot water boiler system completely |  |  |   | Material/LS | 1    | EA        | 300.00   | 300.00     | 0.0%                  | 0.00              | \$1,050.00 |
| Location                                      |  | Level  | D | Labor       | 1    | EA        | 750.00   | 750.00     | Completion Hrs: _____ |                   |            |
| Entire House                                  |  | Hours to Complete - 10, Remove old heating system completely |   |             |      |           |          |            |                       |                   |            |
| <b>Sub-Total This Section:</b>                |  |  |   |             |      |           |          |            |                       | <b>\$5,550.00</b> |            |

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Remove existing boiler system and all radiators and plumbing from premises cap off water to old system  
 Inspect and clean chimney  
 Install new 3 Ton Heat Pump and 100,000 btuh furnace, ductwork and all accessories

**31. Cabinetry**

|                               |  |   |          | Qty          | Unit | Unit Cost | Total    | Tax/Margin      |                              | Grand Total |                   |
|-------------------------------|--|---|----------|--------------|------|-----------|----------|-----------------|------------------------------|-------------|-------------------|
| Repair cabinets & countertops |  |   |          | Material/LS  | 1    | EA        | 1,500.00 | <b>1,500.00</b> | 0.0%                         | 0.00        | <b>\$2,000.00</b> |
| <b>Location</b>               |  | <b>Level</b>  | <b>M</b> | <b>Labor</b> | 1    | EA        | 500.00   | <b>500.00</b>   | <b>Completion Hrs:</b> _____ |             |                   |
| Kitchen                       |  | Hours to Complete - 10, Install new cabinets and counter tops |          |              |      |           |          |                 |                              |             |                   |

**Sub-Total This Section: \$2,000.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Remove old cabinets in kitchen  
 Kitchen install new cabinets and counter tops  
 Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2" minimum cabinet screws .  
 Countertops will be installed per industry standards and caulked at all locations where tops abutt walls.  
 Cabinets will have one piece toe kick installed.

**32. Appliances**

|                    |  |  |          | Qty          | Unit | Unit Cost | Total    | Tax/Margin      |                              | Grand Total |                   |
|--------------------|--|--|----------|--------------|------|-----------|----------|-----------------|------------------------------|-------------|-------------------|
| Kitchen appliances |  |  |          | Material/LS  | 1    | EA        | 3,500.00 | <b>3,500.00</b> | 0.0%                         | 0.00        | <b>\$4,000.00</b> |
| <b>Location</b>    |  | <b>Level</b>   | <b>M</b> | <b>Labor</b> | 1    | EA        | 500.00   | <b>500.00</b>   | <b>Completion Hrs:</b> _____ |             |                   |
| Kitchen            |  | Hours to Complete - 15, Install new kitchen appliances |          |              |      |           |          |                 |                              |             |                   |

**Sub-Total This Section: \$4,000.00**

This work will be done by:  Owner  Contractor  Subcontractor Cost Estimate Attached:  Permit Required:

Summary/Narrative Of Work To Be Done:

Install all new appliances  
 Stove  
 Range Hood  
 Refrigerator-icemaker,  
 Dishwasher  
 Garbage disposal  
 Microwave Oven

**34. Cleanup**

|                 |  |   |          | Qty          | Unit | Unit Cost | Total  | Tax/Margin    |                              | Grand Total |                 |
|-----------------|--|---|----------|--------------|------|-----------|--------|---------------|------------------------------|-------------|-----------------|
| Cleanup         |  |   |          | Material/LS  | 1    | EA        | 60.00  | <b>60.00</b>  | 0.0%                         | 0.00        | <b>\$560.00</b> |
| <b>Location</b> |  | <b>Level</b>  | <b>M</b> | <b>Labor</b> | 1    | EA        | 500.00 | <b>500.00</b> | <b>Completion Hrs:</b> _____ |             |                 |
| Entire House    |  | Hours to Complete - 10, Clean all debris from inside and outside of house |          |              |      |           |        |               |                              |             |                 |

**Sub-Total This Section: \$560.00**

**Jane Johnson**  
**7802 Any St.**  
**Any Town, US. 55555**

**Consultant's File No.**  
 J.Johnson

**Bank of America**

**35. Miscellaneous**

|                                |              |          |              | Qty | Unit | Unit Cost | Total         | Tax/Margin                |      | Grand Total     |
|--------------------------------|--------------|----------|--------------|-----|------|-----------|---------------|---------------------------|------|-----------------|
| Clean up                       |              |          |              | 1   | EA   | 0.00      | <b>0.00</b>   | 0.0%                      | 0.00 | <b>\$500.00</b> |
| <b>Location</b>                | <b>Level</b> | <b>M</b> | <b>Labor</b> | 1   | EA   | 500.00    | <b>500.00</b> | <b>Completion Hrs: 10</b> |      |                 |
| Entire House                   |              |          |              |     |      |           |               |                           |      |                 |
| <b>Sub-Total This Section:</b> |              |          |              |     |      |           |               |                           |      | <b>\$500.00</b> |

This work will be done by:  Owner  Contractor  Subcontractor      Cost Estimate Attached:       Permit Required:

Summary/Narrative Of Work To Be Done:

All debris will be removed from jobsite.  
 Jobsite will be returned to condition as before work.  
 Clean yard for mowing  
 Trim trees away from house  
 Clean fence line

Clean all trash around the house and inside the house is to be removed,  
 All trash inside the back building is to be removed & all trash from yard work is to be removed

**CONSULTANT'S COMMENT**

Place Consultant's Liability Statement here about Specification of Repairs.

Place any comment in this area that may clarify or give additional information about the Specifications Of Repairs

## RECAP SUBTOTALS

| Construction Sub-Totals     |             |
|-----------------------------|-------------|
| 1. Masonry                  | 275.00      |
| 2. Siding                   | 0.00        |
| 3. Gutters/Downspouts       | 750.00      |
| 4. Roof                     | 1,800.00    |
| 5. Shutters                 | 0.00        |
| 6. Exteriors                | 1,450.00    |
| 7. Walks                    | 450.00      |
| 8. Driveways                | 0.00        |
| 9. Painting (Ext.)          | 1,600.00    |
| 10. Caulking                | 225.00      |
| 11. Fencing                 | 310.00      |
| 12. Grading/Landscaping     | 200.00      |
| 13. Windows                 | 2,200.00    |
| 14. Weatherstrip            | 0.00        |
| 15. Doors (Ext.)            | 525.00      |
| 16. Doors (Int.)            | 800.00      |
| 17. Partition Wall          | 1,000.00    |
| 18. Plaster/Drywall         | 2,500.00    |
| 19. Decorating              | 1,500.00    |
| 20. Wood Trim               | 0.00        |
| 21. Stairs                  | 0.00        |
| 22. Closets                 | 225.00      |
| 23. Wood Floors             | 1,500.00    |
| 24. Finished Floors         | 1,250.00    |
| 25. Ceramic Tile            | 0.00        |
| 26. Bath Accessories        | 3,000.00    |
| 27. Plumbing                | 1,825.00    |
| 28. Electrical              | 4,000.00    |
| 29. Heating                 | 5,550.00    |
| 30. Insulation              | 0.00        |
| 31. Cabinetry               | 2,000.00    |
| 32. Appliances              | 4,000.00    |
| 33. Basements               | 0.00        |
| 34. Cleanup                 | 560.00      |
| 35. Miscellaneous           | 500.00      |
| Construction Cost Subtotal: | \$39,995.00 |

| Allowable Fees & RecapTotals  |                     |                |
|-------------------------------|---------------------|----------------|
| Construction Costs Subtotal : |                     | \$39,995.00    |
| ALLOWABLE FEES                |                     |                |
| Note                          |                     | Fee            |
| Mileage                       | Mileage - 100 miles | \$190.00       |
| Draw Fee                      | All Draws           | \$625.00       |
| Allowable Fees Total :        |                     | \$815.00       |
| Contingency Reserve:          |                     | 10% \$3,999.50 |
| Grand Total:                  |                     | \$44,809.50    |

**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: \_\_\_\_\_

Consultant/Plan Reviwer: *Dan Bowers* Date: 1/16/2017 Dan Bowers ID No: DO908

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_ Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_ Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

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