

John Smith
HUD Consultant
HUD ID #: A1234

Optional Document:

- Used at the discretion of the borrower
 - May be used to determine the scope of repairs/construction which determines program: Standard or Limited 203(k)
- NOTE: Mandatory on Limited when borrower doing "self-help"

Feasibility Site Report (AKA Feasibility Study)

SUBJECT PROPERTY

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

BORROWER

Mr. & Mrs. Customer

LENDER

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.

Property Information

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

Prepared by

John Smith
HUD Consultant
HUD ID #: A1234

Lender

Lender Contact

Prepared for Borrower(s):

Mr. & Mrs. Customer

Best Phone Contact

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	City
City water - Well	City
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

If uninhabitable and structured as a Standard 203(K), HomeBridge Renovation Concierge Department may approve financing of up to 6 months PITI

John Smith
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Feasibility Site Report

Property Address
1234 Oak Street, Anytown, CA 90000
Lender
Contact

Buyer(s) Name
Mr. & Mrs. Customer
Date
Thursday, January 02, 2014
FHA Case Number
Direct Cost of Construction
\$95,048.00

1	Masonry			Division Total	\$	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
				\$ -			\$ -
				\$ -			\$ -
			Total Labor	\$ 1,000.00		Total Materials	\$ 900.00
	Scope of Work/Specifications						
2	Siding			Division Total	\$	750.00	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	Fascia at breezeway needs to be re-capped with coil	1	\$ 500.00	\$ 500.00	1	\$ 250.00	\$ 250.00
				\$ -			\$ -
				\$ -			\$ -
			Total Labor	\$ 500.00		Total Materials	\$ 250.00
	Scope of Work/Specifications						
3	Gutters & Downspouts			Division Total	\$	100.00	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	Clean out all gutters at garage	1	\$ 50.00	\$ 50.00	1	\$ 50.00	\$ 50.00
				\$ -			\$ -
				\$ -			\$ -
			Total Labor	\$ 50.00		Total Materials	\$ 50.00
	Scope of Work/Specifications						
4	Roof			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
5	Shutters			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
6	Exteriors			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
7	Walks			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
8	Driveways			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
9	Painting (Exterior)			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
10	Caulking			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
11	Fencing			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
12	Grading			Division Total	\$	-	
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -

13	Windows					Division Total	\$ 1,100.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	Replace all basement windows.	1	\$ 300.00	\$ 300.00	1	\$ 800.00	\$ 800.00
				\$ -			\$ -
				\$ -			\$ -
		Total Labor		\$ 300.00	Total Materials		\$ 800.00
	Scope of Work/Specifications						
14	Weatherstrip					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
15	Doors (Ext)					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
16	Doors (Int)					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
17	Partition Walls					Division Total	\$ 29,640.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total 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
	Scope of Work/Specifications						
18	Plaster/Drywall					Division Total	\$ 6,655.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	Install new GWB in renovated areas 1st and 2nd floor	1	\$ 3,800.00	\$ 3,800.00	1	\$ 2,855.00	\$ 2,855.00
				\$ -			\$ -
		Total Labor		\$ 3,800.00	Total Materials		\$ 2,855.00
	Scope of Work/Specifications						
19	Decorating					Division Total	\$ 1,800.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	Paint entire interior	1	\$ 1,000.00	\$ 1,000.00	1	\$ 800.00	\$ 800.00
				\$ -			\$ -
		Total Labor		\$ 1,000.00	Total Materials		\$ 800.00
	Scope of Work/Specifications						
20	Wood Trim					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
21	Stairs					Division Total	\$ 3,400.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	Install railings 1st floor and basement to code	1	\$ 1,200.00	\$ 1,200.00	1	\$ 2,200.00	\$ 2,200.00
				\$ -			\$ -
		Total Labor		\$ 1,200.00	Total Materials		\$ 2,200.00
	Scope of Work/Specifications						
22	Closets					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
23	Wood Floors					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
24	Finished Floors					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
25	Ceramic Tile					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -
26	Bath Accessories					Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material
	NO WORK			\$ -			\$ -

27	Plumbing						Division Total	\$ 5,138.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total 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	\$ 2,588.00	1	\$ 1,500.00	\$ 1,500.00	
				\$ -			\$ -	
		Total Labor		\$ 2,838.00	Total Materials		\$ 2,300.00	
	Scope of Work/Specifications							
28	Electrical						Division Total	\$ 3,965.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total 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	
		Total Labor		\$ 2,240.00	Total Materials		\$ 1,725.00	
	Scope of Work/Specifications							
29	Heating						Division Total	\$ 12,600.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material	
	HVAC Replacement	1	\$ 4,800	\$ 4,800.00	1	\$ 7,800.00	\$ 7,800.00	
				\$ -			\$ -	
		Total Labor		\$ 4,800.00	Total Materials		\$ 7,800.00	
	Scope of Work/Specifications							
30	Insulation						Division Total	\$ 1,100.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material	
	Reinstall insulation in crawl space	1	\$ 800.00	\$ 800.00	1	\$ 300.00	\$ 300.00	
				\$ -			\$ -	
		Total Labor		\$ 800.00	Total Materials		\$ 300.00	
	Scope of Work/Specifications							
31	Cabinetry						Division Total	\$ 18,800.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total 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	\$ 2,500.00	\$ 2,500.00	
		Total Labor		\$ 4,300.00	Total Materials		\$ 14,500.00	
	Scope of Work/Specifications							
32	Appliances						Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material	
	NO WORK			\$ -			\$ -	
33	Basements						Division Total	\$ 2,300.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material	
	Install sump pump system in basement	1	\$ 1,000.00	\$ 1,000.00	1	\$ 1,300.00	\$ 1,300.00	
		Total Labor		\$ 1,000.00	Total Materials		\$ 1,300.00	
	Scope of Work/Specifications							
34	Cleanup						Division Total	\$ 5,800.00
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material	
	Selective demolition	1	\$ 2,500.00	\$ 2,500.00	1	\$ 2,000.00	\$ 2,000.00	
	Project cleanup during construction	1	\$ 500.00	\$ 500.00	1	\$ 800.00	\$ 800.00	
		Total Labor		\$ 3,000.00	Total Materials		\$ 2,800.00	
	Scope of Work/Specifications							
35	Miscellaneous						Division Total	\$ -
	Item	labor Unit QTY	Labor Cost	Total labor	Unit QTY	Material Cost	Total Material	
	NO WORK			\$ -			\$ -	

Total Direct Cost of Construction **\$ 95,048.00**



FHA Case No.

RECAP TOTALS

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

X _____

Date January 2, 2014

	Construction Item	Total Escrow
1	Masonry	\$ 1,900.00
2	Siding	\$ 750.00
3	Gutters/Downspouts	\$ 100.00
4	Roof	\$ -
5	Shutters	\$ -
6	Exteriors	\$ -
7	Walks	\$ -
8	Driveways	\$ -
9	Painting (Ext.)	\$ -
10	Caulking	\$ -
11	Fencing	\$ -
12	Grading	\$ -
13	Windows	\$ 1,100.00
14	Weather-strip	\$ -
15	Doors (Ext.)	\$ -
16	Doors (Int.)	\$ -
17	Partition Wall	\$ 29,640.00
18	Plaster/Drywall	\$ 6,655.00
19	Decorating	\$ 1,800.00
20	Wood Trim	\$ -
21	Stairs	\$ 3,400.00
22	Closets	\$ -
23	Wood Floors	\$ -
24	Finished Floors	\$ -
25	Ceramic Tile	\$ -
26	Bath Accessories	\$ -
27	Plumbing	\$ 5,138.00
28	Electrical	\$ 3,965.00
29	Heating	\$ 12,600.00
30	Insulation	\$ 1,100.00
31	Cabinetry	\$ 18,800.00
32	Appliances	\$ -
33	Basements	\$ 2,300.00
34	Cleanup	\$ 5,800.00
35	Miscellaneous	\$ -
	Direct Cost of Repairs	\$ 95,048.00

Construction Cost Sub Total		\$ 95,048.00
Contingency Reserve	15%	\$ 14,257.20
Subtotal		\$ 109,305.20
Permits - estimated cost		\$ 1,400.00
Total cost of Construction		\$ 110,705.20
5 Draw Inspections @ \$225		\$ 1,125.00
Total allowable Fees		\$ 1,125.00
Total cost of Construction		\$ 111,830.20

Borrower Date

Co-Borrower Date

Contractor Date

HUD Consultant Date

Based on the scope of the required repairs/construction, the appropriate program type is selected: Standard 203(k) or Limited 203(k)

TO: Borrower

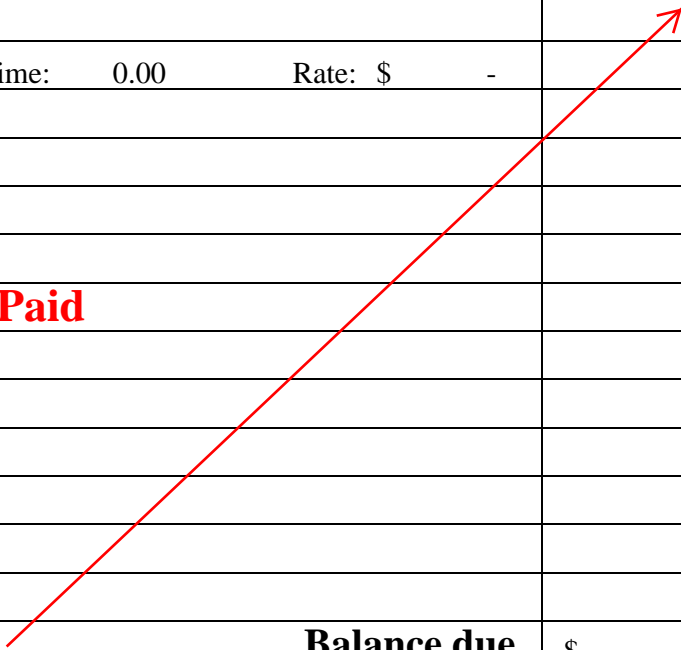
DATE:

01/02/14

Subject Address:

DESCRIPTION		AMOUNT
Full 203(k)		
Streamline K		
Feasibility Report with Site Visit		\$ 425.00
Feasibility Report - Desk Review		
Non-203(k) Consultation Per Hour		
Hourly Consultation:	Total Time: 0.00 Rate: \$ -	
<input type="checkbox"/>	Other/Notes:	
Balance due		\$ 425.00

Paid



Cost is often credited towards the HUD Consultant Fee in the event that the transaction progresses to a Standard 203(k)