Required Document: Standard 203(k) only

File No: FHA Case No:

# Work Write Up

Borrower:

Mr. & Mrs. Customer

Lender:

#### **General Description**

This is a single family two story home built in 1997. It is a 4 bedroom 2 1/2 bath home built on a slab foundation with a attached garage and pool. The exterior is mostly brick venner with some wood siding and the roof is a composition roof. The home is vacant and all utilities were on the day of inspection. The home will be vacant during construction and not habitable and all construction will be complete within 10 weeks.

#### Scope of the Rehabilitation

Once the repairs are completed as outlined in the job specification of repairs, this property will meet all FHA Minimum Property Standards.

## Contractor(s)

The project has the following contractor(s):

Sample Construction Company 56789 Construction Way Anytown, CA 90000 800-222-9999

### **Write-Up Synopsis**

The total cost of construction plus allowable fees comes to \$91,094.00. 4 draws have been established @ \$200.00.

Please direct any questions regarding this architectural package to:

Total estimated cost of repairs (construction and fees)

R @ Smith HUD Consultant HUD ID #: AFGH 5678 Industrial Hwy Anytown, CA 90000

> HUD Consultant provides number of draws and fee per draw inspection

File No: FHA Case No:

Detailed itemization required for labor and material costs

Borrower's Name: Mr. & Mrs. Customer Subject Address: 1234 Oak Street

Anytown, CA 90000

		Labor	Materials	Quantity	Total
<b>-4-</b> 1	Roof Replace existing shingles with new 30 year demensional shingles and	\$3,000.00	\$6,000.00	1	\$9,000.00
	replace turbines, vent stacks and metal edging (Mandatory Repair).  Sub-Total	\$3,000.00	\$6,000.00		\$9,000.00
-13-	Windows				
	Replace 5 existing cracked windows with new windows (Mandatory Repair)	\$750.00	\$750.00	1	\$1,500.00
	Sub-Total	\$750.00	\$750.00		\$1,500.00
-19-	Decorating				
1	Sand, prep and paint walls and trim of entire interior of home including kitchen, stairway is included in the trim, dining room, bedrooms, den, closets and bathrooms. Client to choose color. Client to have two color for walls and one color for trim. Additional colors may be an additional charge. Repair any existing cracks in sheetrock. Remove existing texture in powder bath and apply new splatter drag texture to match rest of home. Paint exterior door to pool and paint exterior of the front door. Remove existing wall between two living areas, reframe new opening, sheetrock, tape, bed and texture walls. Revomve columns in dining room for a more updated look. (Desired Repair)	\$4,000.00 \$4,000.00	\$4,000.00 \$4,000.00		\$8,000.00 \$8,000.00
-24-	Finished Floors				,
1		\$8,000.00	\$8,000.00	1	\$16,000.00
	Sub-Total	\$8,000.00	\$8,000.00		\$16,000.00
-26-	Bathroom				
1	Powder bath: Install new combo vanity set (allowance \$350) (Desired Repair)	\$150.00	\$350.00	1	\$500.00
2	Guest bath: Remove existing stand alone shower and replace with new shower tub combination. Tile walls of bathtub surround with 4X4 ceramic title (Tile allowances is \$200) & (Tub allowance is \$225). Replace tile on floor of bathroom with coordinatiing matching tile 12X12 or larger ceramic/porcelain tile. Remove existing vanity and replace with furniture style free-standing vanity with granite top and under mount sink (vanity allowance is \$500). Remove existing old shower valve and replace with new brushed nickle shower valve and vanity faucet valve (valve allowances \$500 total) (Note total allowances is \$1425). (Desired Repair)	\$1,700.00	\$1,700.00	1	\$3,400.00



- Mandatory Repair: Mandatory by HUD
- Desired Repair: Desired by Borrower
- Recommended Repair: Recommended by Consultant/Other

Labor

Materials

Quantity

Total

		Labor	Materials	Quantity	Total
	Bathroom  Master bath: Remove existing vanity, tub, shower, toilet, tile on floor and walls, medicine cabinet, light fixtures, ect. entire bathroom is to de demoed. Install pocket door at closet inside bathroom door may be hard to match so CCC will have to leave this in a TBD status. Rebuild new shower pan, including shower liner, wire mesh, sand mix and tile the floor. Tile for bathroom floor and shower walls will be 12X12 or larger and shower floor will be 4X4 or smaller (tile allowance for all bathroom is \$800). Install new tile on bathroom floor. Shower walls will be built with new inset shelving for storage. Install new 3/8" frameless glass enclosure for new shower (glass allowance is \$1200). Install new shower valve in shower and tub (total valve allowance \$500). Install new toilet (allowance is \$300). Install new vanity including sink and countertop (allowance is \$1000). Install new vanity faucets (total allowance for both \$400). Install 4 can lights over vanity, 1 can light over the shower and 1 can light over the tub. Add new electric plugs at vanity. Frost existing windows. Retexture walls to splatter drag to match existing house texture. Sand, prep and paint walls and trim. Note, rotted wood may be additional charge. Total allowances for master bathroom is \$4200). (Desired Repair).	\$3,970.00	\$6,000.00	1	\$9,970.00
	Sub-Total	\$5,820.00	\$8,050.00		\$13,870.00
	Electrical  Move electric plugs for 8 wall mount tv's and install 6 can lights in the down stairs area (Desired Repair)	\$500.00	\$500.00	1	\$1,000.00
	Sub-Total	\$500.00	\$500.00		\$1,000.00
	Heating Replace 1 existing HVAC (inside and outside unit) with new American Standard Equipment. Repair and install new coil in 2nd unit. (Mandatory Repair)	\$2,500.00	\$6,000.00	1	\$8,500.00
	Sub-Total	\$2,500.00	\$6,000.00		\$8,500.00
1	Insulation Blow 6" of insulation in attic with R19 rating (\$1,000 allowance). Replace existing garage door with new like garage door (\$600 door installation). (Desired Repair)	\$800.00	\$800.00	1	\$1,600.00
	Sub-Total	\$800.00	\$800.00		\$1,600.00
1	Cabinetry Sand, caulk, prep and paint kitchen cabinets, inside and outside. Color to be a darker color which may require several coats. Modify desk area per customer specs including added space for ice-maker and installing ice maker. Install 3cm granite counterops in kitchen with a \$4300 allowance total. Install new under-mount sink and new kitchen faucet (allowances included in the \$7500 appliance allowance). Install new stainless steel appliances (\$7500 allowance) including cooktop, oven, microwave, ice-maker, chimney style vent a hood and warming drawer. Remove existing backsplash and install new glass tile backsplash (tile allowance \$400). Install porcelain tile over brick to fireplace (tile allowance \$350). (Desired Repair)		\$12,500.00	1	\$17,500.00
	Sub-Total	\$5,000.00	\$12,500.00		\$17,500.00
	Basement/Crawl Space Install 8 Concrete pressed piers per elevation drawing. Includes Initial and final engineering report and final plumbing test will be performed and permits as required. (Recommended Repair)  Sub-Total	\$1,970.00 \$ <b>1,970.00</b>	·	1	\$2,970.00 \$2,970.00
-35-	Miscellaneous	Ψ1,570.00	ψ1,000.00		Ψ2,370.00
	Convert existing pool to salt water pool (Desired Repair)  Sub-Total	\$800.00 <b>\$800.00</b>	i	1 	\$1,600.00 <b>\$1,600.00</b>
		Labor	Materials	Quantity	Total

Job Specifications and Bid Reques	Job	<b>Specifications</b>	and Bid	Request
-----------------------------------	-----	-----------------------	---------	---------

File No: FHA Case No:

		Labor	Materials	Quantity	Total		
	Grand Total \$	33,140.00	\$48,400.00		\$81,540.00		
•		Labor	Materials	Quantity	Total		
Contract	or's Signature: HUD Consultant	HUD Consultant's Signature:					
Borrowe	er Signature: Co-Borrower Signature:	Co-Borrower Signature:					

Contractor Notes: Contractor is to obtain any necessary permits. Contractor is to provide a copy of their state contractor's license, a copy of proof of worker's compensation insurance along with this bid to facilitate this loan process. It is important to carefully and accurately provide these cost estimates to the cost of the improvements to satisfactorily complete the rehabilitation work at or below the estimate cost since the 203(k) mortgage can't be increased to cover additional expenses. A copy of the termite report is attached and made part of this bid request. All section 1 items must be broken out separately as this is a HUD requirement. All work will be completed to minimum HUD standard or local code requirements, whichever is more stringent. All work will be completed in a professional workmanlike manner and on the basis that time is of the essence.

When completed get a copy of this bid request to:

Borrower: Mr. & Mrs. Customer

Inspector: John Smith

Fax:

Contractor, HUD Consultant, and Borrower signatures are required

Lender: File No: Address: FHA Case No: John Smith Borrower: Consultant: Mr. & Mrs. Customer 5678 Industrial Hwy Subject Address: Address: 1234 Oak Street Anytown, CA 90000 Anytown, CA 90000 **Recap of Subtotal** \$0.00 1. Masonry \$0.00 2. Siding 3. Gutters & Downspouts \$0.00 4. Roof \$9,000.00 5. Shutters \$0.00 6. Exteriors \$0.00 7. Walks \$0.00 8. Driveways \$0.00 9. Exterior Paint \$0.00 10. Caulking \$0.00 11. Fencing \$0.00 12. Grading \$0.00 13. Windows \$1,500.00 14. Weather-Stripping \$0.00 15. Exterior Doors \$0.00 16. Interior Doors \$0.00 17. Partition Wall \$0.00 18. Plaster/Drywall \$0.00 19. Decorating \$8.000.00 20. Wood Trim \$0.00 21. Stairs \$0.00 22. Closets \$0.00 23. Wood Floors \$0.00 24. Finished Floors \$16,000.00 25. Ceramic Tile \$0.00 26. Bathroom \$13,870.00 27. Plumbing \$0.00 28. Electrical \$1,000.00 Total cost of repairs MUST 29. Heating \$8,500.00 match Total from Contractor Bid 30. Insulation \$1,600.00 31. Cabinetry \$17,500.00 Established by 32. Appliances \$0.00 HomeBridge RCD TOTAL COST OF 33. Basement/Crawl Space \$2,970.00 **REPAIRS** 34. Clean-Up \$0.00 35. Miscellaneous \$1,600.00 Enter this figure on Line B1 of the **Total Cost of Repairs** \$81,540.00 Maximum Mortgage Worksheet Contingency Reserve (10%) \$8,154.00 \$600.00 Consulting Fee Mileage: 0 miles @ \$0.55/mile \$0.00 Varies based on Draws: 4 x (\$200.00 + Mileage) \$800.00 amount of repairs Pest Control Report Fee \$0.00 TOTAL COST Feasibility Fee \$0.00 Title Update Fee: \$0.00 x 4 Draws \$0.00 OF FEES Insurance Fee \$0.00 Itemized fees entered in Architectural Fee \$0.00 Section B of the Maximum Permit Fees \$0.00 Mortgage Worksheet Established by **Sub-Total** \$9,554.00 HUD Consultant \$91,094.00 **Grand Total TOTAL ESTIMATED COST** OF REPAIRS **HUD ID# A1234 HUD Consultant: John Smith** (CONSTRUCTION AND FEES)

Mr. & Mrs. Customer

Contractor: Sample Construction Company Date