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
City 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 CH	IECK ARE RE	COMMENDED				
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	Ashestos 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 HUD Consultant approval (owner-occupied only)

	John Smith			Feasibili	tv Sit	e Report		
	HUD Consultant			i casibili	ty Oil	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							
				<u> </u>	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		7	\$ -		Ť	\$	-
			Total Labor	\$ -		Total Matariala	\$	-
	So	 cope of Wor	וסנמו במסטו rk/Specificatio		J	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	1	\$ 500.00	\$ 500.00 \$ -	1	\$ 250.00	\$ \$	250.00
			Total Labor			Total Materials		250.00
		ope of Wo	rk/Specification		-			
3	Gutters & Downspouts	1-111-4	1 -1	1	Division		\$	100.00 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	<u> </u>	Ψ 00.00	\$ -	i i	Ψ 00.00	\$	-
					1		4	
			Total Labor	\$ 50.00		Total Materials	Þ	50.00
	Sc	_ cope of Wo	Total Laboi rk/Specificatio		J	Total Materials	\$	50.00
4	Sc Roof	cope of Wor			Division		\$	-
4	Roof	labor Unit	rk/Specification	ons	Division Unit	Total Material		- Total
4	Roof Item		rk/Specificatio	ons Total labor	Division	Total	\$	-
	Roof Item NO WORK	labor Unit	rk/Specification	ons	Division Unit QTY	Total Material Cost	\$	- Total
	Roof Item	labor Unit	rk/Specification	ons Total labor	Division Unit	Total Material Cost	\$	- Total
	Roof Item NO WORK Shutters Item	labor Unit QTY	Labor Cost	ons Total labor	Division Unit QTY Division	Total Material Cost Total	\$	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	\$ \$ \$	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 Labor Cost	Total labor Total labor Total labor Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit	Total Material Cost Total Material Cost	\$ \$ \$	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	\$ \$ \$	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 Cost Cost	Total labor Total labor Total labor Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit QTY Division Unit	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 Labor	Total labor Total labor Total labor Total labor Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit QTY Unit 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 Cost Cost	Total labor Total labor Total labor Total labor Total labor	Division Unit QTY Division Unit QTY Division Unit QTY Division Unit QTY Division Unit	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 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 Labor	Total labor Total labor Total labor Total labor Total labor	Division Unit QTY Unit QTY Unit QTY 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 Labor Cost	Total labor	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 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	Total labor	Division Unit QTY Division	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 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 Labor	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	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	Iabor 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	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	Iabor 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 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	Iabor 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 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 Labor Cost Labor Labor Cost	Total labor 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 Labor Cost Labor 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 Deplete all becoment windows	QTY 1	Cost \$ 300.00	Total labor \$ 300.00	QTY 1	Cost \$ 800.00	\$	Material 800.00
	Replace all basement windows.		\$ 300.00	\$ 300.00	'	\$ 600.00	\$	- 600.00
				\$ -			\$	-
	Soci	no of Wo	Total Labo			Total Materials	\$	800.00
14	Weatherstrip	pe or wo	Mopeomoati	0115	Division	Total	\$	_
	,	labor Unit			Unit	Material		Total
	ltem NO WORK	QTY	Cost	Total labor	QTY	Cost	•	Material
15	NO WORK Doors (Ext)			\$ -	Division	Total	\$ \$	-
	(=.N.)	labor Unit	Labor		Unit	Material	<u> </u>	Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
16	NO WORK Doors (Int)			\$ -	Division	Total	\$ \$	-
16	boots (iiit)	labor Unit	Labor		Unit	Material	φ	Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	NO WORK			\$ -			\$	-
17	Partition Walls	labor Unit	Labor		Division Unit	Total Material	\$	29,640.00 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		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 Labo	r \$ 15,340.00		Total Materials	\$	14,300.00
	Sco] ope of Wo	rk/Specificati		_	Total Waterials	Ψ	14,300.00
18	Plaster/Drywall		•		Division		\$	6,655.00
		labor Unit		T	Unit	Material		Total
	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 11001		\$ 3,000.00	\$ 3,800.00	<u>'</u>	\$ 2,855.00	\$	2,855.00
			Total Labo			Total Materials	\$	2,855.00
		pe of Wo	rk/Specificati	ons				
19	Decorating	labor Unit	Labor	T	Division Unit	Total Material	\$	1,800.00 Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	Paint entire interior	1	\$ 1,000.00		1	\$ 800.00	\$	800.00
	Con		Total Labo			Total Materials	\$	800.00
20	Wood Trim	ppe 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	\$	3,400.00 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 Labo	\$ -		Total Materials	\$	2 200 00
	Sco	J ope of Wo	Total Labo		J	Total Materials	Ф	2,200.00
22	Closets				Division	Total	\$	-
		labor Unit			Unit	Material		Total
	Item NO WORK	QTY	Cost	Total labor	QTY	Cost	Φ.	Material
23	Wood Floors				Division	Total	\$ \$	-
	110001	labor Unit	Labor		Unit	Material	<u> </u>	Total
	ltem	QTY	Cost	Total labor	QTY	Cost		Material
	NO WORK			\$ -	<u></u>		\$	-
24	Finished Floors	labor Unit	Labor	T	Division Unit	Total Material	\$	- Total
	Item	QTY	Cost	Total labor	QTY	Cost		Material
	NO WORK			\$ -			\$	_
25	Ceramic Tile	1-6 00-2	1 -2		Division		\$	- T-1-1
		labor Unit	Labor Cost	Total labor	Unit QTY	Material Cost		Total Material
1	Itam	()! \		. IUIGIIGUUI	ا بي ا	OUSL		IVIGICIIAI
	Item NO WORK	QTY	0031				2.	_
26	Item NO WORK Bath Accessories	QIY	OUSI	\$ -	Division	Total	\$ \$	-
26	NO WORK	labor Unit	Labor	\$ -	Unit	Material		- Total
26	NO WORK							-

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	_	2,588.00	1	\$	1,500.00	\$	1,500.00
					\$	_			·	\$	-
			Т	otal Labor	\$	2,838.00		Tota	l Materials	\$	2,300.00
	Sco	pe 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		2,240.00		Tota	l Materials	\$	1,725.00
		ope of Woi	rk/S	pecificatio	ns				_	_	
29	Heating			1 -1			Division			\$	12,600.00
	16	labor Unit		Labor	١.	Total labor	Unit		Material		Total
	ltem	QTY	_	Cost	-	Total labor	QTY	_	Cost	_	Material
	HVAC Replacement	1	\$	4,800		4,800.00	11	\$	7,800.00	\$	7,800.00
			_	otal Labor	\$	4.800.00		Tota	l Materials	\$ \$	7.800.00
	So.	one of We			Ľ.	4,000.00		TOLA	i wateriais	Ψ	7,000.00
30	Insulation	ppe or wor	K/S	pecificatio	115		Division	Tot	al	\$	1,100.00
30	Illisulation	labor Unit	1	Labor	1		Unit		Material	φ	Total
	Item	QTY		Cost	-	Total labor	QTY		Cost		Material
	Reinstall insulation in crawl space	1	\$	800.00	_	800.00	1	\$	300.00	\$	300.00
	1 Clawi Space		Ψ	000.00	\$	-		Ψ	300.00	\$	500.00
			Т	otal Labor	-	800.00		Tota	l Materials	\$	300.00
	Sco	ope of Wo		pecificatio						<u> </u>	
31	Cabinetry						Division	Tot	al	\$	18,800.00
		labor Unit		Labor			Unit		Material		Total
	Item	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	\$	2,500.00	\$	2,500.00
			Т	otal Labor	\$	4,300.00		Tota	l Materials	\$	14,500.00
		ppe of Wor	rk/S	pecificatio	ns						
32	Appliances						Division			\$	-
		labor Unit		Labor	_		Unit		Material		Total
	Item	QTY		Cost	-	Total labor	QTY		Cost		Material
	NO WORK				\$	-				\$	-
33	Basements	Johan Unit		Loher			Division			\$	2,300.00
	16	labor Unit		Labor	١.	Total labor	Unit		Material		Total
	ltem	QTY	_	Cost	_	Total labor	QTY	•	Cost	•	Material
	Install sump pump system in basement	1	\$	1,000.00 otal Labor		1,000.00	1	\$ T -4-	1,300.00	\$ \$	1,300.00
	Society	no of Wo		pecificatio		1,000.00		TOLA	l Materials	Þ	1,300.00
24	Cleanup	ppe or wor	N/S	pecificatio	115		Division	Tot	al	\$	5,800.00
34	Cleanup	labor Unit	1	Labor	1		Unit		Material	φ	Total
	Item	QTY		Cost	-	Total labor	QTY		Cost		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
	r roject dicarrap during construction	<u> </u>		otal Labor		3,000.00			I Materials		2,800.00
	Sec	ope of Wo		pecificatio		-,	ı			-	_,500.00
35	Miscellaneous						Division	Tot	al	\$	-
~~		labor Unit		Labor			Unit		Material	*	Total
1	Item	QTY		Cost	-	Total labor	QTY		Cost		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	

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

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

•

Date January 2, 2014

	Construction Item	Total E	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	Fencina	\$	_
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	8	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
S	ubtotal	\$ 109,305.20
Permits - estimated cost		\$ 1.400.00
Total cost of Construction		\$ 110,705.20
5 Draw Inspections @	\$225	\$ 1.125.00
A		
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:

- HUD Consultant provides draw schedule
- AND performs draw Inspections

Borrower and HUD Consultant signatures required

HUD 203(k) Consultant INVOICE

TO: Borrower	
DATE:	01/02/14
Subject A	Address:
DESCRIPTION	AMOUNT
Feasibility Report with Site Visit	\$ 425.00
	1
Other/Notes:	
Other/Notes.	
Balance due	\$ 425.00

Represents cost of Feasibility Study prepared by HUD Consultant