

# Renovation Loan Report

Loan Type

**HUD 203k**



For The Property At

709 N Sample Ave.  
AnyTown, US 55555

Prepared For:

Joe Johnson

Prepared By

**Walls Group, Inc.**

**David Walls**

1255 Windemere Ave.

Naperville, IL, IL 60564

(630) 267-3614

Dave@WallsGroupInc.com

Inspection Date

1/1/24

Client's Name: Joe Johnson

Inspected Address: 709 N Sample Ave.  
AnyTown, US 55555

Client's Phone: (555) 555-5555

Client's Email: JJohnson@gmail.com

Lender's Name: Wells Fargo Home Mortgage

Lender's Address:

Lender's Phone

Loan Officer: Jane Sample



# Package Content Outline

**Lender:** Wells Fargo Home Mortgage **Loan Officer:** Jane Sample **Loan Type:** HUD 203k

**Applicant's Name(s)**

Joe Johnson

**Applicant's Phone**

(555) 555-5555

**Property Picture**

**Applicant's Address**

709 N Sample Ave.  
AnyTown, US 55555

**Work Phone**

**Cell Phone**

**Property Address**

709 N Sample Ave.  
AnyTown, US 55555

**Email**

JJohnson@gmail.com



**Other Contact**

**Contact's Phone**

**Bank Loan #** \_\_\_\_\_

## Property Summary Information & Recommendations

**No. of Draws Requested:** 5

**Months To Completion:** 6

**Number of Units At Inspection:** 1

**Lot Size:** \_\_\_\_\_

**Number Of Units At Completion:** 1

**Building Size:** \_\_\_\_\_

**Number of Dwellings:** 0

**Type of Construction:** \_\_\_\_\_

**Number of Stories:** 0

**Estimated Age:** \_\_\_\_\_

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## Walls Group, Inc.

1255 Windemere Ave.

Naperville, IL, IL 60564

Consultant: David Walls

Phone: (630) 267-3614

Fax: (630) 961-9796

Email: Dave@WallsGroupInc.com



## Property Information & Inspection

### Borrower/ Applicant's Details

Borrowers Name: Joe Johnson

Address: 709 N Sample Ave.  
AnyTown, US 55555

Home Phone: (555) 555-5555

Cellular: \_\_\_\_\_

Email: JJohnson@gmail.com

Consultant's File Number: J Johnson

### Lender Information

Lending Institution: Wells Fargo Home Mortgage

Loan Originator: Jane Sample

Phone: (222) 222-2222

Ext: \_\_\_\_\_

### Property Details

Address: 709 N Sample Ave.  
AnyTown, US 55555

### Loan Details

Lender Loan #: \_\_\_\_\_

Loan Type: HUD 203k

Origination Date: 1/15/24

Contingency Reserve %: 10.00% Number of Draws: 5

### HUD Information

FHA Case No.: \_\_\_\_\_

HUD Date Assigned: \_\_\_\_\_



Inspection Date:  
1/1/24

## Initial Inspection Information

### Inspection Details

☐ Investor/Builder

Estimated Age: \_\_\_\_\_

### Services At Property

#### Services At Inspection

# Electric Services: 0 On: ☐

Water: \_\_\_\_\_ On: ☐

Type Of Sewer: \_\_\_\_\_

# of Gas Services: 0 On: ☐

#### Occupancy Information

Occupancy: Occupied

Owner Occupied at Completion: ☒

Est. Months To Completion: 6

### Physical Details

Lot Size: \_\_\_\_\_

# of Stories: 0

Type of Construction: \_\_\_\_\_

Number of Buildings

At Start: 0

Building Size

Number of Units

At Start: 1

At Completion 1

ADC - Accesory Dwelling Unit: ☐

### Weather Conditions

Weather Conditions

Air Temp.

## Borrower/ Applicant's Details

**Borrowers Name:** Joe Johnson **Address:** 709 N Sample Ave.  
AnyTown, US 55555

**Home Phone:** (555) 555-5555 **Cellular:** \_\_\_\_\_

**Email:** JJohnson@gmail.com **Consultant's File Number:** J Johnson

### Smoke Detectors

**Smoke Detectors at Inspection:** ☐

**Type Required:** \_\_\_\_\_

### Contractor On Project

**The Building Connection**  
1060 S Fairfield St. Lombard, IL. 60148  
  
thebuildingconnection@gmail.com

## Project Additional Reports

## Project Recommendations

**"If Check Mark - Indicates Yes"**

|  |   |
|--|---|
| <b>Underground Oil Tank Certification Needed:</b> <input type="checkbox"/> | <b>Wood Destroying Organism Inspection Recommendation:</b> <input type="checkbox"/> |
| <b>Mold Certification Needed:</b> <input type="checkbox"/>                 | <b>Radon Gas Test Performed:</b> <input type="checkbox"/>                           |
| <b>Lead Paint Certification Needed:</b> <input type="checkbox"/>           | <b>Separate Plumbing Certification Recommended:</b> <input type="checkbox"/>        |
| <b>Water Certification Needed:</b> <input type="checkbox"/>                | <b>Separate Electrical Certification Recommended:</b> <input type="checkbox"/>      |
| <b>Septic Certification Needed:</b> <input type="checkbox"/>               | <b>Separate Heating Certification Recommended:</b> <input type="checkbox"/>         |
| <b>Roof Certification Needed:</b> <input type="checkbox"/>                 | <b>Separate Structural Engineers Report Recommended:</b> <input type="checkbox"/>   |
| <b>Smoke &amp; CO2 Detectors Needed:</b> <input type="checkbox"/>          | <b>Asbestos Report Needed:</b> <input type="checkbox"/>                             |

Note: The 203k Inspection is performed to identify those items that are obviously required for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4000.1.

Unless otherwise indicated by the consultant, this inspection is NOT PERFORMED ACCORDING TO THE STANDARDS OF PRACTICE OF A HOME INSPECTION NOR SHOULD IT BE VIEWED OR CONSTRUED AS ANY FORM OF CERTIFICATION OR INSPECTION BY A LICENSED PROFESSIONAL HOME INSPECTOR. THESE ADDITIONAL SERVICES MAY BE BENEFICIAL FOR THE BORROWER.

The borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection. It is suggested the borrower discuss the option of obtaining these additional services with their 203k consultant.



**David Walls**

**Date:** 1/16/24

# Walls Group, Inc.

1255 Windemere Ave.

Naperville, IL, IL 60564

Consultant: David Walls

Phone: (630) 267-3614

Fax: (630) 961-9796

Email: Dave@WallsGroupInc.com



Consultant's File No.

J Johnson

## Specification Of Repairs

### Borrower/Applicant's Details

Applicant: Joe Johnson

Phone: (555) 555-5555

Cell Phone:

Email: JJohnson@gmail.com

Contact Name:

Contact Phone:

Property Address

709 N Sample Ave.

AnyTown, US 55555

### Lender/Loan Details

Lender: Wells Fargo Home Mortgage

Loan Originator: Jane Sample

Loan Originator Phone: (222) 222-2222

Lenders Loan No.:

Lender's

Address:

Loan Type: HUD 203k

FHA Case #:

### Inspections/Property Details

Inspection Date

1/1/24

Occupancy: Occupied

Estimated Months To Completion 6

### Contractor's Information

The Building Connection

1060 S Fairfield St.

Lombard

IL. 60148

## STEP-BY-STEP PROCEDURE - HUD 203k

1. HUD accepted 203k 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 "0.00" in the "SUB-TOTAL" with "No Repair Items" in Construction Item subsection if no work is being performed in that particular subsection to the document.
3. The proposed work, and the materials used, should be explained as per HUD 4000.1 Handbook requirements in detail to assure a complete understanding on the required work by the contractor and the HUD authorized 203k Consultant. 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 203k Consultant.

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 then the loan can proceed contingent upon obtaining FHA 203(k) financing.
  9. Transfer costs shown on the last page to the Draw Request (HUD 9746-A, VMP-436).

### Abbreviations

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

Sub-Total This Section: **\$11,650.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information      | Qty       | Unit | Unit Cost | Total      | Tax/Margin | Grand Total |        |            |
|------------------------------|-----------|------|-----------|------------|------------|-------------|--------|------------|
| Masonry Paver Stairs / Steps | Materials | 1    | AL        | \$1,000.00 | \$1,000.00 | 0.00%       | \$0.00 | \$4,750.00 |
|                              | Labor     | 1    | AL        | \$3,750.00 | \$3,750.00 |             |        |            |

**Specific Details**

Allowance to remove existing masonry paver stairs that are loose, damaged and deteriorated and replace with new masonry paver in style and color as selected from standard sizes and colors by owner.

Repair Level: **Mandatory**

Location: **Right side of building**

Completion Hrs: **0**

☐ **Energy Efficiency Mortgage**

☐ **Energy Efficient**

**Additional Repair Information**

Masonry Paver Stairs Replacement Specification

Project Overview:  
The project involves the removal of existing masonry paver stairs that are loose, damaged, and deteriorated, followed by the installation of new masonry paver stairs. The replacement pavers will be selected by the owner from standard sizes and colors. The objective is to provide a durable and aesthetically pleasing set of stairs.

Removal of Existing Stairs:  
Safely remove the existing masonry paver stairs, ensuring minimal disruption to surrounding structures and landscape.

Installation of New Masonry Paver Stairs:  
Preparation includes to Ensure a stable and properly graded base for the new stairs.  
Compact the base material to provide a solid foundation.

Alignment and Layout:  
Align the new masonry pavers according to the selected style in a manner that complements the surrounding landscape and structures.

Cutting and Trimming:  
Cut and trim pavers as needed to fit the designated spaces and achieve a professional finish.

Interlocking and Bonding:  
Install the masonry pavers using proper interlocking techniques to enhance stability.  
Apply bonding agents or adhesives as necessary to ensure a secure connection.  
Fill joints between pavers with fine sand to promote stability and discourage weed growth.  
Compact the sand to create a cohesive surface.

"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:  
Allowance / Allotment Costs are provided due to the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing an allowance cost as indicated in the BOR, or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.  
Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

1. Masonry

Sub-Total This Section: \$11,650.00

| Repair Item Information                                   |           |     |     | Qty    | Unit       | Unit Cost  | Total | Tax/Margin | Grand Total |
|---|-----------|-----|-----|--------|------------|------------|-------|------------|-------------|
| Spot Repoint Exterior Masonry - All Areas Where Necessary | Materials |     | 600 | SF     | \$3.50     | \$2,100.00 | 0.00% | \$0.00     | \$6,900.00  |
|   | Labor     | 600 | SF  | \$8.00 | \$4,800.00 |            |       |            |             |

Specific Details

Repoint and/or repair masonry brick and stonework in all areas around the home as necessary, addressing step cracking and deteriorated or washed-out mortar joints.

Repair Level: Recommended  
Location: Exterior Walls

Completion Hrs: 0  
☐ Energy Efficiency Mortgage  
☐ Energy Efficient

Additional Repair Information

Masonry Brick and Stonework Repointing and Repair Specification:

Project Overview:  
The project entails repointing and/or repairing masonry brick and stonework in all areas around the home as required. The focus is on addressing issues such as step cracking and the presence of deteriorated or washed-out mortar joints to restore structural integrity and aesthetic appeal.

Inspection and Assessment:

Comprehensive Survey:  
Conduct a thorough inspection of all masonry brick and stonework around the home to identify areas with step cracking and deteriorated or washed-out mortar joints.  
Documentation:  
Document the extent and locations of identified issues, noting the severity and specific characteristics of each area.

Repointing and Repair:

Removal of Deteriorated Mortar:  
Remove deteriorated or washed-out mortar from joints using appropriate tools to achieve a clean and sound substrate.

Crack Repair:  
Address step cracking by repairing and reinforcing affected areas using suitable techniques and materials.

Mortar Matching:  
Match existing mortar composition, color, and texture to ensure visual cohesion with the surrounding masonry.

Repointing Process:  
Apply fresh mortar to the cleaned joints, ensuring a uniform and well-compacted fill to enhance structural stability.

Tooling and Finishing:  
Tool and finish the repointed mortar joints to achieve a professional and aesthetically pleasing appearance.

Quality Assurance:

Adherence to Industry Standards:  
Ensure that all repointing and repair work adheres to industry best practices and relevant local building codes.

Visual Inspection:  
Conduct a visual inspection of the repointed and repaired areas to verify consistency in color, texture, and joint finish.

Protection Measures:

Site Protection:  
Implement measures to protect surrounding surfaces and landscaping during the repointing and repair process.

Cleanup:  
Thoroughly clean the work area upon completion of repointing and repair activities, disposing of debris in accordance with local regulations.

Consultant's Use:    D    \$            D    \$            D    \$            D    \$            D    \$            D    \$            D    \$

Construction Summary & Work To Be Done For - Masonry

General Note:  
Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.



**1. Masonry****Sub-Total This Section: \$11,650.00****Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Masonry****Sub-Total This Section: \$11,650.00****2. Siding****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00****3. Gutters/Downspouts****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00****4. Roof****Sub-Total This Section: \$15,875.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information                     | Qty | Unit | Unit Cost | Total      | Tax/Margin | Grand Total |
|---|-----|------|-----------|------------|------------|-------------|
| Remove & replace roof with 30 year shingles | 25  | SQ   | \$285.00  | \$7,125.00 | 0.00%      | \$0.00      |
|   | 25  | SQ   | \$350.00  | \$8,750.00 |            |             |

**Specific Details**

Remove all roofing systems and replace at house and garage with Architectural grade shingles 30 year minimum warranty shingles in color as selected by owner.

**Repair Level:** **Mandatory****Location:** **Roof - General****Completion Hrs:** 0☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information****Roofing Installation Specification****Project Overview:**

The project involves the removal of all existing shingles and accessories, followed by the installation of new asphalt Architectural Grade 30-year warranty roofing. In addition, low-pitched/flat roof areas will be addressed with Modified Bitumen or equal systems. The work encompasses all necessary elements, including scaffolding, equipment, legal disposal of debris, and materials for a comprehensive installation.

**Preparatory Work:****Protection Measures:**

Tarps and plywood will be employed to safeguard existing house and garage sidings, windows, landscaping, etc.

**Removal and Cleanup:**

Complete removal and cleanup of the existing roof and accessories.

Haul away all associated debris with legal disposal.

Utilize a magnetic sweeper to ensure thorough cleanup of all nails.

**Roof Decking:**

Re-nail all existing roof decking as needed.

**Installation:****Boot Flashings:**

Install new boot flashings at plumbing vents.



**4. Roof****Sub-Total This Section: \$15,875.00****Metal Flashings:**

Install all new metal valley and step flashings.

Install Gutter Flashing, Step Shingle Flashing, Chimney/Base Flashing, Roof edge flashings, Counter Flashings, etc., as needed.

**Ice and Water Shield:**

Install Owens Corning or equal Ice and Water Shield at all Valleys.

Minimum 3' up from all roof edges (eaves).

Around all skylights, roof areas with a pitch less than 2:12, plumbing stacks, exhaust vents, plumbing vents, and any other roof penetrations.

**Synthetic Roofing Felt:**

Install synthetic roofing felt over all other areas of the roof sheathing/decking.

**Pro-Starter Course:**

Use Owens Corning or equal Pro-Starter course at all roof edges (gutter and rake edges).

**Shingle Installation:**

Install Owens Corning Duration High Wind Shingles as per the manufacturer's specifications.

Color to be selected by the owner.

**Additional Charges for Replacement for Rotten or Damaged Roof Sheathing:**

Replacement cost: \$80 per 4'x8' sheet of plywood (1 sheet included at no charge).

Deck Boards Replacement: Additional charge: \$8.00 per linear foot.

10 Linear feet included at no charge.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For -Roof****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Roof****Sub-Total This Section: \$15,875.00****5. Shutters****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00**

## 6. Exteriors

Sub-Total This Section: **\$1,050.00**☐ Permit Required☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information |  |  | Qty       | Unit | Unit Cost | Total    | Tax/Margin | Grand Total      |        |            |
|-------------------------|--|--|-----------|------|-----------|----------|------------|------------------|--------|------------|
| Repair Exterior Stairs  |  |  | Materials | 1    | AL        | \$400.00 | \$400.00   | 0.00%            | \$0.00 | \$1,050.00 |
| Cement Stairs Detail    |  |  | Labor     | 1    | LS        | \$650.00 | \$650.00   | Completion Hours | 0      |            |

## Specific Details

Provide repairs and replacement of front entry stairway tiles that have been overlayed on the concrete stairs to restore them to good, safe and serviceable condition.

Repair Level: **Mandatory**☐ Energy Efficiency MortgageLocation: **Front Entry Stairs**☐ Energy EfficientCompletion Hrs: **0**

## Additional Repair Information

Front Entry Stairway Tile Repair and Replacement Specification

## Project Overview:

The project involves repairing and replacing front entry stairway tiles that have been overlaid on concrete stairs. The goal is to restore the stairs to a good, safe, and serviceable condition while addressing any damage or issues present in the existing tile overlay.

## Inspection and Assessment:

## Detailed Inspection:

Conduct a comprehensive inspection of the existing front entry stairway tiles to identify areas of damage, deterioration, or safety concerns.

## Tile Repair to Loose or Damaged Tiles:

Secure and re-adhere any loose or damaged tiles.

Replace tiles that cannot be adequately repaired.

## Grout Inspection and Repair:

Inspect the grout lines for cracks or deterioration.

Re-grout as necessary to ensure a secure and aesthetically pleasing finish.

## Surface Preparation:

Clean the existing tiles to remove any dirt, debris, or contaminants that may affect adhesion.

## Tile Replacement and Reasonably Matching Tiles:

Source replacement tiles that closely match the existing ones in terms of size, color, and style.

Coordinate with the owner to ensure the selected tiles meet their approval.

## Removal and Replacement:

Remove any severely damaged or irreparable tiles.

Install new tiles in these areas, adhering to industry best practices and manufacturer recommendations.

## "IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:

Allowance / Allotment Costs are provided due to the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing an allowance cost as indicated in the BOR, or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use:   D   \$              D   \$              D   \$              D   \$              D   \$              D   \$           

## Construction Summary &amp; Work To Be Done For - Exteriors

## General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

## Lead-Based Paint:



**6. Exteriors****Sub-Total This Section: \$1,050.00**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Exteriors****Sub-Total This Section: \$1,050.00****7. Walks****Sub-Total This Section: \$4,550.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information                              | Qty | Unit | Unit Cost | Total             | Tax/Margin | Grand Total       |
|--|-----|------|-----------|-------------------|------------|-------------------|
| <b>Paver Patio and Walkway, Repairs / Replacemen</b> |     |      |           |                   |            |                   |
| Materials  | 650 | SF   | \$2.00    | <b>\$1,300.00</b> | 0.00%      | \$0.00            |
| Labor  | 650 | SF   | \$5.00    | <b>\$3,250.00</b> |            |                   |
|  |     |      |           |                   |            | <b>\$4,550.00</b> |

**Specific Details**

Provide professional removal and resetting of masonry patio pavers to restore the patio to a good, stable, and aesthetically pleasing condition at the left and right side walks and rear patio of the home to provide proper water shed away from the home.

Repair Level: \_\_\_\_\_

**Mandatory**

Location: \_\_\_\_\_

**Exterior**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information**

Masonry Patio Pavers Removal and Resetting with Proper Drainage Specification

**Project Overview:**

The project involves the professional removal and resetting of masonry patio pavers to restore the patio to a good, stable, and aesthetically pleasing condition, with a specific emphasis on ensuring proper drainage away from the home. The objective is to address any issues with the existing paver installation, including uneven surfaces, damaged pavers, or unstable sections, and to reset the pavers for improved stability, longevity, and effective water drainage.

**Pre-Work Assessment:****Site Inspection:**

Conduct a thorough inspection of the existing masonry patio pavers to identify areas of concern, including uneven surfaces, damaged pavers, or inadequate drainage conditions.

**Paver Safe and Efficient Removal:**

Safely remove all existing patio pavers with minimal disruption to surrounding structures and landscape.  
Dispose of removed pavers in accordance with local regulations.

**Base Inspection:**

Inspect the base material beneath the removed pavers for stability and suitability.  
Address any issues with the base, such as settling or inadequate slope for drainage.

**Paver Resetting with Proper Drainage:**

Ensure the base is properly prepared with appropriate materials to provide a stable foundation for the pavers.  
Grade the base to facilitate proper water drainage away from the home.

**Alignment and Layout:**

Align and layout the pavers according to the predetermined pattern, ensuring a visually pleasing and structurally sound result.  
Confirm the layout with the owner or their representative before proceeding with the installation.

**Interlocking and Bonding:**

Install the masonry patio pavers using proper interlocking techniques to enhance stability.  
Apply bonding agents or adhesives as necessary to ensure a secure connection.



**7. Walks****Sub-Total This Section: \$4,550.00****Cutting and Trimming:**

Precisely cut and trim pavers as needed to fit the designated spaces and achieve a professional finish.

**Proper Sloping for Drainage:**

Ensure that the patio surface is appropriately sloped away from the home to facilitate water drainage. Integrate suitable drainage channels or solutions to direct water away from the foundation.

**Leveling and Alignment:**

Ensure that all pavers are level and properly aligned for a visually appealing and structurally sound patio surface.

**Joint Sanding:**

Fill joints between pavers with fine sand to promote stability and discourage weed growth. Compact the sand to create a cohesive surface.

**Site Cleanup and Debris Removal:**

Remove all debris generated during the removal and resetting process. Dispose of debris in accordance with local regulations.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Walks****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Walks****Sub-Total This Section: \$4,550.00****8. Driveways****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00****9. Painting (Ext.)****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00**

10. Caulking

Sub-Total This Section: \$550.00

☐ Permit Required

☐ Cost Estimate Attached

This work will be done by: 

☐ Owner

☒ General Contractor

☐ Sub-Contractor

Repair Item Information

| Repair Item Information     |           |   | Qty | Unit     | Unit Cost | Total | Tax/Margin |          | Grand Total |
|-----------------------------|-----------|---|-----|----------|-----------|-------|------------|----------|-------------|
| Caulking - General Exterior | Materials | 1 | LS  | \$150.00 | \$150.00  | 0.00% | \$0.00     | \$550.00 |             |
|                             | Labor     | 1 | LS  | \$400.00 | \$400.00  |       |            |          |             |

Specific Details

Provide caulking (sealant) installation at all openings, cracks or joints at the exterior of the building to reduce air infiltration and water leaks.

Repair Level: Mandatory

Location: Exterior

Completion Hrs: 0

☐ Energy Efficiency Mortgage

☐ Energy Efficient

Additional Repair Information

Exterior Caulking/Sealant Installation Specification:

Project Overview:  
This project involves providing caulking (sealant) installation at all openings, cracks, or joints at the exterior of the building to reduce air infiltration and water leaks. The caulking/sealant work encompasses various areas, including doors, corners, siding and trim, window frames, and any locations where caulking is failing or missing. The goal is to enhance the building's weather resistance and energy efficiency.

Pre-Work Assessment:

Exterior Inspection:  
Conduct a detailed inspection of the exterior of the building to identify areas with failing or missing caulking, potential air infiltration points, and locations susceptible to water leaks.

Material Selection:  
Select high-quality caulking/sealant materials suitable for the specific exterior surfaces, considering factors such as weather resistance, flexibility, and compatibility with existing materials.

Preparation:  
Prepare surfaces by removing any old or deteriorated caulking, cleaning, and ensuring that surfaces are dry and free from debris.

Caulking Application:  
Apply caulking/sealant to all identified openings, cracks, joints, and areas where air infiltration and water leaks are a concern. Ensure a continuous and uniform application to create an effective barrier.

Doors and Windows:  
Caulk around door frames, window frames, and the perimeter of openings to prevent air and water penetration.

Corners and Trim:  
Address inside and outside corners, siding, and trim areas with appropriate caulking to maintain a secure and weather-resistant building envelope.

Quality Assurance:

Adhesion Testing:  
Perform adhesion tests on applied caulking/sealant to ensure proper bonding with the substrate.

Visual Inspection:  
Conduct a visual inspection to verify that caulking/sealant is uniformly applied, covering all necessary areas and effectively reducing air infiltration and water leaks.

Site Protection:  
Implement measures to protect surrounding areas during the caulking/sealant application process.

Cleanup:  
Thoroughly clean the work area upon completion of the caulking/sealant installation.  
Dispose of any debris or materials in accordance with local regulations.

Consultant's Use: 

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Construction Summary & Work To Be Done For -Caulking

General Note:  
Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**10. Caulking****Sub-Total This Section: \$550.00****Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Caulking****Sub-Total This Section: \$550.00****11. Fencing****Sub-Total This Section: \$1,900.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information                             | Qty | Unit | Unit Cost  | Total             | Tax/Margin | Grand Total |
|---|-----|------|------------|-------------------|------------|-------------|
| <b>Allowance for Fence Repairs and Replacements</b> |     |      |            |                   |            |             |
| Materials   | 1   | AL   | \$500.00   | <b>\$500.00</b>   | 0.00%      | \$0.00      |
| Labor   | 1   | AL   | \$1,400.00 | <b>\$1,400.00</b> |            |             |

Completion Hrs: **0****Specific Details**

Allowance to remove existing rotting / damaged fencing wood and replace with new. Work shall also include gate repairs, straightening and securing significantly leaning fence posts and other deficiencies.

Repair Level: **Recommended**Location: **Fences & Gates**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information**

Allowance for Fence Replacement and Repairs:

**Project Overview:**

This project involves the removal of existing rotting/damaged fencing wood and replacement with new materials. The scope of work also includes repairing gates, straightening and securing significantly leaning fence posts, and addressing other deficiencies in the fencing system.

**Pre-Work Assessment:**

Conduct a thorough inspection of the existing fencing to identify rotting, damage, leaning posts, and any other deficiencies and advise of work that may create additional costs beyond the allowance values.

**Removal and Replacements:**

Safely remove all existing rotting or damaged fencing wood, including posts, rails, and pickets.

**Material Selection:**

Assist the homeowner in selecting new, high-quality fencing materials that match the desired aesthetic and comply with local regulations.

**Installation:**

Install new fencing materials, ensuring proper alignment, spacing, and secure attachment to maintain structural integrity.

**Gate Repairs:****Repair or Replacement:**

Repair gates where feasible, addressing issues such as hinge adjustments, latch repairs, or reinforcement.

If necessary, replace damaged gates with new ones that match the overall fencing design.

**Post Straightening and Securing:****Leaning Post Assessment:**

Identify significantly leaning fence posts that compromise the stability of the fence.

**Straightening and Securing:**

Straighten and secure leaning fence posts using appropriate methods, such as bracing or replacement, to ensure a stable and upright fence structure.

**Structural Integrity Check:**

Conduct a structural integrity check of the entire fencing system to ensure that all repairs and replacements meet or exceed industry



**11. Fencing****Sub-Total This Section: \$1,900.00**

standards.

Protection Measures:

Site Protection:

Implement measures to protect landscaping and surrounding areas during the fence removal and installation process.

Cleanup:

Thoroughly clean the work area upon completion of the fence replacement and repairs.

Dispose of any debris or materials in accordance with local regulations.

**"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to lack of reasonable access for full assessment of the work required, the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing or reviewing an allowance cost for work as indicated in the BOR, and / or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

When product pricing is provided as an allowance the contractor is not to include overhead and profit cost into the unit pricing for materials, but is to include the materials overhead and profit costs by adding them to the labor costs. This will allow the owner to select products closer to the allowance values provided.

Notes:

Owner selections of items that are not standard and customary can be reason for additional labor costs.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Fencing**

General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

Lead-Based Paint:

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

Note:

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

Note:

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Fencing****Sub-Total This Section: \$1,900.00****12. Grading/Landscaping****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00**



## 13. Windows

Sub-Total This Section: **\$4,275.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information   | Qty       | Unit | Unit Cost | Total      | Tax/Margin | Grand Total             |
|---|-----------|------|-----------|------------|------------|-------------------------|
| Install Mid-Grade Basement Escape Window with Metal Window Well | Materials | 1    | LS        | \$1,750.00 | \$1,750.00 | 0.00% \$0.00 \$3,950.00 |
|   | Labor     | 1    | LS        | \$2,200.00 | \$2,200.00 |                         |

Completion Hrs: 0Specific Details

Provide all materials and labor to excavate and install new egress window with metal egress size window well frame with ladder.

Repair Level: **Mandatory**☐ **Energy Efficiency Mortgage**Location: **Basement**☐ **Energy Efficient**Additional Repair Information

Egress Window Installation Specification

## Project Overview:

The project involves the installation of an egress window and window well, including all necessary tasks such as excavation, backfilling, stone base preparation, cutting an opening through the basement wall, connecting to existing drain tile, installing a mid-grade vinyl egress window, and completing rough-grade landscaping restorations. The installation will be carried out in accordance with the architect's drawings for a fully complete and professional finish.

## Excavation and Backfilling:

Excavate the specified area for the egress window and window well according to the architect's drawings and /or city building code requirements.

Ensure proper dimensions and depth as per local building codes.

## Backfilling:

Backfill the excavated area with suitable materials to provide adequate support and stability.

## Stone Base:

Install a stone base in the excavated area to facilitate proper drainage and stability.

## Basement Wall Opening:

## Cutting Opening:

Cut a precise opening through the basement wall as per the architect's specifications.

Ensure structural integrity and compliance with local building codes.

## Drain Tile Connection:

## Connection to Existing Drain Tile:

Connect the newly installed egress system to the existing drain tile.

Ensure proper slope and drainage away from the foundation.

## Egress Window Installation

Window Well Installation: Install a window well with appropriate dimensions and materials as specified by the architect.

Egress Window Installation: Install a mid-grade vinyl egress window in accordance with the manufacturer's recommendations.

Ensure proper sealing and insulation around the window frame.

## Landscaping Restorations:

Rough-Grade Landscaping with complete rough-grade landscaping to restore the site to its original contours.

Address any grading issues to ensure proper water runoff.

## Clean-Up and Debris Removal:

Remove all debris generated during the installation process.

Dispose of debris in accordance with local regulations.

Consultant's Use:   D   \$              D   \$              D   \$              D   \$              D   \$              D   \$           

| Repair Item Information            | Qty       | Unit | Unit Cost | Total    | Tax/Margin | Grand Total           |
|------------------------------------|-----------|------|-----------|----------|------------|-----------------------|
| Repair Window(s) - General Repairs | Materials | 1    | LS        | \$150.00 | \$150.00   | 0.00% \$0.00 \$325.00 |
|                                    | Labor     | 1    | LS        | \$175.00 | \$175.00   |                       |

Completion Hrs: 0Specific Details

Provide general repairs and replacements (as necessary) at 2 windows including to include glass & glazing replacements at (1) window, and locking hardware repairs or replacement at (1) window to restore windows to good and serviceable condition.

Repair Level: **Mandatory**☐ **Energy Efficiency Mortgage**Location: **Windows**☐ **Energy Efficient**Additional Repair Information

**13. Windows****Sub-Total This Section: \$4,275.00****Window Repairs and Replacements Specification:****Project Overview:**

The project involves providing general repairs and replacements as necessary for two windows, including glass and glazing replacements at one window and locking hardware repairs or replacement at another window. The goal is to restore both windows to a good and serviceable condition.

**Inspection and Assessment:****Window Inspection:**

Conduct a comprehensive inspection of both windows to identify areas requiring repairs or replacements.

Document the condition of each window, noting specific issues related to glass, glazing, and locking hardware.

**General Repairs and Replacements:****Glass and Glazing Replacement (at 1 Window):**

Remove and safely dispose of the existing damaged or compromised glass.

Install new, energy-efficient glass and ensure proper glazing to enhance both functionality and insulation.

**Locking Hardware Repairs or Replacement (at 1 Window):**

Assess the locking hardware on the designated window for functionality.

Repair or, if necessary, replace locking mechanisms to ensure secure and smooth operation.

**Overall Window Repairs:**

Address any general repairs required for both windows, such as addressing frame integrity, weatherstripping, or other components affecting performance.

**Material Specifications:****Glass and Glazing:**

Install high-quality, energy-efficient glass compliant with local regulations and energy standards.

Utilize glazing compounds and sealants suitable for the specific window design.

**Locking Hardware:**

Use durable and secure locking hardware suitable for the window type.

Ensure that replacement hardware matches the existing or is consistent with the overall design.

**Quality Assurance:****Functional Testing:**

Conduct functional tests on repaired or replaced components to ensure proper operation.

Confirm that locking hardware provides effective security measures.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Windows****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Windows****Sub-Total This Section: \$4,275.00**

## 14. Weatherstrip

No Repair Items for this Construction Item

Sub-Total For This Section: **\$0.00**

## 15. Doors (Ext.)

No Repair Items for this Construction Item

Sub-Total For This Section: **\$0.00**

## 16. Doors (Int.)

Sub-Total This Section: **\$5,460.00**☐ Permit Required☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information                          |           |    |    | Qty      | Unit       | Unit Cost         | Total  | Tax/Margin |  | Grand Total |
|--|-----------|----|----|----------|------------|-------------------|--------|------------|--|-------------|
| Install new Pre-Hung doors with casing & lockset | Materials | 10 | EA | \$185.00 | \$1,850.00 | 0.00%             | \$0.00 | \$3,600.00 |  |             |
|  | Labor     | 10 | EA | \$175.00 | \$1,750.00 | Completion Hrs: 0 |        |            |  |             |

## Specific Details

Provide and install new mid-grade hollow core panel style interior doors with new door casings, locks and misc. hardware as required as replacements for doors removed during basement renovations / restorations.

Repair Level: **Recommended**☐ Energy Efficiency MortgageLocation: **Basement**☐ Energy Efficient

## Additional Repair Information

## SPECIFICATIONS FOR INSTALLATION OF NEW MID-GRADE HOLLOW CORE PANEL STYLE INTERIOR DOORS

## 1. Scope of Work:

Provide and install new mid-grade hollow core panel style interior doors as replacements for doors removed during basement renovations/restorations.

## 2. Door Specifications:

The interior doors shall be mid-grade hollow core panel style, meeting industry standards and complying with the design aesthetic specified for the project.

## 3. Casings, Locks, and Hardware:

Alongside the doors, provide and install new door casings, locks, and miscellaneous hardware as required for a complete and functional installation.

Hardware shall include but is not limited to doorknobs, hinges, strike plates, and any other components necessary for proper door operation.

## 4. Material Quality:

Ensure that all doors, casings, locks, and hardware are of high quality, durable, and suitable for the intended use.

## 5. Design Consistency:

Match the design and style of the new doors, casings, and hardware to maintain consistency with the overall aesthetic of the basement renovations/restorations.

## 6. Measurements and Fit:

Accurately measure each door opening to ensure the new doors fit securely and function properly.

Adjust door casings and frame openings as necessary to achieve proper fitment.

## 7. Locking Mechanism:

Install secure and functional locking mechanisms on doors as required.

Ensure that all locks comply with relevant safety standards and local building codes.

## 8. Coordination with Other Trades:

Coordinate the installation of doors, casings, and hardware with other trades involved in the basement renovations/restorations to ensure a seamless integration.

## 9. Finishing:

Finish the doors and casings in a manner consistent with the specified design and finish for the project.

Ensure that the finished product meets quality standards and provides a cohesive appearance.

## 10. Accessibility Considerations:

Consider and address any accessibility requirements, ensuring that doors and hardware comply with relevant accessibility standards.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

| Repair Item Information                       |  |  |  | Qty       | Unit | Unit Cost | Total    | Tax/Margin | Grand Total |        |            |
|---|--|--|--|-----------|------|-----------|----------|------------|-------------|--------|------------|
| Bi-Fold Door(s) 2' to 3' wide (as selected by |  |  |  | Materials | 6    | AL        | \$175.00 | \$1,050.00 | 0.00%       | \$0.00 | \$1,860.00 |



**16. Doors (Int.)**Sub-Total This Section: **\$5,460.00**

|        |  |       |   |    |          |          |                   |
|--------|--|-------|---|----|----------|----------|-------------------|
| owner) |  | Labor | 6 | AL | \$135.00 | \$810.00 | Completion Hrs: 0 |
|--------|--|-------|---|----|----------|----------|-------------------|

**Specific Details**

Contractor shall supply and install new bi-fold doors (2' to 3' wide) at 1st floor bedroom closets where missing. Doors shall be installed per the MFG recommended installation guidelines with all hardware.

Repair Level: **Recommended**Location: **1st Floor**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information****SPECIFICATIONS FOR SUPPLY AND INSTALLATION OF BI-FOLD DOORS****1. Scope of Work:**

The contractor shall supply and install new bi-fold doors at closets. The doors shall be 2' to 3' wide, (note: Door quantities are based on per door) and the installation shall adhere to the manufacturer's recommended guidelines.

**2. Door Quantities:**

Door quantities are based on a per-door basis (double wide openings counting as 2 doors), reflecting the specific number of doors required for each individual closet in the basement.

**3. Door Specifications:**

The bi-fold doors provided shall meet the specified width range (2' to 3').

**4. Manufacturer's Guidelines:**

Installation shall strictly follow the manufacturer's recommended guidelines for the specific bi-fold doors being installed. The contractor is responsible for obtaining and familiarizing themselves with the manufacturer's instructions.

**5. Hardware Inclusion:**

The installation shall include all necessary hardware, such as hinges, tracks, handles, and any other components required for the proper functioning of the bi-fold doors.

**6. Measurements and Fit:**

Accurate measurements of the closet openings shall be taken to ensure the doors fit securely and operate smoothly. The contractor shall make any necessary adjustments to the door frame to achieve a proper fit.

**7. Compliance with Building Codes:**

Ensure that the installation complies with all relevant local building codes and safety standards.

**8. Quality of Materials:**

The supplied bi-fold doors and accompanying hardware shall be of mid-grade quality and durable construction to ensure longevity and functionality.

**9. Accessibility Considerations:**

Address any accessibility requirements, ensuring that the doors and hardware comply with relevant accessibility standards.

**10. Coordination with Other Trades:**

Coordinate the installation of bi-fold doors with other trades involved in the basement renovations/restorations to ensure a seamless integration.

Consultant's Use:   D   \$              D   \$              D   \$              D   \$              D   \$              D   \$           **Construction Summary & Work To Be Done For - Doors (Int.)****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.



## 16. Doors (Int.)

Sub-Total This Section: **\$5,460.00**

## Doors (Int.)

Sub-Total This Section: **\$5,460.00**

## 17. Partition Wall

Sub-Total This Section: **\$7,500.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information |  |  |  | Qty       | Unit | Unit Cost | Total      | Tax/Margin |       | Grand Total |            |
|-------------------------|--|--|--|-----------|------|-----------|------------|------------|-------|-------------|------------|
| Repair Walls & Framing  |  |  |  | Materials | 1    | AL        | \$2,500.00 | \$2,500.00 | 0.00% | \$0.00      | \$7,500.00 |
|                         |  |  |  | Labor     | 1    | AL        | \$5,000.00 | \$5,000.00 |       |             |            |

Completion Hrs: **0**Specific Details

Allowance for all wall framing and ceiling soffit framing repairs as necessary following selective demolition at basement areas to ready for drywall installations condition. It is assumed that there will be approximately 120 LF of wall and 400 SF of soffit required.

Repair Level: **Mandatory**Location: **Basement**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient**Additional Repair Information

## SPECIFICATIONS FOR WALL AND CEILING SOFFIT FRAMING REPAIRS

## 1. Scope of Work:

The scope of work includes the allowance for all wall framing and ceiling soffit framing repairs as necessary following selective demolition in basement areas to prepare for drywall installations.

## 2. Framing Assessment:

A thorough assessment of wall and ceiling soffit framing shall be conducted after selective demolition to identify areas requiring repairs.

## 3. Selective Demolition Impact:

Evaluate the impact of selective demolition on the existing wall and ceiling soffit framing. Identify damaged or compromised framing members.

## 4. Repair Requirements:

Provide all necessary repairs to wall framing and ceiling soffit framing to restore structural integrity. Address any damage, distortion, or displacement caused by the demolition process.

## 5. Material Compatibility:

Ensure that materials used for repairs are compatible with the existing framing and meet applicable building codes.

## 6. Matching Existing Framing:

Match the repaired framing with the existing framing in terms of size, material, and configuration to ensure uniformity.

## 7. Additional Structural Support:

Add additional structural support if required to meet load-bearing requirements or address any deficiencies discovered during the assessment.

## 8. Drywall Installation Readiness:

Prepare the repaired framing to a condition suitable for the seamless installation of drywall. Ensure that the framing is level, plumb, and free from any obstructions or irregularities that could affect drywall installation.

## 9. Coordination with Other Trades:

Coordinate framing repairs with other trades involved in the renovation process to ensure a smooth transition between demolition, framing repairs, and subsequent activities.

## 10. Inspection and Approval:

Subject the repaired framing to inspection by relevant authorities to ensure compliance with local building codes. Obtain necessary approvals before proceeding to the drywall installation phase.

## 11. Documentation:

Maintain detailed documentation of the framing assessment and repairs performed, including photographs before, during, and after the process.

## 12. Completion Certificate:

Provide a completion certificate indicating that all framing repairs have been carried out in accordance with the specified standards and are ready for drywall installation.

**17. Partition Wall****Sub-Total This Section: \$7,500.00**

Note: All repairs should be conducted by qualified professionals, and the work should adhere to safety standards and local building codes. The specifications aim to ensure that the framing is structurally sound, aesthetically consistent, and properly prepared for the subsequent installation of drywall in the basement areas.

**"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to lack of reasonable access for full assessment of the work required, the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing or reviewing an allowance cost for work as indicated in the BOR, and / or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

When product pricing is provided as an allowance the contractor is not to include overhead and profit cost into the unit pricing for materials, but is to include the materials overhead and profit costs by adding them to the labor costs. This will allow the owner to select products closer to the allowance values provided.

**Notes:**

Owner selections of items that are not standard and customary can be reason for additional labor costs.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use:   D   \$              D   \$              D   \$              D   \$              D   \$              D   \$           **Construction Summary & Work To Be Done For - Partition Wall****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Partition Wall****Sub-Total This Section: \$7,500.00****18. Plaster/Drywall****Sub-Total This Section: \$9,095.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

## 18. Plaster/Drywall

Sub-Total This Section: **\$9,095.00**

| Repair Item Information     |           |     |    | Qty    | Unit       | Unit Cost | Total  | Tax/Margin |  | Grand Total |
|-----------------------------|-----------|-----|----|--------|------------|-----------|--------|------------|--|-------------|
| Allowance - Drywall Repairs | Materials | 500 | SF | \$2.00 | \$1,000.00 | 0.00%     | \$0.00 | \$2,250.00 |  |             |
|                             | Labor     | 500 | SF | \$2.50 | \$1,250.00 |           |        |            |  |             |

Specific Details

Remove and replace drywall / plaster ceilings at areas in bedroom(s) and kitchen at any areas of new construction and where significant water damage has occurred to the extent to eliminate any possible mold at the attic areas and insulation in those areas. NOTE: Bathroom walls are to be drywall finishes with ceramic tile only at bathtub surround.

Repair Level: **Mandatory**Location: **Interior**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient**Additional Repair Information

## ALLOWANCE FOR REMOVAL AND REPLACEMENT OF DRYWALL/PLASTER CEILINGS DUE TO WATER DAMAGE

## 1. Scope of Work:

The contractor shall remove and replace drywall/plaster ceilings in designated areas of the bedroom(s) and kitchen where significant water damage has occurred.

## 2. Mold Elimination and EPA Compliance:

The primary objective is to eliminate any possible mold growth in the attic areas.  
All work shall comply with EPA regulations related to mold remediation.

## 3. Inspection and Assessment:

Conduct a thorough inspection of affected areas to identify the extent of water damage.  
Assess the condition of existing drywall/plaster, insulation, and any structural components.

## 4. Removal Process:

Safely and systematically remove the damaged drywall/plaster from the affected areas.  
Take precautions to minimize dust and airborne particles during the removal process.

## 5. Insulation Examination:

Inspect the insulation in the areas affected by water damage.  
Remove and replace insulation that has been compromised or damaged by water.

## 6. Structural Integrity:

Assess and ensure the structural integrity of the affected areas.  
Address any structural issues that may have resulted from water damage.

## 7. Moisture Source Identification:

Identify and address the source of moisture causing the damage.  
Implement measures to prevent future water intrusion and potential damage.

## 8. Compliance with EPA Regulations:

Ensure all mold remediation work complies with EPA regulations.  
If the moldy area exceeds 10 square feet, a certified mold remediation company is required to perform the work.

## 9. Installation of New Drywall/Plaster:

Install new, appropriate drywall/plaster in the areas where the old material has been removed.  
Ensure the installation is in accordance with industry standards and local building codes.

## 10. Painting and Finishing:

Paint and finish the replaced drywall/plaster to match the existing aesthetic.  
Ensure a seamless integration with surrounding surfaces.

## 11. Documentation:

Provide documentation of the inspection, removal, and replacement process.  
Include photographs depicting the condition before, during, and after the repairs.

## 12. Compliance with Regulations:

Ensure all work adheres to local building codes, regulations, and safety standards.  
Obtain any necessary permits for the removal and replacement of structural components.

## 13. Cleanup:

Thoroughly clean the work area after the removal and replacement process.  
Dispose of debris in accordance with local waste disposal regulations.

## 14. Coordination with Other Work:

Coordinate the ceiling repairs with other ongoing or planned work to optimize project efficiency.

**"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to lack of reasonable access for full assessment of the work required, the absence of specific





**18. Plaster/Drywall****Sub-Total This Section: \$9,095.00**

product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing or reviewing an allowance cost for work as indicated in the BOR, and / or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

When product pricing is provided as an allowance the contractor is not to include overhead and profit cost into the unit pricing for materials, but is to include the materials overhead and profit costs by adding them to the labor costs. This will allow the owner to select products closer to the allowance values provided.

**Notes:**

Owner selections of items that are not standard and customary can be reason for additional labor costs.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

## 18. Plaster/Drywall

Sub-Total This Section: **\$9,095.00**

| Repair Item Information                                   |           |       |      | Qty | Unit   | Unit Cost  | Total               | Tax/Margin |            | Grand Total |
|---|-----------|-------|------|-----|--------|------------|---------------------|------------|------------|-------------|
| Drywall Systems - New & Repairs, Complete with Mud & Tape | Materials |       | 1850 | SF  | \$1.20 | \$2,220.00 | 0.00%               | \$0.00     | \$6,845.00 |             |
|   |           | Labor | 1850 | SF  | \$2.50 | \$4,625.00 | Completion Hours: 0 |            |            |             |

Completion Hrs: 0Specific Details

Furnish and install drywall and accessory pieces (USG or equal) at basement removed due to flood damages, and all other renovations, etc. NOTE: Purple drywall board ( moisture-, mold- and mildew-resistant) at the bottom 48" of all walls throughout the basement, standard drywall all other areas. All areas with paneling now to be drywall.

Repair Level: **Mandatory**Location: **Basement**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient**Additional Repair Information

Drywall Installation and Finishing Specification:

## Objective:

The objective is to install purple drywall board ( moisture-, mold- and mildew-resistant) at the bottom 48" of all walls throughout the basement, finishing the drywall using a 3-step process with paper tape, and ensuring all repairs/replacements are executed by a qualified drywall contractor. The completed work should adhere to industry standards and present surfaces that are prime/paint ready with minimal deflection and imperfections.

## Scope:

This comprehensive scope covers the hanging of drywall in a vertical orientation, using waterproof drywall at wet walls, a 3-step finishing process with paper tape, and repairs/replacements of damaged existing plaster or drywall. The work should be completed by a qualified drywall contractor within industry standards, providing prime/paint ready surfaces with minimal deflection.

## Work Details:

## Drywall Installation:

Hang all drywall in a vertical orientation using one piece per run.  
Utilize waterproof drywall at all wet walls to enhance moisture resistance.

## Finishing Process:

Finish the drywall using a 3-step process.  
Apply paper tape in conjunction with the finishing process for enhanced durability.

## Repairs/Replacements:

Conduct repairs/replacements of any damaged existing plaster or drywall throughout the areas of renovations.  
Ensure that repaired/replaced sections seamlessly integrate with the existing structure.

## Qualified Drywall Contractor:

All work must be performed by a qualified drywall contractor with demonstrated expertise in the field.

## Industry Standards:

Complete the work within industry standards, adhering to a "good workmanship like fashion."

## Surface Quality:

Surfaces must be prime/paint ready upon completion, with no additional prep work required.  
Achieve surfaces with minimum deflection, without visible drywall seams or repairs.

Consultant's Use:   D   \$              D   \$              D   \$              D   \$              D   \$              D   \$           **Construction Summary & Work To Be Done For - Plaster/Drywall**

## General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

## Lead-Based Paint:

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

## Note:

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**18. Plaster/Drywall****Sub-Total This Section: \$9,095.00****Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Plaster/Drywall****Sub-Total This Section: \$9,095.00****19. Decorating****Sub-Total This Section: \$6,300.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information                                       | Qty       | Unit | Unit Cost | Total      | Tax/Margin | Grand Total             |
|---|-----------|------|-----------|------------|------------|-------------------------|
| <b>Paint interior walls, ceilings, doors, and trims, etc.</b> | Materials | 1    | LS        | \$1,800.00 | \$1,800.00 | 0.00% \$0.00 \$6,300.00 |
|   | Labor     | 1    | LS        | \$4,500.00 | \$4,500.00 |                         |

Completion Hrs: 0

**Specific Details**

Provide Painting at basement and other areas affected by renovations. Painting to include but not be limited to interior walls, ceilings, doors, trims, and associated surfaces typically painted etc. with 1 coat of primer and 2 coats paint.

Repair Level: **Mandatory**Location: **Basement**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information**

Painting Specification for 1st Floor and Basement:

**Objective:**

The objective is to provide comprehensive painting services for the 1st floor and basement, covering interior walls, ceilings, doors, trims, and associated surfaces. The work shall include a thorough inspection, repair of any defects, application of one coat of primer, and two coats of high-quality interior house paint, chosen from a palette of colors selected by the owner, with a maximum limit of three colors.

**Scope:**

This extensive scope encompasses the painting of interior surfaces on the 1st floor and basement. It involves inspecting, repairing defects, applying primer, and providing two coats of paint in colors chosen by the owner. The work includes all materials, labor, equipment, and other necessary components for a comprehensive painting project.

**Work Details:****Interior Surfaces Covered:**

Painting work includes but is not limited to interior walls, ceilings, doors, trims, and associated surfaces that are typically painted.

**Primer and Paint Application:**

Apply one coat of primer to prepare the surfaces for painting.

Follow with two coats of a good-quality interior house paint, ensuring a smooth and durable finish.

**Color Selection:**

The owner is entitled to choose colors for the paint, with a maximum limit of three colors.

Ensure coordination and consistency in color application throughout the designated areas.

**Surface Inspection and Repair:**

Conduct a meticulous inspection of all walls, ceilings, and other surfaces.

Repair any physical defects in the substrate of painted surfaces before initiating the painting process.

**Material Inclusion:**

The scope includes all necessary materials, such as paint, primer, and repair materials, required for the completion of the work.

**Labor and Equipment:**

Employ qualified labor equipped with the necessary tools and equipment for efficient and high-quality painting.

**Quality Assurance:**

Implement a robust quality assurance process to ensure that all painted surfaces meet the highest standards.

Confirm that color coordination is consistent and that surfaces exhibit a smooth, defect-free finish.

**Exclusions:**

This specification confines the scope to painting work, excluding additional tasks beyond the outlined scope unless explicitly indicated in the



**19. Decorating****Sub-Total This Section: \$6,300.00**

provided drawings.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Decorating****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Decorating****Sub-Total This Section: \$6,300.00**

## 20. Wood Trim

Sub-Total This Section: **\$2,392.50**☐ Permit Required☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information              |  |  | Qty       | Unit | Unit Cost | Total  | Tax/Margin | Grand Total      |            |
|--------------------------------------|--|--|-----------|------|-----------|--------|------------|------------------|------------|
| Allowance for Baseboards & Base Shoe |  |  | Materials | 435  | SF        | \$2.50 | \$1,087.50 | 0.00% \$0.00     | \$2,392.50 |
|                                      |  |  | Labor     | 435  | SF        | \$3.00 | \$1,305.00 | Completion Hours | 0          |

## Specific Details

BASE & BASESHOE ALLOWANCE: Contractor shall provide and install new Primed MDF baseboard and shoe throughout at 1st floor, 2nd floor and basement at all areas with finished flooring (materials allowance average \$3/LF).

Repair Level: **Recommended**Location: **Basement**Completion Hrs: **0**☐ Energy Efficiency Mortgage☐ Energy Efficient

## Additional Repair Information

Contractor shall provide and install new 4-1/4 inch paint grade baseboard and base shoe throughout the 1st and 2nd floors. Owner shall select baseboards and base you from standard selections.. Contractor shall countersink finish nails with putty so all areas installed are ready for painting. . Installations shall be per the manufacturer's instructions and or building standards.

NOTE: Allowance and Estimated Costs are to be provided due to conditions prohibiting the ability to accurately calculate costs, quantities, etc. Contractor to provide an allowance price based on the anticipated work that is required and assumed. Once areas are to the point where the required scope of work can be determined and actual costs determined contractor shall provide a detailed breakdown for the costs of work to be performed. Should the actual costs of work exceed or be less than the allowance values; a change order to the lender will be issued accordingly. Note: If a Change Order is required that exceeds the Allowance Values the Contractor shall not proceed / continue with work until change order work has been approved by lender.

Note: Allowance and Estimated Costs

This note outlines the procedure for handling allowances and estimated costs in situations where it is challenging to accurately calculate costs and quantities. The contractor will provide an allowance price based on the anticipated work required and assumed. Once the project reaches a stage where the scope of work can be precisely determined, and actual costs can be calculated, the contractor will provide a detailed breakdown of the costs of work to be performed.

## Allowance Pricing:

1.1. The contractor shall determine an allowance price based on their best estimate of the work required during the planning stages of the project.

## Detailed Cost Breakdown:

2.1. As the project progresses and the scope of work can be accurately determined, the contractor shall provide a detailed breakdown of the costs for the work to be performed.

## Change Orders:

3.1. In cases where the actual costs of work differ from the allowance values, a change order will be issued accordingly. This change order will reflect the adjusted costs, either higher or lower, based on the actual scope and requirements of the project.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

## Construction Summary &amp; Work To Be Done For - Wood Trim

## General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

## Lead-Based Paint:

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

## Note:

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.



**20. Wood Trim****Sub-Total This Section: \$2,392.50**

Note:

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Wood Trim****Sub-Total This Section: \$2,392.50****21. Stairs****Sub-Total This Section: \$375.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information             | Qty | Unit | Unit Cost | Total    | Tax/Margin | Grand Total     |
|-------------------------------------|-----|------|-----------|----------|------------|-----------------|
| Install proper Handrails & Railings |     |      |           |          |            |                 |
| Materials                           | 15  | LF   | \$10.00   | \$150.00 | 0.00%      | \$0.00          |
| Labor                               | 15  | LF   | \$15.00   | \$225.00 |            |                 |
|                                     |     |      |           |          |            | <b>\$375.00</b> |

Completion Hrs: 0

**Specific Details**

Allowance for Installation of proper handrails and railings at open sides of stairs at main level to lower level to meet current building codes.

Repair Level: **Mandatory**Location: **Stairs - Interior**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information**

Specification for Installation of Railings and Guards

**1. Scope of Work:**

The work includes, but is not limited to, the installation of railings and guards at open sides of stairs to comply with current building codes. The installation should adhere to the specified safety standards and guidelines.

**2. General Requirements:**

- Railings must be installed at open sides of stairs.
- Railings must be non-climbable.
- Guards must be installed at open sides of stairways, raised floor areas, balconies, and porches.

**3. Railings:**

- Railings must be installed to meet current building codes.
- Railings must not be climbable.
- Guards at open sides of stairways, raised floor areas, balconies, and porches must have intermediate rails or ornamental enclosures.
- Intermediate rails or ornamental enclosures should prevent the passage of a 4-inch diameter sphere.
- Open risers should not allow the passage of a 4-inch diameter sphere.
- Stairs with a total rise of 30 inches or less are exempt from size limitations on open risers.
- The triangular area formed by a tread, riser, and guard should not allow the passage of a 6-inch diameter sphere.
- The opening at guards on the sides of stair treads should not allow the passage of a 4 3/8-inch diameter sphere.

**4. Exclusions:**

- Painting and finishing of installations are not included in this work.

**5. Compliance:**

All installations must comply with local building codes, regulations, and safety standards. Any deviations from the specifications must be approved by the appropriate authorities before proceeding with the work.

**6. Quality Assurance:**

- The contractor is responsible for ensuring the quality and compliance of all installations.
- Regular inspections shall be conducted to verify that the installed railings and guards meet the specified requirements.

**7. Completion:**

The work is considered complete when all railings and guards are installed in accordance with the specifications outlined in this document and have been inspected and approved by the relevant authorities.

**8. Authority Having Jurisdiction (AHJ):**

The contractor shall coordinate with the AHJ to ensure that all installations meet the required standards and obtain necessary approvals.

**10. Safety:**

The safety of workers and occupants must be a priority during the installation process. All relevant safety measures and precautions must be implemented.

Note: This specification serves as a guideline, and contractors are responsible for understanding and adhering to all relevant local codes and



**21. Stairs****Sub-Total This Section: \$375.00**

regulations.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Stairs****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Stairs****Sub-Total This Section: \$375.00****22. Closets****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00****23. Wood Floors****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00**



## 24. Finished Floors

Sub-Total This Section: **\$7,625.00**☐ Permit Required☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information |           | Qty  | Unit | Unit Cost | Total      | Tax/Margin       |        | Grand Total |
|-------------------------|-----------|------|------|-----------|------------|------------------|--------|-------------|
| Vinyl Plank Flooring    | Materials | 1250 | SF   | \$3.25    | \$4,062.50 | 0.00%            | \$0.00 | \$7,625.00  |
|                         | Labor     | 1250 | SF   | \$2.85    | \$3,562.50 | Completion Hours |        | 0           |

## Specific Details

Furnish and install new plank style vinyl flooring throughout both units as selected by Owner, with an allowance of \$3.50 sq/ft.

Repair Level: **Recommended**☐ Energy Efficiency MortgageLocation: **1st Floor**☐ Energy EfficientCompletion Hrs: **0**

## Additional Repair Information

Plank Style Vinyl Flooring Installation Specification

## 1. Scope

1.1. This specification outlines the requirements for the furnishing and installation of new plank-style vinyl flooring, as selected by the owner, within the project area. The installation shall include floor preparation, underlayment, new flooring, and the provision and installation of transition strips. An allowance of \$3.50 per square foot is budgeted for the flooring material.

## 2. Materials

2.1. Vinyl Flooring: The contractor shall provide and install the owner-selected plank-style vinyl flooring. The chosen material shall meet industry standards for quality and durability.

2.2. Allowance: The project budget allows for a cost of \$3.50 per square foot for the flooring material.

2.3. Underlayment: As required by the manufacturer's recommended guidelines, the contractor shall provide and install suitable underlayment beneath the vinyl flooring.

2.4. Transition Strips: The contractor shall furnish and install transition strips as needed to ensure a seamless and professional finish where the vinyl flooring meets other surfaces or rooms.

## 3. Installation

## 3.1. Floor Preparation:

a. The existing floor surface shall be thoroughly inspected for any irregularities or damage.

b. The contractor shall prepare the floor, addressing any necessary repairs or leveling as per manufacturer's guidelines.

## 3.2. Vinyl Flooring Installation:

a. The plank-style vinyl flooring shall be installed according to the manufacturer's recommended guidelines for proper adhesion and aesthetics.

b. Installation shall be precise, ensuring alignment and tight seams between planks.

3.3. Transition Strips: Furnish and install transition strips where the vinyl flooring meets different surfaces or rooms. These strips shall be selected to match the décor and style of the vinyl flooring.

Consultant's Use:   D   \$          D   \$          D   \$          D   \$          D   \$          D   \$       

## Construction Summary &amp; Work To Be Done For - Finished Floors

## General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

## Lead-Based Paint:

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

## Note:

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

## Note:

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Finished Floors**

**24. Finished Floors**Sub-Total This Section: **\$7,625.00**Sub-Total This Section: **\$7,625.00****25. Ceramic Tile**Sub-Total This Section: **\$6,870.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information                          |           |       | Qty | Unit | Unit Cost | Total      | Tax/Margin         |        | Grand Total |
|--|-----------|-------|-----|------|-----------|------------|--------------------|--------|-------------|
| Ceramic Tile at Shower Walls and Tub Surround(s) | Materials |       | 80  | AL   | \$5.50    | \$440.00   | 0.00%              | \$0.00 | \$1,920.00  |
|  |           | Labor | 80  | EA   | \$18.50   | \$1,480.00 | Completion Hour: 0 |        |             |

Completion Hrs: **0****Specific Details**

Provide and install ceramic tile to walls of tub and shower surrounds at bathroom(s), with tile as selected by owner from standard styles and colors. Note: Materials based on an allowance of \$5.50 SF for tile materials.

Repair Level: **Recommended**Location: **Hall Bath**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information****SPECIFICATIONS FOR CERAMIC TILE INSTALLATION ON TUB AND SHOWER SURROUNDS****1. Scope of Work:**

The contractor shall install ceramic tile on the walls of tub and shower surrounds. The installation process will involve the use of thinset mortar on cement board substrata, with the removal of existing drywall and installation of cement board as necessary.

**2. Surface Preparation:**

Remove existing drywall and install cement board as the substratum for tile installation. Ensure that the cement board is securely attached and provides a stable surface for tile application.

**3. Waterproofing:**

Caulk all cement board joints and corners with waterproof caulking before applying tiles. This step is crucial to prevent water intrusion and ensure the longevity of the installation.

**4. Thinset Mortar Application:**

Utilize thinset mortar to adhere ceramic tiles to the prepared cement board substrata. Follow manufacturer's guidelines for proper mortar mixing and application.

**5. Grout Application:**

Mix grout according to the manufacturer's directions and apply it to all grout lines between tiles. Ensure uniformity and proper filling of grout lines for a seamless appearance.

**6. Caulking at Intersections:**

Apply caulking matching the grout color to all 90-degree intersections of wall tiles and floor tiles. This enhances water resistance and adds a finished look to the installation.

**7. Approval Process:**

Tiles and grout color must be submitted for approval by the owner before the installation commences. The owner's approval will guide the selection of appropriate materials.

**8. Inclusion of Materials in Labor Costs:**

All materials beyond the cost of tiles, including thinset mortar, cement board, waterproof caulking, grout, and matching caulking, will be included in labor costs.

**9. Additional Costs for Special Tiles or Features:**

Larger tiles, deco tiles, niches, or tile inserts will be subject to additional materials and labor costs. These additional costs will be communicated and approved by the owner before implementation.

**10. Quality Assurance:**

Conduct thorough inspections throughout the installation process to ensure tiles are properly aligned, grout lines are uniform, and caulking is applied to industry standards.

**11. Compliance with Industry Standards:**

Ensure that the ceramic tile installation adheres to industry standards, including the Tile Council of North America (TCNA) guidelines.

**"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to lack of reasonable access for full assessment of the work required, the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing or reviewing an allowance cost for work as indicated in the BOR, and / or if not listed, based on their professional



**25. Ceramic Tile****Sub-Total This Section: \$6,870.00**

judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

When product pricing is provided as an allowance the contractor is not to include overhead and profit cost into the unit pricing for materials, but is to include the materials overhead and profit costs by adding them to the labor costs. This will allow the owner to select products closer to the allowance values provided.

**Notes:**

Owner selections of items that are not standard and customary can be reason for additional labor costs.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Repair Item Information**

| Qty | Unit | Unit Cost | Total | Tax/Margin | Grand Total |
|-----|------|-----------|-------|------------|-------------|
|-----|------|-----------|-------|------------|-------------|

**Ceramic Floor Tile**

|                  |     |    |        |                   |       |        |                   |
|------------------|-----|----|--------|-------------------|-------|--------|-------------------|
| <b>Materials</b> | 300 | SF | \$4.00 | <b>\$1,200.00</b> | 0.00% | \$0.00 | <b>\$4,950.00</b> |
|------------------|-----|----|--------|-------------------|-------|--------|-------------------|

|              |     |    |         |                   |
|--------------|-----|----|---------|-------------------|
| <b>Labor</b> | 300 | SF | \$12.50 | <b>\$3,750.00</b> |
|--------------|-----|----|---------|-------------------|

Completion Hrs: 0

**Specific Details**

Install new ceramic tile to reasonably match and blend in with existing basement tile at all exterior walls to the closest grout lines with an average of approx. 2' wide to infill where basement floor is cut to accommodate the installation of a new drain tile system. Tiles to be used are to be of similar sizes as existing as selected by owner from standard colors and sizes.

Repair Level: **Recommended**
☐ **Energy Efficiency Mortgage**
Location: **Basement**
☐ **Energy Efficient**
**Additional Repair Information****SPECIFICATIONS FOR INSTALLATION OF NEW CERAMIC TILE TO INFILL BASEMENT FLOOR CUTOUTS****1. Scope of Work:**

The contractor shall install new ceramic tile to reasonably match and blend in with existing basement tile at all exterior walls. This is to infill areas where the basement floor is cut to accommodate the installation of a new drain tile system.

**2. Matching Existing Tile:**

Select ceramic tiles that reasonably match the color, style, and size of the existing basement tile. Tiles shall be chosen from standard colors and sizes, with final selection approved by the owner.

**3. Infill Areas:**

Install new ceramic tiles at all exterior walls to the closest grout lines, infilling areas where the basement floor is cut to accommodate the new drain tile system.

**4. Coordination with Existing Grout Lines:**

Align the installation to match the existing grout lines as closely as possible to create a seamless and cohesive appearance.

**5. Owner's Selection:**

The owner shall select tiles from standard colors and sizes based on samples provided by the contractor. The selected tiles shall be approved before the installation commences.

**6. Tile Sizes:**

Tiles used for the infill shall be of similar sizes as existing tiles, ensuring a harmonious integration with the current flooring.

**7. Average Width of Infill:**

The average width of the infill areas shall be approximately 2' wide plus or minus, maintaining consistency with existing tile patterns.

**8. Quality of Installation:**

Ensure a high standard of workmanship in the installation process to create a visually seamless transition between existing and new tiles.

**9. Grout Color:**

The grout color used in the infill areas shall reasonably match the grout color of the existing tiles.

**10. Compliance with Industry Standards:**

Adhere to industry standards, including the Tile Council of North America (TCNA) guidelines, for the proper installation of ceramic tiles.

**"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to lack of reasonable access for full assessment of the work required and/or the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing or reviewing an allowance cost for work as indicated in the BOR, and / or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to



**25. Ceramic Tile****Sub-Total This Section: \$6,870.00**

complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

When product pricing is provided as an allowance the contractor is not to include overhead and profit cost into the unit pricing for materials, but is to include the materials overhead and profit costs by adding them to the labor costs. This will allow the owner to select products closer to the allowance values provided.

**Notes:**

Owner selections of items that are not standard and customary can be reason for additional labor costs.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Ceramic Tile****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Ceramic Tile****Sub-Total This Section: \$6,870.00****26. Bath Accessories****No Repair Items for this Construction Item****Sub-Total For This Section: \$0.00**

## 27. Plumbing

Sub-Total This Section: **\$17,925.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information                                | Qty       | Unit | Unit Cost | Total    | Tax/Margin | Grand Total             |
|--|-----------|------|-----------|----------|------------|-------------------------|
| Vanity 24" with Solid Surface Top, Sink and Faucet Set | Materials | 1    | AL        | \$750.00 | \$750.00   | 0.00% \$0.00 \$1,150.00 |
|  | Labor     | 1    | EA        | \$400.00 | \$400.00   |                         |

Completion Hrs: 0Specific DetailsRepair Level: **Mandatory**☐ **Energy Efficiency Mortgage**Location: **General**☐ **Energy Efficient**

Remove and replace damaged vanity and /or sink, etc. with new vanity with solid surface top, new faucet and drain set, new supply lines and new P-Trap and associated drain piping. All work to be preformed by qualified contractor.

Additional Repair Information

Bathroom Vanity and Sink Replacement Specification:

## Project Overview:

The project involves the removal and replacement of a damaged vanity and/or sink with a new vanity featuring a solid surface top. Additionally, the scope includes installing a new faucet and drain set, new supply lines, and a new P-Trap, along with associated drain piping. The entire process will be carried out by a qualified contractor to ensure a seamless and professional installation.

## Pre-Work Assessment:

## Site Inspection:

Conduct a thorough inspection of the existing vanity and sink to identify areas of damage and assess the condition of associated plumbing. Documentation:

Document the specific requirements for the new vanity, solid surface top, faucet, drain set, supply lines, P-Trap, and drain piping. Removal and Demolition:

## Safe Removal:

Safely remove the existing damaged vanity and/or sink, including all associated fixtures and plumbing components.

## Installation of New Vanity and Sink:

## New Vanity Selection:

Assist the homeowner in selecting a new vanity with a solid surface top that meets their preferences and fits the designated space. Faucet and Drain Set:

Install a new faucet and drain set that complements the design of the selected vanity. Ensure proper alignment and secure connections. Supply Lines:

Replace existing supply lines with new, code-compliant lines suitable for the selected fixtures. Securely connect supply lines to both the faucet and the home's water supply. P-Trap and Drain Piping:

Install a new P-Trap and associated drain piping to ensure proper drainage and prevent leaks. Verify that all connections are watertight and comply with plumbing standards. Quality Assurance:

## Functional Testing:

Conduct functional tests on the new vanity, sink, faucet, and plumbing to ensure proper operation and leak-free performance. Aesthetic Considerations:

Confirm that the installation meets aesthetic standards and aligns with the homeowner's design preferences. Protection Measures:

## Site Protection:

Implement measures to protect the surrounding areas during the removal and installation process. Cleanup:

Thoroughly clean the work area upon completion of the installation. Dispose of any debris or materials in accordance with local regulations.

Consultant's Use:          \$          D          \$          D          \$          D          \$          D          \$         

## 27. Plumbing

Sub-Total This Section: **\$17,925.00**

| Repair Item Information      | Qty       | Unit | Unit Cost | Total      | Tax/Margin | Grand Total |        |            |
|------------------------------|-----------|------|-----------|------------|------------|-------------|--------|------------|
| Install new gas water heater | Materials | 1    | EA        | \$1,450.00 | \$1,450.00 | 0.00%       | \$0.00 | \$2,400.00 |
|                              | Labor     | 1    | EA        | \$950.00   | \$950.00   |             |        |            |

**Specific Details**

Provided install new 50 gallon water heater all piping connections, electrical requirements, etc. as necessary for a full installation.

Repair Level: **Mandatory**

Location: **Basement**

Completion Hrs: **0**

☐ **Energy Efficiency Mortgage**

☐ **Energy Efficient**

**Additional Repair Information**

New 50-Gallon Water Heater Installation Specification:

Project Overview:  
The project involves the installation of a new 50-gallon water heater. The objective is to provide a reliable and efficient hot water supply for residential use. All work will be performed by a qualified contractor in compliance with local codes and safety standards.

Pre-Installation Assessment:

Site Inspection:  
Conduct a thorough inspection of the existing water heater location to assess suitability for the new unit.  
Check for any potential issues such as inadequate ventilation, proper clearances, and compliance with local codes.

Documentation:  
Document the specific requirements for the new 50-gallon water heater, including fuel type (electric, gas, or other), energy efficiency rating, and manufacturer specifications.

Water Heater Installation:

Water Heater:  
Provide a new mid-grade 50-gallon water heater that meets the home needs and complies with local regulations.

Ventilation:  
Ensure proper ventilation for gas water heaters, including vent pipe installation as per manufacturer guidelines.

Clearances:  
Maintain proper clearances around the water heater, adhering to manufacturer and local code requirements.

Piping and Connections:  
Connect the new water heater to the existing plumbing system.  
Install new shut-off valves, if necessary, for ease of maintenance.

Pressure Relief Valve:  
Install and properly set a pressure relief valve in accordance with manufacturer specifications and local codes.

Gas Line or Electrical Connection:  
Connect the gas line or electrical supply to the water heater as required.  
Ensure a secure and leak-free connections.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

## 27. Plumbing

Sub-Total This Section: **\$17,925.00**

| Repair Item Information  | Qty              | Unit | Unit Cost | Total                | Tax/Margin      | Grand Total        |        |  |
|--|------------------|------|-----------|----------------------|-----------------|--------------------|--------|--|
| <b>Remove &amp; Replace Bathtub</b>  | <b>Materials</b> | 1    | LS        | \$200.00             | <b>\$200.00</b> | 0.00%              | \$0.00 | <b>\$600.00</b>  |
|  | <b>Labor</b>     | 1    | LS        | \$400.00             | <b>\$400.00</b> |                    |        |  |
| <b>Specific Details</b>  |                  |      |           | <b>Repair Level:</b> |                 | <b>Recommended</b> |        | <input type="checkbox"/> <b>Energy Efficiency Mortgage</b> |
| Remove and reset existing bathtub at basement bathroom to allow for mold and water damages and the installation of a new drain tile system. Note: Ceramic tile repairs / replacements are listed separately in this SOR / BOR.     |                  |      |           | <b>Location:</b>     |                 | <b>Basement</b>    |        | <input type="checkbox"/> <b>Energy Efficient</b>           |
| <b>Completion Hrs:</b> 0   |                  |      |           |                      |                 |                    |        |  |
| <b>Additional Repair Information</b>   |                  |      |           |                      |                 |                    |        |  |
| SPECIFICATIONS FOR REMOVAL AND RESET OF EXISTING BATHTUB AT BASEMENT BATHROOM  |                  |      |           |                      |                 |                    |        |  |
| 1. Scope of Work:<br>The contractor shall undertake the removal and reset of the existing bathtub in the basement bathroom. This is necessitated by mold and water damages, and the installation of a new drain tile system.       |                  |      |           |                      |                 |                    |        |  |
| 2. Removal of Existing Bathtub:<br>Carefully disconnect and remove the existing bathtub from its current location.<br>Ensure the safe removal of all associated plumbing fixtures and connections.                                 |                  |      |           |                      |                 |                    |        |  |
| 3. Bathtub Reset:<br>Reset the existing bathtub in its original or improved position, ensuring a level and secure fit.<br>Reconnect all plumbing fixtures, faucets, and drains following local plumbing codes and standards.       |                  |      |           |                      |                 |                    |        |  |
| 7. Coordination with Ceramic Tile Repairs/Replacements:<br>Coordinate with the team responsible for ceramic tile repairs/replacements, ensuring a seamless integration of the bathtub reset with the overall bathroom renovations. |                  |      |           |                      |                 |                    |        |  |
| 8. Quality Assurance:<br>Conduct a thorough quality check to ensure that the reset bathtub is securely in place, all plumbing connections are watertight, and the new drain tile system functions as intended.                     |                  |      |           |                      |                 |                    |        |  |
| 9. Compliance with Building Codes:<br>Ensure that all aspects of the removal, resetting of the bathtub comply with local building codes and regulations.   |                  |      |           |                      |                 |                    |        |  |
| Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$  |                  |      |           |                      |                 |                    |        |  |



## 27. Plumbing

Sub-Total This Section: **\$17,925.00**

| Repair Item Information                | Qty           | Unit | Unit Cost | Total      | Tax/Margin | Grand Total |
|--|---------------|------|-----------|------------|------------|-------------|
| Drain Tile System with Sump Pump, etc. | Materials 145 | LF   | \$30.00   | \$4,350.00 | 0.00%      | \$0.00      |
|  | Labor 145     | LF   | \$65.00   | \$9,425.00 |            |             |

**Specific Details**

Cut concrete flooring at ceramic tile grout lines as cleanly as reasonably possible and remove concrete as necessary for the installation of new perimeter drain tile system at basement exterior walls with sump pit and pump.

Repair Level: **Mandatory**Location: **Basement**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information**

SPECIFICATIONS FOR INSTALLATION OF PERIMETER DRAIN TILE SYSTEM AT BASEMENT EXTERIOR WALLS WITH SUMP PIT AND PUMP

**1. Scope of Work:**

The contractor shall cut concrete flooring at ceramic tile grout lines as cleanly as reasonably possible and remove concrete as necessary for the installation of a new perimeter drain tile system at basement exterior walls. The work includes the installation of a new sump pit and pump.

**2. Concrete Cutting and Removal:**

Precisely cut the concrete flooring at ceramic tile grout lines, ensuring a clean and accurate removal. Remove concrete as necessary to facilitate the installation of the new perimeter drain tile system.

**3. Perimeter Drain System Installation:**

Install a comprehensive perimeter drain system at the interior of the basement exterior walls. Excavate the designated areas for drain tile placement, ensuring proper depth and alignment.

**4. Sump Pit and Pump Installation:**

Install a new sump pit and pump as integral components of the perimeter drain system. Ensure the proper sizing and placement of the sump pit to effectively collect and manage water.

**5. Drain Tile Installation:**

Lay a washed gravel base for optimal drainage. Install perforated drain tile with a silt sock to prevent soil infiltration and maintain the integrity of the drainage system.

**6. Replacement Concrete:**

Replace the removed concrete sections with new concrete, ensuring a smooth and level surface. Properly cure the replacement concrete to achieve strength and durability.

**7. Sump Pump Piping Installation:**

Fully install sump pump piping, including a check valve, venting, and other necessary components. Ensure efficient water removal from the sump pit and directed away from the structure.

**8. Ventilation:**

Provide proper ventilation for the sump pit to prevent the buildup of harmful gases. Ensure compliance with local building codes and safety standards.

**9. Cleanup:**

Remove all excavated materials, debris, and excess materials from the work area upon completion.

**10. Documentation:**

Maintain detailed documentation of the entire installation process, including photographs of the excavation, drain tile placement, sump pit and pump installation, and replacement concrete work.

**11. Compliance with Building Codes:**

Ensure that the installation complies with all relevant local building codes and regulations.

**12. Completion Certificate:**

Provide a completion building permit certificate indicating that the installation of the perimeter drain tile system, sump pit, pump, and replacement concrete has been completed in accordance with the specified standards.

Note: This specification outlines a comprehensive process for cutting concrete, installing a perimeter drain system, and incorporating a new sump pit and pump. Compliance with safety standards, meticulous installation, and proper documentation are essential components of this project.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Plumbing**

General Note:



**27. Plumbing****Sub-Total This Section: \$17,925.00**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Plumbing****Sub-Total This Section: \$17,925.00****28. Electrical****Sub-Total This Section: \$9,350.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information                       | Qty | Unit | Unit Cost  | Total             | Tax/Margin | Grand Total       |
|---|-----|------|------------|-------------------|------------|-------------------|
| <b>Allowance - General Electrical Repairs</b> |     |      |            |                   |            |                   |
| Materials                                     | 1   | AL   | \$1,500.00 | <b>\$1,500.00</b> | 0.00%      | \$0.00            |
| Labor   | 1   | AL   | \$6,500.00 | <b>\$6,500.00</b> |            |                   |
|   |     |      |            |                   |            | <b>\$8,000.00</b> |

**Specific Details**

Allowance for Contractor to revise / upgrade and provide all corrections to electrical work at all areas required to meet current building code requirements as listed below:

Repair Level: **Mandatory**Location: **General**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information****ALLOWANCE FOR ELECTRICAL WORK**

The Contractor is granted an allowance to repair, revise, and upgrade all necessary electrical work in compliance with current building code requirements. The scope of work includes materials and labor provided by a qualified electrical contractor. The required tasks for repair, revision, and upgrades are outlined below:

**1. Repair of 220V Outlet:**

Provide all materials and labor to repair the inoperable 220V outlet supplying power to the kitchen range.

**2. Wiring Corrections for Exterior Outlets:**

Provide all necessary wiring corrections for (2) exterior outlets to ensure proper wiring, weather protection, and compliance with local building codes.

**3. Correction of 2-Prong Outlets:**

Identify and correct multiple 2-prong (non-grounded) outlets throughout the home, including but not limited to the master bedroom, rear bedroom, and hallway.

Contractor is responsible for verifying locations and quantities, determining correction methods, and providing necessary corrections to comply with local building codes.

**4. Installation of New Dedicated Circuits:**

Provide and install (3) new dedicated circuits with GFCI outlets at the kitchen countertop areas. Include all necessary wiring, circuit breakers, and other materials to meet current building codes.

**5. Replacement of Non-Conforming Wiring:**

Identify and replace any BX or Romex type wiring and/or any other non-conforming wiring encountered during the renovations. Replace as required to meet current building codes.

**28. Electrical****Sub-Total This Section: \$9,350.00****6. Correction of Defective Outlets:**

Identify all outlets with defects.

Provide all necessary wiring corrections for a minimum of (2) interior outlets to ensure proper wiring, weather protection, and compliance with local building codes.

**7. Removal and Replacement of Cloth Covered Wiring:**

Identify and remove cloth-covered wiring wherever reasonably possible during the renovations.

This includes removal and re-pulling of wiring from the main panel to outlets, switches, junction boxes, etc.

**8. Basement Renovations:**

All repairs and restorations related to the basement renovations are included as part of this work.

This encompasses electrical work necessary for the completion of basement renovation, installation of new dedicated electrical circuit and outlet for sump pump, and compliance with building codes.

NOTE: All work should be carried out with strict adherence to safety standards, local building codes, and industry best practices. The contractor is responsible for coordinating inspections and ensuring that all corrections meet the approval of relevant authorities.

**"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to lack of reasonable access for full assessment of the work required, the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing or reviewing an allowance cost for work as indicated in the BOR, and / or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

When product pricing is provided as an allowance the contractor is not to include overhead and profit cost into the unit pricing for materials, but is to include the materials overhead and profit costs by adding them to the labor costs. This will allow the owner to select products closer to the allowance values provided.

**Notes:**

Owner selections of items that are not standard and customary can be reason for additional labor costs.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

## 28. Electrical

Sub-Total This Section: **\$9,350.00**

| Repair Item Information                      |  |  |  | Qty       | Unit | Unit Cost | Total   | Tax/Margin |       | Grand Total |            |
|--|--|--|--|-----------|------|-----------|---------|------------|-------|-------------|------------|
| Smoke & CO Detectors (Hardwired / Bluetooth) |  |  |  | Materials | 9    | EA        | \$75.00 | \$675.00   | 0.00% | \$0.00      | \$1,350.00 |
|  |  |  |  | Labor     | 9    | EA        | \$75.00 | \$675.00   |       |             |            |

Specific Details

Install new Smoke and Carbon Monoxide (CO) Alarm Detectors throughout Building to replace missing, damaged and older detectors to meet current code requirements (hardwired / bluetooth detectors type are assumed to be required).

Repair Level: **Mandatory**Location: **Throughout Home**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient**Additional Repair Information

Specification for Installation of Smoke and Carbon Monoxide (CO) Alarm Detectors

## 1.0 Scope of Work

1.1 This specification outlines the comprehensive requirements for the installation of smoke and carbon monoxide (CO) alarm detectors throughout the home. The work includes providing adequate coverage in accordance with local building codes, removal of existing detectors, and the necessary repairs and restoration of finishes.

## 2.0 Detector Installation, Types and Locations:

- Install approved combination smoke and CO detectors in each sleeping area, ensuring a minimum of one detector per sleeping area.
- Install combination smoke and CO detectors in hallway(s) adjacent to the sleeping areas for added safety.
- Install hardwired combination smoke and CO detectors in utility/furnace rooms, basement, stairway areas, and other necessary locations per local building code requirements.

## 2.2 Detector Wiring:

- Wire all detectors to the electrical system for hardwired operation, ensuring reliability.

## 3.0 Existing Detector Removal:

- Remove any existing detectors as necessary, and cap electrical connections as necessary.

## 4.0 Drywall and Plaster Repairs:

- Repair any areas where detectors were removed causing damage to finishes, ensuring that drywall, plaster, or finishes are restored to their original condition.

## 5.0 Compliance with Local Building Codes:

- The contractor shall verify current local building code requirements for detector placement and installation and shall install detectors accordingly to ensure compliance.

## 6.0 Coordination:

- Determine the locations and quantities required for smoke and CO detectors prior to submitting the Bid on Repairs (BOR).

## 7.0 Confirmation and Agreement:

The contractor, by submitting the completed Bid on Repairs (BOR), confirms that they have visited the project site, thoroughly examined the described work, and have accurately evaluated the required sizes, quantities, materials, labor, equipment, permits, and associated costs necessary to fully complete the work.

## 8.0 Project Completion:

The contractor shall complete all installation, removal, repairs, and restoration work efficiently, ensuring that the smoke and CO detectors are fully operational and compliant with local building codes.

Consultant's Use:   D   \$              D   \$              D   \$              D   \$              D   \$              D   \$           **Construction Summary & Work To Be Done For - Electrical**

## General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

## Lead-Based Paint:

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

## Note:

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

## Note:



**28. Electrical****Sub-Total This Section: \$9,350.00**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Electrical****Sub-Total This Section: \$9,350.00****29. Heating****Sub-Total This Section: \$1,050.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information |  |  | Qty       | Unit | Unit Cost | Total    | Tax/Margin |       | Grand Total |            |
|-------------------------|--|--|-----------|------|-----------|----------|------------|-------|-------------|------------|
| Allowance - HVAC        |  |  | Materials | 1    | AL        | \$450.00 | \$450.00   | 0.00% | \$0.00      | \$1,050.00 |
|                         |  |  | Labor     | 1    | AL        | \$600.00 | \$600.00   |       |             |            |

**Specific Details**

Allowance - The middle bedroom appears to have no heat source, contractor to review and determine the best means and methods to provide necessary heating and/or cooling and provide all materials and labor to supply this work.

Repair Level: **Mandatory**Location: **Bedroom**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information**

Bedroom Heating/Cooling Integration with Existing System Specification:

**Project Overview:**

This project involves addressing the lack of a heat source in the middle bedroom. The contractor is responsible for assessing the space and determining the most suitable means and methods to provide both heating and/or cooling, including connections to the existing furnace and ductwork. The scope includes supplying all necessary materials and labor for the installation.

**Pre-Work Assessment:****Site Inspection:**

Conduct a thorough inspection of the middle bedroom to evaluate existing conditions, ventilation, and available spaces for heating/cooling solutions.

**Documentation:**

Document findings, noting any potential challenges, and determine the best approach for introducing a heating and/or cooling system while connecting to the existing furnace and ductwork.

**Heat Source Evaluation:**

Assess the feasibility of various heating options, considering electric baseboards, radiators, forced-air systems, or other suitable alternatives that can be seamlessly integrated with the existing furnace.

**Integration with Existing System:**

Design the new heating and/or cooling system to seamlessly connect with the existing furnace and ductwork. Ensure compatibility and efficient distribution of heated or cooled air throughout the middle bedroom.

**Materials and Labor:**

Select appropriate heating and/or cooling systems materials based on energy efficiency, budget, and compatibility with the existing furnace and ductwork.

**Labor:**

Provide qualified personnel to install and configure the chosen heating and/or cooling system, ensuring proper connections to the existing furnace and ductwork.

**Functionality Testing:**

Conduct thorough testing of the integrated heating and/or cooling system to ensure proper functionality and compliance with specified requirements.

**Protection Measures:****Home Protection:**

Implement measures to protect surrounding areas during the installation process to minimize any potential impact on the home.

**Cleanup:**

Thoroughly clean the work area upon completion of the installation.  
Dispose of any debris or materials in accordance with local regulations.

**29. Heating****Sub-Total This Section: \$1,050.00****"IMPORTANT NOTICE REGARDING ALLOWANCES / ALLOTMENTS:**

Allowance / Allotment Costs are provided due to the absence of specific product selections and/or design drawings at the time of this Specification Of Repairs (SOR) / Bid On Repairs (BOR). The contractor is responsible for establishing an allowance cost as indicated in the BOR, or if not listed, based on their professional judgment of the anticipated total costs encompassing materials, labor, equipment, and other essential elements required to complete the work.

Upon the completion of the owner's selections and subsequent determination of actual costs, any significant difference between the allowance amount and the actual costs established will prompt the contractor to promptly provide a cost change order reflecting the variance, whether greater or lesser than the allowance.

It is essential to note that all change orders must undergo lender approval before any work can commence or continue."

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Heating****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Heating****Sub-Total This Section: \$1,050.00**

## 30. Insulation

Sub-Total This Section: **\$5,653.75**☐ Permit Required☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information              |           | Qty  | Unit | Unit Cost | Total      | Tax/Margin |        | Grand Total |
|--------------------------------------|-----------|------|------|-----------|------------|------------|--------|-------------|
| Install Addional Insulation at Attic | Materials | 1350 | SF   | \$1.50    | \$2,025.00 | 0.00%      | \$0.00 | \$4,185.00  |

## Specific Details

Provided install additional insulation at all attic areas reasonably accessible over existing insulation to provide a completed upgrade of the attic insulation system to meet current building code requirements.

Repair Level: **Mandatory**Location: **Attic**Completion Hrs: **0**☐ Energy Efficiency Mortgage☐ Energy Efficient

## Additional Repair Information

Attic Insulation Upgrade Specification:

## Project Overview:

This project involves providing and installing additional insulation in all reasonably accessible attic areas over existing insulation to achieve a completed upgrade of the attic insulation system. The objective is to meet current building code requirements and enhance energy efficiency in the home.

## Pre-Work Assessment:

## Attic Inspection:

Conduct a comprehensive inspection of all accessible attic areas to assess existing insulation levels, identify gaps, and determine the type and condition of current insulation.

## Insulation Installation:

## Insulation Type:

Select insulation materials suitable for the attic space, ensuring compliance with current building code requirements and energy efficiency standards.

## Additional Insulation Application:

Install additional insulation over existing insulation to achieve the desired R-value and improve overall thermal performance. Address gaps, voids, and areas with inadequate coverage to ensure uniform insulation distribution.

## Vapor Barrier:

If reasonably possible install or enhance vapor barriers as necessary to prevent moisture infiltration and ensure long-term insulation effectiveness.

## Sealing and Air Barrier Enhancement:

Seal gaps, cracks, and penetrations in the attic to enhance the air barrier and minimize heat transfer. Address any potential areas of air leakage to optimize the insulation system.

## Quality Assurance:

## R-Value Verification:

Verify and document that the upgraded insulation system meets or exceeds the specified R-value requirements outlined in the current building code.

## Site Protection:

Implement measures to protect the surrounding areas within the home during the insulation installation process.

## Cleanup:

Thoroughly clean the attic and surrounding areas upon completion of the insulation upgrade. Dispose of any debris or materials in accordance with local regulations.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

| Repair Item Information                                    |           | Qty | Unit | Unit Cost | Total    | Tax/Margin |        | Grand Total |
|--|-----------|-----|------|-----------|----------|------------|--------|-------------|
| Basement Wall Insulation R-11 Batt Contained In Bag Draped | Materials | 625 | SF   | \$1.10    | \$687.50 | 0.00%      | \$0.00 | \$1,468.75  |
|  | Labor     | 625 | SF   | \$1.25    | \$781.25 |            |        |             |

Completion Hrs: **0**

## Specific Details

Provide and install R-11 Craft Faced Batt insulation at all areas that have been exposed as part of the mold remediation and water damage restorations at the basement walls. Note: Other areas if required by the city have not been included in these

Repair Level: **Mandatory**Location: **Basement**☐ Energy Efficiency Mortgage☐ Energy Efficient



**30. Insulation****Sub-Total This Section: \$5,653.75**

costs.

**Additional Repair Information****SPECIFICATIONS FOR INSTALLATION OF R-11 CRAFT FACED BATT INSULATION****1. Scope of Work:**

Provide and install R-11 Craft Faced Batt insulation at all areas that have been exposed as part of the mold remediation and water damage restorations at the basement walls.

**2. Insulation Material:**

The insulation material shall be R-11 Craft Faced Batt, meeting or exceeding industry standards and local building codes.

**3. Installation Areas:**

Insulation shall be installed in all areas of the basement walls that have been exposed during the mold remediation and water damage restoration process.

**4. Compliance with City Requirements:**

Note that the specified costs cover the installation of insulation in areas exposed during mold remediation and water damage restoration. Any additional areas required by the city shall be considered and quoted separately.

**5. Installation Process:**

Install insulation with the faced side positioned toward the interior of the basement.

Ensure a snug fit between insulation batts, eliminating gaps and compression to achieve the specified R-11 thermal resistance.

**6. Vapor Barrier Installation:**

Orient the craft-faced side of the insulation to act as a vapor barrier.

Seal joints and seams with appropriate tape to enhance the vapor barrier's effectiveness.

**7. Integration with Existing Structures:**

Integrate the insulation seamlessly with any existing insulation or construction elements in the basement.

**8. Compliance with Building Codes:**

Ensure that the insulation installation complies with all relevant local building codes and regulations.

**9. Quality Assurance:**

Inspect the installed insulation to verify that it meets the specified R-11 thermal resistance and is free from defects.

**10. Coordination with Other Trades:**

Coordinate the insulation installation with other trades involved in the restoration process to avoid conflicts and ensure a smooth workflow.

**11. Documentation:**

Maintain detailed documentation of the insulation installation, including photographs and any additional areas addressed as per city requirements.

**12. Completion Certificate:**

Provide a completion certificate indicating that the installation of R-11 Craft Faced Batt insulation has been completed in accordance with the specified standards.

**Note:** The specifications aim to ensure that the installation of insulation is carried out effectively, providing thermal resistance and vapor barrier functionality. Adherence to local building codes, quality assurance, and coordination with other trades are essential components of the insulation installation process. Any additional areas required by the city should be addressed separately in terms of costs and installation considerations.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Insulation****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**30. Insulation**Sub-Total This Section: **\$5,653.75**

Note:

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Insulation**Sub-Total This Section: **\$5,653.75****31. Cabinetry**

No Repair Items for this Construction Item

Sub-Total For This Section: **\$0.00****32. Appliances**

No Repair Items for this Construction Item

Sub-Total For This Section: **\$0.00****33. Basements**Sub-Total This Section: **\$8,000.00**☒ **Permit Required**☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information**

| Repair Item Information     | Qty | Unit | Unit Cost  | Total             | Tax/Margin | Grand Total       |
|-----------------------------|-----|------|------------|-------------------|------------|-------------------|
| <b>Selective Demolition</b> |     |      |            |                   |            |                   |
| Materials                   | 1   | LS   | \$3,000.00 | <b>\$3,000.00</b> | 0.00%      | \$0.00            |
| Labor                       | 1   | LS   | \$5,000.00 | <b>\$5,000.00</b> |            |                   |
|                             |     |      |            |                   |            | <b>\$8,000.00</b> |

**Specific Details**

Provide all Selective Demolition in conjunction with mold remediation, cleaning & sanitation throughout Basement with removal of finishes, drywall, ceramic tile, paneling trims etc. at interior walls, etc. to 48" above the basement floor. By a certified EPA mold remediation contractor.

Repair Level: **Mandatory**Location: **Basement**Completion Hrs: **0**☐ **Energy Efficiency Mortgage**☐ **Energy Efficient****Additional Repair Information****SPECIFICATIONS FOR SELECTIVE DEMOLITION AND MOLD REMEDIATION IN BASEMENT****1. Scope of Work:**

The certified EPA mold remediation contractor shall provide all selective demolition services in conjunction with mold remediation, cleaning, and sanitation throughout the basement.

**2. Demolition Area:**

Demolition work shall include the removal of finishes, paneling, ceramic tile, drywall, trims, and other materials at interior walls throughout the entire basement.

**3. Height of Demolition:**

All demolition activities shall extend up to 48 inches above the basement floor.

**4. Certified EPA Mold Remediation Contractor:**

The contractor undertaking the selective demolition must be certified for mold remediation by the Environmental Protection Agency (EPA).

**5. Selective Demolition Activities:**

Demolition activities shall be selective, targeting areas affected by mold growth or water damage. Remove and dispose of materials containing mold or deemed unsalvageable.

**6. Containment Measures:**

Implement proper containment measures to prevent the spread of mold spores during demolition. Use plastic sheeting and other appropriate barriers to isolate the work area from unaffected portions of the property.

**7. Mold Remediation Process:**

Follow industry-standard mold remediation procedures as recommended by the EPA. Clean and sanitize all affected surfaces to eliminate mold spores.

**8. Protection of Unaffected Areas:**

Take measures to protect unaffected areas from contamination during the demolition and remediation process. Seal off HVAC ducts to prevent the spread of mold spores through the ventilation system.

**9. Waste Disposal:**

**33. Basements****Sub-Total This Section: \$8,000.00**

Properly dispose of all demolished materials and mold-infested waste in accordance with local regulations and EPA guidelines.

**10. Personal Protective Equipment (PPE):**

Ensure that all personnel involved in the demolition and mold remediation wear appropriate PPE, including masks, gloves, and protective clothing.

**11. Post-Remediation Inspection:**

Conduct a post-remediation inspection to ensure that all mold-affected materials have been removed, and the affected areas are thoroughly cleaned and sanitized.

**12. Mold Clearance Testing:**

At the completion of the work, the Consultant will perform Mold Clearance Testing to verify the effectiveness of the mold remediation process.

**13. Documentation:**

Provide comprehensive documentation, including photographs, of the areas before, during, and after the selective demolition and mold remediation process.

**14. Compliance:**

Ensure compliance with all local regulations, EPA guidelines, and industry best practices for mold remediation and demolition.

**15. Completion Certificate:**

Upon completion of the selective demolition and mold remediation, the certified EPA mold remediation contractor shall provide a completion certificate indicating that the work has been done in accordance with the specified standards.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Basements****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Basements****Sub-Total This Section: \$8,000.00**

## 34. Cleanup

Sub-Total This Section: **\$2,750.00**☐ Permit Required☐ Cost Estimate Attached

This work will be done by: \_\_\_\_\_

☐ Owner☒ General Contractor☐ Sub-Contractor

## Repair Item Information

| Repair Item Information       |  |  | Qty       | Unit | Unit Cost | Total    | Tax/Margin | Grand Total |        |            |
|-------------------------------|--|--|-----------|------|-----------|----------|------------|-------------|--------|------------|
| Cleaning--General Requirement |  |  | Materials | 5    | EA        | \$550.00 | \$2,750.00 | 0.00%       | \$0.00 | \$2,750.00 |
|                               |  |  | Labor     | 1    | EA        | \$0.00   | \$0.00     |             |        |            |

## Specific Details

Provide general daily clean up of project during construction and removal of debris with dumpster(s) and/ or required hauling for legal disposal of general daily clean up related debris only.

Repair Level: **Recommended**☐ Energy Efficiency MortgageLocation: **General**☐ Energy EfficientCompletion Hrs: **0**

## Additional Repair Information

General Daily Clean-Up and Debris Removal Specification:

## Objective:

The objective is to provide general daily clean-up of the project during construction, including the removal of debris. This work includes the use of dumpsters and/or required hauling for the legal disposal of general daily clean-up related debris.

## Scope:

This comprehensive scope covers the general daily clean-up of the construction project, including the removal of debris. Dumpsters will be provided as part of each scope of work to facilitate general sweeping and daily clean-up activities.

## Work Details:

## Daily Clean-Up:

Implement general daily clean-up activities to maintain a tidy and safe construction environment.

## Debris Removal:

Regularly remove construction-related debris to ensure a clutter-free and hazard-free work area.

## Dumpster Utilization:

Provide dumpsters for general sweeping and daily clean-up activities as required for each scope of work.

## Hauling for Legal Disposal:

Arrange for the legal disposal of debris through the use of dumpsters and/or required hauling services.

## Integration with Scopes of Work:

Ensure that the costs for dumpsters are included in each scope of work above.

## Quality Assurance:

Conduct regular inspections to verify that the construction site is maintained in a clean and organized manner. Confirm that debris is being legally disposed of through approved methods.

## Safety Considerations:

Adhere to safety protocols during the clean-up process to minimize the risk of accidents or injuries.

## Environmental Compliance:

Dispose of debris in accordance with environmental regulations and guidelines.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

## Construction Summary &amp; Work To Be Done For - Cleanup

## General Note:

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

## Lead-Based Paint:

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

## Note:

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the



**34. Cleanup**Sub-Total This Section: **\$2,750.00**

lender for approval before proceeding with additional work.

Note:

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Cleanup**Sub-Total This Section: **\$2,750.00****35. Miscellaneous**Sub-Total This Section: **\$16,500.00**☐ **Permit Required**☐ Cost Estimate Attached

This work will be done by:

☐ Owner☒ General Contractor☐ Sub-Contractor**Repair Item Information****Repair Item Information**

Qty

Unit

Unit Cost

Total

Tax/Margin

Grand Total

**Allowance for New 2 Car Garage****Materials**

1

LS

\$9,000.00

**\$9,000.00**

0.00%

\$0.00

**\$16,500.00****Labor**

1

LS

\$7,500.00

**\$7,500.00**Completion Hrs: **0****Specific Details**

See Architectural Drawings

Repair Level: **Mandatory**☐ **Energy Efficiency Mortgage**Location: **General**☐ **Energy Efficient****Additional Repair Information**

See Architectural Drawings

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

## 35. Miscellaneous

Sub-Total This Section: **\$16,500.00**

| Repair Item Information                                     |           |  |   | Qty | Unit   | Unit Cost | Total             | Tax/Margin |        | Grand Total |
|---|-----------|--|---|-----|--------|-----------|-------------------|------------|--------|-------------|
| GENERAL CONDITONS TO BE INCLUDED IN THE COSTS OF WORK ITEMS | Materials |  | 0 | AL  | \$0.00 | \$0.00    | 0.00%             | \$0.00     | \$0.00 |             |
|   | Labor     |  | 0 | AL  | \$0.00 | \$0.00    | Completion Hrs: 0 |            |        |             |

Completion Hrs: **0**Specific Details

THE FOLLOWING GENERAL CONDITIONS ARE TO BE INCLUDED AT NO ADDITIONAL COSTS AND REVIEWED CAREFULLY AS IT APPLIES TO ALL WORK AS LISTED ABOVE IN ALL SECTIONS OF THIS SOR / BOR:

Repair Level: **Mandatory**☐ **Energy Efficiency Mortgage**Location: **General**☐ **Energy Efficient**Additional Repair Information

Specification for General Project Clarifications

## 1. Allowance Costs

1.1. Allowance Costs: Due to conditions that may prohibit the accurate calculation of costs, quantities, and other factors, the contractor shall provide an allowance price based on the anticipated work required.

1.2. Bid on Repairs (BOR): The contractor must provide costs on the Bid on Repairs (BOR) based on the anticipated total costs for materials, labor, equipment, and any other expenses necessary to complete the work.

1.3. To Be Determined (TBD): Costs for items noted as To Be Determined (TBD) are provided due to the lack of design drawings at the time of this Statement of Repairs/Bid on Repairs (SOR/BOR). The contractor shall provide an allowance cost for TBD items based on anticipated total costs for materials, labor, equipment, and other expenses necessary to complete the work.

1.4. Detailed Proposal: Once design drawings are completed, and the scope of work can be accurately determined with actual costs other than the allowances, the contractor shall provide a detailed proposal of the work to be performed with actual costs for review.

1.5. Change Orders: Should there be a significant difference in cost beyond the allowance values (greater or lesser), the contractor shall provide a change order identifying the cost and/or quantity changes to the work to be performed. Change orders must be submitted to the owner for review and approval from the lender prior to proceeding with the work.

## 2. Workmanship and Standards

2.1. Quality of Work: All of the work described in this specification shall be completed in a Good Workmanship Like Fashion and within industry standards.

2.2. Scope of Work: The scope of work for items listed in this document is a general description of the work to be completed. Any additional materials, work, or related items required to provide complete and professional repairs are to be included by the contractor.

2.3. Protection and Clean-Up: The contractor shall protect all adjacent surfaces and other property during the work. Additionally, the contractor is responsible for the legal disposal of all debris and discarded materials associated with this work.

## 3. Dimensions and Quantities

3.1. Approximate Dimensions: All existing dimensions, area calculations, quantities, etc., are approximate. The contractor is required to confirm actual quantities, sizes, etc., prior to submitting their bid on repairs (BOR). No additional costs will be considered for shortages.

## 4. Evaluation of Work

4.1. Site Visit: By submitting a Bid on Repairs (BOR), the contractor confirms that they have visited the project site, examined the building, and reviewed the architect's drawings for the work required.

4.2. Actual Amount of Work: The contractor is responsible for evaluating the actual amount of materials, labor, equipment, lift/equipment rentals, permits, and any other costs required for the work. This evaluation must encompass all work shown on the architect's drawings, even if specific work is not explicitly mentioned in the SOR/BOR items.

## 5. Lead-Based Paint

5.1. Lead-Based Paint: If the building was constructed prior to 1978, it is to be presumed that existing paint, especially peeling or failing paint, may contain lead. Therefore, Lead-Based Paint Stabilization (Presumption) and proper protocol for work in these areas shall be performed following all current EPA and HUD "The Lead-Safe Housing Rule" requirements for all work where peeling or failing paint is present.

5.2. Testing and Verification: Should the contractor elect to test and verify specific areas of work to determine if and where lead-based paint stabilization is required, they are responsible to include the costs of any such testing and provide documentation for all areas tested. All testing must be performed by a qualified testing company.

## 6. Water Service Restoration

6.1. Water Service: If water service is not available at the time of closing, water service is to be restored to the building before any other work or as soon as possible when there is no risk of freezing.

## 7. Water and Sewer Mains



**35. Miscellaneous****Sub-Total This Section: \$16,500.00**

7.1. Water and Sewer Mains: Unless specifically listed above, there is no replacement or repairs of or to any water mains or sewer main lines to city or municipality connections. City plan reviewers and on-site inspectors can require replacements at their discretion.

**8. Photographic Exhibits**

8.1. Photographic Exhibits: The photographs provided in the report are general exhibits of conditions and often represent multiple locations and typical conditions of the property. These photographs do not represent each and every location related to comments, concerns, reported items, etc. Contractors are required to review all areas of the property to establish the actual work required.

**9. Temporary Services**

9.1. Temporary Services: Unless specifically listed above, the contractor is responsible for providing temporary enclosures and temporary utility services, including electrical, water, telephone, natural gas, propane gas, or other utility services, as may be necessary to complete the work throughout the construction period.

**10. OSHA Compliance**

10.1. OSHA Guidelines: Contractor shall abide by all Occupational Safety and Health Administration (OSHA) guidelines and requirements. The contractor must provide all postings as may be required by OSHA and/or other jurisdictions having authority.

Consultant's Use: D \$ D \$ D \$ D \$ D \$ D \$

**Construction Summary & Work To Be Done For - Miscellaneous****General Note:**

Prior to submitting a Bid on Repairs (BOR), the contractor affirms a comprehensive site visit and a thorough evaluation of the specified work. This assessment encompasses a review of sizes, quantities, and installation, repair, or replacement requirements, among other critical aspects. The contractor has analyzed the essential materials, labor, equipment, lift/equipment rentals, etc., and factored in all associated costs necessary for project completion. The contractor acknowledges their accountability for the proper removal and lawful disposal of generated debris upon the completion of the work. Furthermore, the contractor commits to securing all required permits, bonds, and ensuring strict compliance with building codes and local jurisdiction regulations.

**Lead-Based Paint:**

If the repairs involve painting activities or any work that may disturb lead-based paint in homes built before 1978, provide a copy of the contractor's EPA Lead-Based Paint Certification. Adherence to federal, state, and local regulations concerning lead-based paint is mandatory.

**Note:**

Any unforeseen issues that could affect the budget or project timeline must be reported to the consultant and discussed with the lender for approval before proceeding with additional work.

**Note:**

Refer to the Miscellaneous Section and Consultants' Comments at the end of this SOR / BOR specification for additional contractors' requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

**Miscellaneous****Sub-Total This Section: \$16,500.00**



**CONSULTANT'S COMMENTS****CONTRACTOR REQUIREMENTS AND DUTIES NOTIFICATION :**

All of the above described work shall be completed in a Good Workmanship Like Fashion and within industry standards. The scope of work for items is a general description of the work to be completed, any additional materials, work, etc. required to provide complete and professional repairs are to be included by the contractor.

Contractor shall protect all adjacent surfaces and other property, legally dispose of all debris and discarded materials, etc. associated with this work. All work shall be in accordance with all national and local code and jurisdiction requirements. All new materials and labor to be warranted.

All quantities, dimensions, drawings, etc. provided by the Consultant are approximate. The Contractor is responsible to visit the site and review and verify actual quantities, dimensions, conditions, etc. and to provide complete and finished product for all aspects of the work listed and/or shown on the drawings, plans, specifications, etc.

The intent of the Specification Of Repairs and Bid On Repairs is to provide an outline of the scope of work for the entire building and/or project, and the contractor by submission of their Bid On Repairs agrees to include all work for the project as a whole with all materials and labor to complete the work. All items necessary for a complete project are to be provided regardless if listed or not as work often refers to or requires a complete system or assembly, some items may not be specifically shown or identified completely on the Specification of Repairs and / or Bid On Repairs or other exhibits provided and shall be considered incidental and to be included as part of the contractors work. In the event of ambiguities are discovered, the more stringent shall prevail. Any items or work that can be reasonably ascertained to be needed, or included from the

drawings, specifications, or typical for the type of work is to be included by the Contractor as part of the work. Any documentation, sketches, drawings, etc. that may have been previously issued and is not included within this submittal package may be considered as null and void.

The work for this project includes Mandatory items, Desired items, and Recommended items. Please note that in the event any Recommend items are to be deleted from the scope of work additional Mandatory items may need to be added to the scope of work due to existing conditions. The contractor shall be responsible for furnishing all

labor, material; equipment and incidental items needed to provide adequate construction signing, barricades, weather protections, traffic control devices and other related items for the project area, during the construction period regardless if specified or not. This work is to be considered an incidental item and the cost of this item is

to be included in the scope of the contractors work. Contractor in most cases (other than when required as part of the Architects work) shall provide the necessary documentation to the building department(s) as required for building permits. No work requiring building permits may start until permits have been issued and posted.

Copies of all permits must be submitted by the Contractor to lender prior to initial distribution of funds with copies of any building department inspections relevant to the work requesting to be included on draw requests. No additional work (Change Orders) will be authorized and/or paid for without prior approval of the lender.

Only qualified contractors (and licensed / certified contractors as may be required) are to perform work on areas of their expertise. Industry standards may apply to the scope and quality of workmanship. Business licenses for all contractors may be required. Should any dispute arise as to the quality or fitness of materials, workmanship, or interpretation of the Specification Of Repairs, the decisions shall rest with the 203K Consultant and shall be based on the requirements that all work done and all materials furnished shall be in strict accordance with all applicable building codes, the Specification Of Repairs and what is usual, customary, and standard practice in erecting buildings or work of similar type. All products to be used on the project shall be used and/or installed in strict compliance with the product manufacturers written specifications and instructions.

All Architects Drawings, Specifications, and Exhibits etc. referenced and/or attached to the SOR / BOR are intended to be used to determine the scope of construction. Contractors are required to verify quantities, dimensions, etc and any quantities found to have a difference that can be substantiated the contractor shall revise the bid quantities accordingly to insure that all costs have been included in the work.

Consultant shall not be responsible for the accuracy of quantities as may appear on the bid form. Further, those quantities were submitted as a courtesy estimate only and not the basis for this quote. Any items not specifically identified on the SOR/BOR but required by the Architects Drawings, Specifications, and Exhibits etc are considered to be incidental and are to be included by the Contractor as part of the work. Contractor to be responsible for all means methods and techniques, the description of work provided by the Consultant is meant only to be general in nature and the Consultant takes no responsibility for the design, technique, means & methods, etc. of the work required. By signing this form the contractor is acknowledging and agreeing to the above stated items. This notice does not supersede the Homeowner/Contractor Agreement.

Contractor by submission of Bid On Repairs (BOR) confirms that they have visited the project site and examined the above work described for sizes, quantities, etc. to be installed, repaired or replaced, and have evaluated the actual amount of materials, labor, equipment, lift / equipment rentals, etc. and permits required for the work and have included all costs to fully complete the work.

In the event of any conflict among the contract documents, the most stringent shall apply. Change orders shall supersede over existing specifications and drawings. Specifications shall supersede over drawings.

Conduct all demolition work in a manner that will minimize disruption to the occupants of the building. Provide a minimum of 72 hours advance notice to the occupants of demolition activities. Provide temporary barricades and other forms of protection as required to protect all persons from injury from the demolition work. Provide protective measures as required to provide the occupants free and safe passage to and from the building or premises. Provide temporary weather protection at intervals of demolition on exterior surfaces and structures, and installation of new construction to insure that no water leakage or damage occurs. Promptly repair such damage at no cost to the owner.

Note Regarding Lead Based Paint: It is to be presumed that existing peeling and / or failing paint may contain lead at areas to be painted and/or renovated on homes constructed prior to 1978. Therefore, Lead Based Paint Stabilization (Presumption), work at these areas shall be performed following all EPA requirements for this work. Contractor is responsible to test and verify all areas of work to determine if lead based paint stabilization is required as part of and include in the costs of the work. Contractor is solely responsible to verify all areas and determine actual areas and quantities, etc. required for painting.

Lead Based Paint Presumption is specifically included in the Lead Safe Housing Rule. It is presumed that all painted surfaces are coated with lead-based paint and to treat all surfaces to be disturbed as if they contain lead. Presumption is specifically included. Lead Based Paint Presumption is specifically included in the Lead Safe Housing Rule. It is presumed that all painted surfaces are coated with lead-based paint and

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to treat all surfaces to be disturbed as if they contain lead. Presumption is specifically included in the Lead Safe Housing.

EPA requires that all abatement supervisors, abatement workers, and renovation supervisors (certified renovators), meet applicable regulations, meet minimum training requirements and be certified by EPA for abatement, interim control, maintenance or rehabilitation projects in target housing must meet HUD-approved training requirements (24 CFR §§ 35.1325 or 35.1330); since the EPA's Renovation, Repair, and Painting (RRP) Rule went into effect in 2010, HUD's lead-safe work practices training requirement is satisfied by EPA's renovation certification training requirement.

Contractors shall provide all required certifications required for this work. See

<http://portal.hud.gov/hudportal/documents/huddoc?id=lbph-03.pdf><http://portal.hud.gov/hudportal/documents/huddoc?id=lbph-03.pdf>

for more information on these requirements.

By signing this Specification Of Repairs (SOR) you acknowledge and agree to the statements above. This does not supersede the Homeowner / Contactor Agreement.

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

# Recap Subtotals

| Construction Sub-Totals        |                    |                    |                     |
|--------------------------------|--------------------|--------------------|---------------------|
| Construction Item              | Labor              | Materials          | Total               |
| 1. Masonry                     | \$8,550.00         | \$3,100.00         | \$11,650.00         |
| 2. Siding                      | \$0.00             | \$0.00             | \$0.00              |
| 3. Gutters/Downspouts          | \$0.00             | \$0.00             | \$0.00              |
| 4. Roof                        | \$8,750.00         | \$7,125.00         | \$15,875.00         |
| 5. Shutters                    | \$0.00             | \$0.00             | \$0.00              |
| 6. Exteriors                   | \$650.00           | \$400.00           | \$1,050.00          |
| 7. Walks                       | \$3,250.00         | \$1,300.00         | \$4,550.00          |
| 8. Driveways                   | \$0.00             | \$0.00             | \$0.00              |
| 9. Painting (Ext.)             | \$0.00             | \$0.00             | \$0.00              |
| 10. Caulking                   | \$400.00           | \$150.00           | \$550.00            |
| 11. Fencing                    | \$1,400.00         | \$500.00           | \$1,900.00          |
| 12. Grading/Landscaping        | \$0.00             | \$0.00             | \$0.00              |
| 13. Windows                    | \$2,375.00         | \$1,900.00         | \$4,275.00          |
| 14. Weatherstrip               | \$0.00             | \$0.00             | \$0.00              |
| 15. Doors (Ext.)               | \$0.00             | \$0.00             | \$0.00              |
| 16. Doors (Int.)               | \$2,560.00         | \$2,900.00         | \$5,460.00          |
| 17. Partition Wall             | \$5,000.00         | \$2,500.00         | \$7,500.00          |
| 18. Plaster/Drywall            | \$5,875.00         | \$3,220.00         | \$9,095.00          |
| 19. Decorating                 | \$4,500.00         | \$1,800.00         | \$6,300.00          |
| 20. Wood Trim                  | \$1,305.00         | \$1,087.50         | \$2,392.50          |
| 21. Stairs                     | \$225.00           | \$150.00           | \$375.00            |
| 22. Closets                    | \$0.00             | \$0.00             | \$0.00              |
| 23. Wood Floors                | \$0.00             | \$0.00             | \$0.00              |
| 24. Finished Floors            | \$3,562.50         | \$4,062.50         | \$7,625.00          |
| 25. Ceramic Tile               | \$5,230.00         | \$1,640.00         | \$6,870.00          |
| 26. Bath Accessories           | \$0.00             | \$0.00             | \$0.00              |
| 27. Plumbing                   | \$11,175.00        | \$6,750.00         | \$17,925.00         |
| 28. Electrical                 | \$7,175.00         | \$2,175.00         | \$9,350.00          |
| 29. Heating                    | \$600.00           | \$450.00           | \$1,050.00          |
| 30. Insulation                 | \$2,941.25         | \$2,712.50         | \$5,653.75          |
| 31. Cabinetry                  | \$0.00             | \$0.00             | \$0.00              |
| 32. Appliances                 | \$0.00             | \$0.00             | \$0.00              |
| 33. Basements                  | \$5,000.00         | \$3,000.00         | \$8,000.00          |
| 34. Cleanup                    | \$0.00             | \$2,750.00         | \$2,750.00          |
| 35. Miscellaneous              | \$7,500.00         | \$9,000.00         | \$16,500.00         |
| <b>Construction Subtotals:</b> | <b>\$88,023.75</b> | <b>\$58,672.50</b> | <b>\$146,696.25</b> |

| Allowable Fees & Recap Totals        |                         |                     |
|--------------------------------------|-------------------------|---------------------|
| <b>Construction Costs Subtotal :</b> |                         | <b>\$146,696.25</b> |
| <b>ALLOWABLE FEES</b>                |                         |                     |
| <b>Note</b>                          |                         | <b>Fee</b>          |
| Draw Inspections                     | Draw Insp. 5 @ \$350    | \$1,750.00          |
| Estimated Permit Fees                | Estimated Permit Fees   | \$1,250.00          |
| Initial Mileage Fee                  | Initial Mileage Fee     | \$50.00             |
| Mileage                              | 5 Draw @ \$50           | \$250.00            |
| Mold Testing - End of Project        | Mold Test By Consultant | \$650.00            |
| <b>Allowable Fees Total :</b>        |                         | <b>\$3,950.00</b>   |
| <b>Contingency Reserve:</b>          | <b>10.00 %</b>          | <b>\$14,669.63</b>  |
| <b>Grand Total:</b>                  |                         | <b>\$165,315.88</b> |

Date of Final Acceptance: \_\_\_\_\_

Consultant/Plan Reviewer: \_\_\_\_\_

Date: 1/16/24

David Walls

ID No: A0871

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

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

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

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

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

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.



Inspection Date

1/1/24

# Final Work Write Up Summary

**Walls Group, Inc.**

(630) 267-3614

Inspector & ID Number

David Walls

A0871

Applicant/Property Address**Joe Johnson**

709 N Sample Ave.

AnyTown, US 55555

Lender & Loan Number

Wells Fargo Home M

FHA Case Number

| Construction Item       | Materials or |            | Tax or      |          | Completion |             | Draw Number | Draw Total |
|-------------------------|--------------|------------|-------------|----------|------------|-------------|-------------|------------|
|                         | Labor        | Lump Sum   | Total       | Margin % | Tax/Margin | Grand Total | Hours       |            |
| 1. Masonry              | \$8,550.00   | \$3,100.00 | \$11,650.00 | 0.00%    | \$0.00     | \$11,650.00 | 0.0         | 1          |
| 2. Siding               | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 3. Gutters/Downspouts   | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 4. Roof                 | \$8,750.00   | \$7,125.00 | \$15,875.00 | 0.00%    | \$0.00     | \$15,875.00 | 0.0         | \$0.00     |
| 5. Shutters             | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 6. Exteriors            | \$650.00     | \$400.00   | \$1,050.00  | 0.00%    | \$0.00     | \$1,050.00  | 0.0         | 1          |
| 7. Walks                | \$3,250.00   | \$1,300.00 | \$4,550.00  | 0.00%    | \$0.00     | \$4,550.00  | 0.0         | \$0.00     |
| 8. Driveways            | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 9. Painting (Ext.)      | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 10. Caulking            | \$400.00     | \$150.00   | \$550.00    | 0.00%    | \$0.00     | \$550.00    | 0.0         | \$0.00     |
| 11. Fencing             | \$1,400.00   | \$500.00   | \$1,900.00  | 0.00%    | \$0.00     | \$1,900.00  | 0.0         | \$0.00     |
| 12. Grading/Landscaping | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 13. Windows             | \$2,375.00   | \$1,900.00 | \$4,275.00  | 0.00%    | \$0.00     | \$4,275.00  | 0.0         | \$0.00     |
| 14. Weatherstrip        | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 15. Doors (Ext.)        | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 16. Doors (Int.)        | \$2,560.00   | \$2,900.00 | \$5,460.00  | 0.00%    | \$0.00     | \$5,460.00  | 0.0         | \$0.00     |
| 17. Partition Wall      | \$5,000.00   | \$2,500.00 | \$7,500.00  | 0.00%    | \$0.00     | \$7,500.00  | 0.0         | \$0.00     |
| 18. Plaster/Drywall     | \$5,875.00   | \$3,220.00 | \$9,095.00  | 0.00%    | \$0.00     | \$9,095.00  | 0.0         | \$0.00     |
| 19. Decorating          | \$4,500.00   | \$1,800.00 | \$6,300.00  | 0.00%    | \$0.00     | \$6,300.00  | 0.0         | \$0.00     |
| 20. Wood Trim           | \$1,305.00   | \$1,087.50 | \$2,392.50  | 0.00%    | \$0.00     | \$2,392.50  | 0.0         | \$0.00     |
| 21. Stairs              | \$225.00     | \$150.00   | \$375.00    | 0.00%    | \$0.00     | \$375.00    | 0.0         | \$0.00     |
| 22. Closets             | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 23. Wood Floors         | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 24. Finished Floors     | \$3,562.50   | \$4,062.50 | \$7,625.00  | 0.00%    | \$0.00     | \$7,625.00  | 0.0         | \$0.00     |
| 25. Ceramic Tile        | \$5,230.00   | \$1,640.00 | \$6,870.00  | 0.00%    | \$0.00     | \$6,870.00  | 0.0         | \$0.00     |
| 26. Bath Accessories    | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 27. Plumbing            | \$11,175.00  | \$6,750.00 | \$17,925.00 | 0.00%    | \$0.00     | \$17,925.00 | 0.0         | \$0.00     |
| 28. Electrical          | \$7,175.00   | \$2,175.00 | \$9,350.00  | 0.00%    | \$0.00     | \$9,350.00  | 0.0         | 1          |
| 29. Heating             | \$600.00     | \$450.00   | \$1,050.00  | 0.00%    | \$0.00     | \$1,050.00  | 0.0         | \$0.00     |
| 30. Insulation          | \$2,941.25   | \$2,712.50 | \$5,653.75  | 0.00%    | \$0.00     | \$5,653.75  | 0.0         | \$0.00     |
| 31. Cabinetry           | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 32. Appliances          | \$0.00       | \$0.00     | \$0.00      | 0.00%    | \$0.00     | \$0.00      |             | \$0.00     |
| 33. Basements           | \$5,000.00   | \$3,000.00 | \$8,000.00  | 0.00%    | \$0.00     | \$8,000.00  | 0.0         | \$0.00     |
| 34. Cleanup             | \$0.00       | \$2,750.00 | \$2,750.00  | 0.00%    | \$0.00     | \$2,750.00  | 0.0         | \$0.00     |
| 35. Miscellaneous       | \$7,500.00   | \$9,000.00 | \$16,500.00 | 0.00%    | \$0.00     | \$16,500.00 | 0.0         | \$0.00     |

Contingency Reserve: **\$14,669.63** + Total Estimate: **\$146,696.25** = Total Loan Estimate : **\$161,365.88**Draw Request Subtotal: **\$11,502.00**Labor Totals: **\$88,023.75**Material Totals: **\$58,672.50**

Total Completion Hours: \_\_\_\_\_



## Walls Group, Inc.

1255 Windemere Ave.

Phone: (630) 267-3614

Consultant: David Walls

Fax: (630) 961-9796

Consultant's ID No.: A0871

Email: Dave@WallsGroupInc.com



## Consultant's Identity-Of-Interest Certification

|                    |  |
|--------------------|--|
| Borrower's Name(s) | <b>Joe Johnson</b>                         |
| Property Address   | <b>709 N Sample Ave. AnyTown, US 55555</b> |
| FHA Case No.       |  |

"I hereby certify that I have carefully inspected this property for compliance with the general acceptability requirements (including health and safety) in HUD's Minimum Property Requirements or Minimum Property Standards and requirements for a Fannie Mae, Homestyle renovation. I have required as necessary and reviewed the architectural exhibits, including any applicable engineering and termite reports, and the estimated rehabilitation cost and they have are acceptable for the rehabilitation of the property.

I have no personal interest, present or prospective, in this property, applicant or proceeds of the mortgage. I also certify that I have no identity-of-interest or conflict-of interest with the borrower, seller, lender, realtor, appraiser, plan reviewer, contractor or subcontractor or any party with a financial interest in the transaction.

To the best of my knowledge, I have reported all items requiring correction and the rehabilitation proposal now meets all HUD requirements for 203k (k) Mortgage Insurance or Fannie Mae, Homestyle Mortgage.

**Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.**

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C 3729, 3802).

  
\_\_\_\_\_  
Consultant/Plan Reviewer's Signature:

Date: **1/16/2024**

Consultant: **David Walls** **A0871**

# Draw Request

HUD 203k

U.S. Department of Housing and  
Urban Development

Office of Housing

OMB Approval No. 2502-0527 (exp. 07/31/2017)

Public reporting burden for this collection of information is estimated to average 1 hour per response, including the time for reviewing instructions, searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information. This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

This information collection involves an expanded information requirement for lenders that originate and service Section 203(k) mortgages. The purpose of the information is to help mitigate program abuses. The expanded information focuses on the loan origination process and requires increased documentation and strengthened internal control procedures. Periodic reporting of the information is not required. The information also includes information that was voluntarily accepted by the 203(k) lending community. The information provides a more comprehensive basis for evaluating lender underwriting practices and thereby improves risk management of the 203(k) loan portfolio. Responses are required to obtain benefits under Section 203(k) of the National Housing Act (12 U.S.C. 1703). No assurance of confidentiality is provided.

|  |   |                                    |                           |
|--|---|------------------------------------|---------------------------|
| Borrower's Name & Property Address<br><br><b>Joe Johnson</b><br><b>709 N Sample Ave.</b><br><b>AnyTown, US 55555</b> | Lender's Name & Address<br><br><b>Wells Fargo Home Mortgage</b> | FHA Case Number                    |                           |
|  |   | This Draw Number<br><b>Initial</b> | Date<br><b>01/16/2024</b> |

I certify that I have carefully inspected this property for compliance with the general acceptability requirements (including health and safety) in Handbook 4905.1. I have reviewed the attached architectural exhibits and the estimated rehabilitation costs listed in column 1 below; they are acceptable for the rehabilitation of this property. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge, I have reported all items requiring correction and that the rehabilitation proposal now meets all HUD requirements for 203(k) Rehabilitation Mortgage Insurance.

|   |  |  |
|---|--|--|
| HUD-Accepted Consultant / Plan Reviewer's Signature & Date<br><b>X</b>  <b>1/16/24</b> | <b>David Walls</b><br><b>Walls Group, Inc.</b> | Suggested Contingency Reserve Amount<br><b>\$14,669.63</b> <b>10.00%</b> |
|---|--|--|

|     | Construction Item   | Total Escrow<br>Col. 1 | Total Cost of Rehabilitation   |   |                                 |   | Inspector/Lender<br>Adjusted Amounts |   |     |
|-----|---------------------|------------------------|--------------------------------|---|---------------------------------|---|--------------------------------------|---|-----|
|     |                     |                        | Previous Draw Totals<br>Col. 2 | % | Request for This Draw<br>Col. 3 | % | Col. 4                               | % |     |
| 1.  | Masonry             | \$11,650.00            | 0.00                           |   | 0.00                            |   |                                      |   | 1.  |
| 2.  | Siding              | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 2.  |
| 3.  | Gutters/Downspouts  | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 3.  |
| 4.  | Roof                | \$15,875.00            | 0.00                           |   | 0.00                            |   |                                      |   | 4.  |
| 5.  | Shutters            | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 5.  |
| 6.  | Exteriors           | \$1,050.00             | 0.00                           |   | 0.00                            |   |                                      |   | 6.  |
| 7.  | Walks               | \$4,550.00             | 0.00                           |   | 0.00                            |   |                                      |   | 7.  |
| 8.  | Driveways           | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 8.  |
| 9.  | Painting (Ext.)     | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 9.  |
| 10. | Caulking            | \$550.00               | 0.00                           |   | 0.00                            |   |                                      |   | 10. |
| 11. | Fencing             | \$1,900.00             | 0.00                           |   | 0.00                            |   |                                      |   | 11. |
| 12. | Grading/Landscaping | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 12. |
| 13. | Windows             | \$4,275.00             | 0.00                           |   | 0.00                            |   |                                      |   | 13. |
| 14. | Weatherstrip        | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 14. |
| 15. | Doors (Ext.)        | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 15. |
| 16. | Doors (Int.)        | \$5,460.00             | 0.00                           |   | 0.00                            |   |                                      |   | 16. |
| 17. | Partition Wall      | \$7,500.00             | 0.00                           |   | 0.00                            |   |                                      |   | 17. |
| 18. | Plaster/Drywall     | \$9,095.00             | 0.00                           |   | 0.00                            |   |                                      |   | 18. |
| 19. | Decorating          | \$6,300.00             | 0.00                           |   | 0.00                            |   |                                      |   | 19. |
| 20. | Wood Trim           | \$2,392.50             | 0.00                           |   | 0.00                            |   |                                      |   | 20. |
| 21. | Stairs              | \$375.00               | 0.00                           |   | 0.00                            |   |                                      |   | 21. |
| 22. | Closets             | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 22. |
| 23. | Wood Floors         | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 23. |
| 24. | Finished Floors     | \$7,625.00             | 0.00                           |   | 0.00                            |   |                                      |   | 24. |
| 25. | Ceramic Tile        | \$6,870.00             | 0.00                           |   | 0.00                            |   |                                      |   | 25. |
| 26. | Bath Accessories    | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 26. |
| 27. | Plumbing            | \$17,925.00            | 0.00                           |   | 0.00                            |   |                                      |   | 27. |
| 28. | Electrical          | \$9,350.00             | 0.00                           |   | 0.00                            |   |                                      |   | 28. |
| 29. | Heating             | \$1,050.00             | 0.00                           |   | 0.00                            |   |                                      |   | 29. |
| 30. | Insulation          | \$5,653.75             | 0.00                           |   | 0.00                            |   |                                      |   | 30. |
| 31. | Cabinetry           | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 31. |
| 32. | Appliances          | \$0.00                 | 0.00                           |   | 0.00                            |   |                                      |   | 32. |
| 33. | Basements           | \$8,000.00             | 0.00                           |   | 0.00                            |   |                                      |   | 33. |
| 34. | Cleanup             | \$2,750.00             | 0.00                           |   | 0.00                            |   |                                      |   | 34. |
| 35. | Miscellaneous       | \$16,500.00            | 0.00                           |   | 0.00                            |   |                                      |   | 35. |
| 36. | Totals              | \$146,696.25           | 0.00                           |   | 0.00                            |   |                                      |   | 36. |

I hereby certify that all the information stated herein, as well as any information provided in the accompaniment herewith, is true and accurate.

**Warning:** HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.(18 U.S.C. 1001,1012;31 U.S.C. 372

This draw request is submitted for payment. All completed work has been done in a workmanlike manner. I hereby certify to the actual cost of rehabilitation as shown above in column 3. I understand that I cannot obtain additional monies from the rehabilitation account without the approval of the lender. I also understand that a 10% holdback will not be released until all work is complete and it is determined that no mechanic's and materialmen's liens have been placed on the property. After the final inspection, the monies in escrow account will be distributed as required by the 203(k) program procedures.

**Borrower's Signature** ☒ Owner Occupied ☐ Investor-Builder **X** Date

This draw request is submitted for payment. All completed work has been done in a workmanlike manner. I understand that a 10% holdback will not be released until all work is completed and it is determined that no mechanic's and materialmen's liens have been placed on the property.

**General Contractor's Signature** (If any) **X** Date

I certify that I have carefully inspected this property on this date. The draw amounts are acceptable except as modified in column 4. I further certify that I have not accepted any work that is not yet completed in a workmanlike manner and I recommend that the rehabilitation escrow funds be released for the completed work.

**Inspector's Signature** **X** I.D. Number **A0871** Date

| Approved for Release    | This Draw      | Totals to Date | The Lender is hereby authorized to release the following funds from the escrow account.                                  |   |
|-------------------------|----------------|----------------|--|---|
| Total from Above        | \$ <b>0.00</b> | \$ <b>0.00</b> | Payable to the Borrower<br>\$ <b>0.00</b>  | Payable to the Fee Inspector<br><b>0.00</b> |
| Less 10% Holdback       | \$ <b>0.00</b> | \$ <b>0.00</b> | Payable To   | \$ <b>0.00</b>                              |
| Net Amount Due Borrower | \$ <b>0.00</b> | \$ <b>0.00</b> | Signature & Date<br><input type="checkbox"/> Lender-Authorized Agent<br><input type="checkbox"/> DE Underwriter <b>X</b> |   |

Lender Holding Rehabilitation Escrow Account (name, address, & phone number)

☐ Originating Lender Sill Retains Funds

☐ Rehab Funds Transferred to:

**Rehabilitation Inspection Report** FHA Case Number

**I. Inspection of On-Site Repairs and/or Improvements Reveals:**

- |  |  |
|--|--|
| 1. <input type="checkbox"/> Unable To Make Inspection. (explained Below) | 3. <input type="checkbox"/> No noncompliance observed.                 |
| 2. <input type="checkbox"/> Correction essential as explained below.     | 4. <input type="checkbox"/> Acceptable variations as described below.  |
| a. <input type="checkbox"/> Will examine at next inspection.             | 5. <input type="checkbox"/> On-site improvements acceptably completed. |
| b. <input type="checkbox"/> Do not conceal until reinspected.            |  |

**II. Explanation of statements checked above.**

☐ Draw Inspection ☐ Contingency Reserve Inspection ☐ Final Inspection ☐ Change Order ☐ Other (explain)

Inspection Number

| No. |  | No. |  |
|-----|--|-----|--|
|     |  |     |  |
|     |  |     |  |
|     |  |     |  |
|     |  |     |  |
|     |  |     |  |
|     |  |     |  |
|     |  |     |  |

Certification: I certify that I have carefully inspected this property on this date. I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage. To the best of my knowledge, I have reported all noncompliance, work requiring correction, and unacceptable work. I also certify that this Draw Request is for completed work and I have not accepted any work that is not properly installed in a workmanlike manner.

|                                  |  |                                  |                               |
|----------------------------------|--|----------------------------------|-------------------------------|
| Signature & Date<br><br><b>X</b> | <input checked="" type="checkbox"/> Consultant/Inspector | Inspector Fee<br><br><b>0.00</b> | ID Number<br><br><b>A0871</b> |
|                                  | <input type="checkbox"/> Fee Inspector                   |                                  |                               |
|                                  | <input type="checkbox"/> DE Staff Inspector              |                                  |                               |



## Walls Group, Inc.

1255 Windemere Ave.

Phone: (630) 267-3614

Fax: (630) 961-9796

Consultant: David Walls

Consultant's ID No.: A0871 Email: Dave@WallsGroupInc.com



# Consultant's Allowable Fee Agreement

Prepared for: Joe Johnson  
Phone: (555) 555-5555

Address: 709 N Sample Ave.  
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Loan Originator: Jane Sample

Loan Type: HUD 203k

This agreement is entered on 11/11/23, between David Walls (CONSULTANT) and Joe Johnson (BUYER) regarding the subject property: 709 N Sample Ave. AnyTown, US 55555

For the sum(s) specified the **CONSULTANT agrees to:**

- 1) Meet with Borrower(s) and /or Borrower(s)' Agent(s) and/or Contractor(s) at the subject property address to inspect the physical property, identify areas in need of improvement, and determine overall suitability for FHA's 203(k) Rehabilitation Mortgage Program. A feasibility fee will be due and payable upon completion of these services. This fee will be credited toward the Total Consultant Fee (below) should Borrower(s) decide to continue the application process. All Fees are non-contingent and non-refundable. If upon initial examination it is determined quickly that the needed repairs are unfeasible for the Borrower(s) and/or excessively expensive, the Consultant will NOT perform a full property Inspection and no additional payment will be necessary.
- 2) With Borrower(s)' input, Consultant will list work items that: A) must be done according to the Program; B) would be recommended to be done at this time by the Consultant or others, and; C) are desired by Borrower(s). From this list, Consultant and Borrower(s) will jointly determine the scope of the work.
- 3) Produce appropriate documentation in a HUD accepted format, with Draw Request. It is understood that any architectural exhibits do not include certified architectural drawings. If such drawing becomes necessary, all extra costs will be the responsibility of the borrower.

If additional testing services are necessary, these services will either be provided by the Consultant or qualified subcontractors agreed to by both the Consultant and the Borrower; however, the charges for these testing services are in addition to the above Consultant fee. The Consultant will try to estimate all extra charges in advance (see below), and may schedule the additional testing for the borrower(s). The charges, however, will be the sole responsibility of the Borrower(s), and will be due and payable at the time of service.

### Additional Testing Services or Certifications that may be necessary and their estimated charges:

These services of the Consultant are not to be construed as a home inspection. Those services can be obtained by a licensed Home Inspector.

| Allowable Fee Items           |                         |            |
|-------------------------------|-------------------------|------------|
| Allowable Fee Item            | Fee Item Note           | Fee        |
| Draw Inspections              | Draw Insp. 5 @ \$350    | \$1,750.00 |
| Estimated Permit Fees         | Estimated Permit Fees   | \$1,250.00 |
| Initial Mileage Fee           | Initial Mileage Fee     | \$50.00    |
| Mileage                       | 5 Draw @ \$50           | \$250.00   |
| Mold Testing - End of Project | Mold Test By Consultant | \$650.00   |

Fees To Be Paid: \$3,950.00

Lender's assurance of payment for balance due is acceptable with Signature (below).

X \_\_\_\_\_ Date: \_\_\_\_\_

If guaranteeing payment, Signature of Authorized Official of the Lender

X \_\_\_\_\_ Borrower: \_\_\_\_\_ Date: \_\_\_\_\_

Joe Johnson

X \_\_\_\_\_ Date: 1/16/24

Consultant: A0871 David Walls

## Homeowner/Contractor Agreement

|  |  |
|--|--|
| <i>Borrower's Name(s):</i><br><b>Joe Johnson</b>               | <i>Contractor's Name:</i><br><b>The Building Connection</b>        |
| <i>Address:</i> <b>709 N Sample Ave.<br/>AnyTown, US 55555</b> | <i>Address:</i> <b>1060 S Fairfield St.<br/>Lombard, IL. 60148</b> |
| <i>Telephone Number:</i><br><b>(555) 555-5555</b>              | <i>Phone Number:</i>   |
| <i>FHA Case No.</i>  | <i>License No.:</i>  |

THIS AGREEMENT, made this date, \_\_\_\_\_, between the above mentioned Homeowner (Owner) and Contractor, is for the renovation/construction of the property located at: \_\_\_\_\_

that has been approved for FHA mortgage insurance under Section 203(k) of the National Housing Act, or Section 184 of the Housing and Community Development Act of 1992 or for Conventional Renovation financing. The Owner(s) shall pay the Contractor the maximum sum of \$ **\$146,696.25** for completion of the work, including all sales tax due by law, together with such increases or decreases in the contract price as may be approved in writing by the Lender. The work will begin within 30 days of loan closing with the Lender and will be completed by \_\_\_\_\_ unless delayed beyond the Contractor's control. The General Provisions listed below are made a part of this Agreement. The contract documents consist of the architectural exhibits listed in the Construction or Renovation Loan Agreement between the Owner(s) and the Lender, or as described below (or on an attached sheet):

**1. Contract Documents:** This Agreement includes all general provisions, special provisions and architectural exhibits that were accepted by the lender. Work not covered by this agreement will not be required unless it is required by reasonable inference as being necessary to produce the intended result. By executing this Agreement, the contractor represents that he/she has visited the site and understands local conditions, including state and local building regulations and conditions under which the work is to be performed.

**2. Owner:** Unless otherwise provided for in the Agreement, the owner will secure and pay for necessary easements, exceptions from zoning requirements, or other actions which must precede the approval of a permit for this project. If owner fails to do so then this contract is void. If the contractor fails to correct defective work or persistently fails to carry out the work in accordance with the agreement or general provisions, the owner may order the contractor in writing to stop such work, or a part of the work, until the cause for the order has been eliminated.

**3. Contractor:** The contractor will supervise and direct the work and the work of all subcontractors. He/She will use the best skill and attention and will be solely responsible for all construction methods and materials and for coordinating all portions of the work. Unless otherwise specified in the Agreement, the contractor will provide for and/or pay for all labor, materials, equipment, tools, machinery, transportation, and other goods, facilities, and services necessary for the proper execution and completion of the work. The contractor will maintain order and discipline among employees and will not assign anyone unfit for the task. The contractor warrants to the owner that all materials and equipment incorporated are new and that all work will be of good quality and free of defects or faults. The contractor will pay all sales, use and other taxes related to the work and will secure and pay for building permits and/or other permits, fees, inspections and licenses necessary for the completion of the work unless otherwise specified in the Agreement. The contractor will indemnify and hold harmless the owner from and against all claim, damages, losses, expenses, legal fees or other costs arising or resulting from the contractor's performance of the work or provisions of this section. The contractor will comply and perform the work in accordance with all rules, regulations, laws, ordinances and orders of any public authority or HUD inspector, Tribal Inspector and/or Lender selected inspector bearing on the performance of the work. The contractor is responsible for and indemnifies the owner against acts and omissions of employees, subcontractors and their employees, or others performing the work under this Agreement with the contractor. The contractor will provide shop drawings, samples, product data or other information provided for in this Agreement, where necessary.

**4. Subcontractor:** Selected by the contractor, except that the contractor will not employ any subcontractor to whom the owner may have a reasonable objection, nor will the contractor be required by the owner to employ any subcontractor to whom the contractor has a reasonable objection.

**5. Work By Owner or Other Contractor:** The owner reserves the right to perform work related to the project, but which is not a part of this Agreement, and to award separate contracts in connection with other portions of the project not detailed in this Agreement. All contractors and subcontractors will be afforded reasonable opportunity for the storage of materials and equipment by the owner and by each other. Any costs arising by defective or ill-timed work will be borne by the responsible party.

*Owner's/Borrower's Initial:* \_\_\_\_\_

*Contractor's Initial:* \_\_\_\_\_

**Signature Required on Page 2**

## Homeowner/Contractor Agreement (Cont.)

6. Binding Arbitration: Claims or disputes relating to the Agreement or General Provisions will be resolved by the Construction Industry Arbitration Rules of the American Arbitration Association (AAA) unless both parties mutually agree to other methods. The notice of the demand for arbitration must be filed in writing with the other party to this Agreement and with the AAA and must be made in a reasonable time after the dispute has arisen. The award rendered by the arbitrator(s) will be considered final and judgment may be entered upon it in accordance with applicable law in any court having jurisdiction thereof.

7. Cleanup and Trash Removal: The contractor will keep the owner's residence free from waste or rubbish resulting from the work. All waste, rubbish, tools, construction materials, and machinery will be removed promptly after completion of the work by the contractor.

8. Time: With respect to the scheduled completion of the work, time is of the essence. If the contractor is delayed at anytime in the progress of the work by change orders, fire, labor disputes, acts of God or other causes beyond the contractor's control, the completion schedule for the work or affected parts of the work may be extended by the same amount of time caused by the delay. The contractor must begin work no later than 30 days after loan closing and will not cease work for more than 30 consecutive days.

9. Payments and Completion: Payments may be withheld because of: (1) defective work not remedied; (2) failure of contractor to make proper payments to subcontractors, workers, or suppliers; (3) persistent failure to carry out work in accordance with this Agreement or these general conditions, or (4) legal claims. Final payment will be due after complete release of any and all liens arising out of the contract or submission of receipts or other evidence of payment covering all subcontractors or suppliers who could file such a lien. The contractor agrees to indemnify the owner against such liens and will refund all monies including costs and reasonable attorneys' fees paid by the owner in discharging the liens. A 10 percent holdback is required by the lender to assure the work has been properly completed and there are no liens on the property.

10. Protection of Property and Persons: The contractor is responsible for initiating, maintaining, and supervising all necessary or required safety programs. The contractor must comply with all applicable laws, regulations, ordinances, orders or laws of federal, state, county, tribal or local governments. The contractor will indemnify the owner for all property loss or damage to the owner caused by his/her employees or his/her direct or subtier subcontractors.

11. Insurance: The contractor/purchaser (circle one and initial here:       ) will purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owner(s) property resulting from the conduct of this contract.

12. Changes in the Contract: The owner may order changes, additions or modifications (using form HUD 92577) without invalidating the contract. Such changes must be in writing and signed by the owner and accepted by the lender. Not all change order requests may be accepted by the lender, therefore, the contractor proceeds at their own risk if work is completed without an accepted change order.

13. Correction of Deficiencies: The contractor must correct promptly any work of his/her own or his/her subcontractors found to be defective or not complying with the terms of the contract.

14. Warranty: The contractor will provide a one-year warranty on all labor and materials used in the renovation of the property. This warranty must extend one year from the date of completion of the contract or longer if prescribed by law unless otherwise specified by other terms of this contract. Disputes will be resolved through the Construction Industry Arbitration Rules of the American Arbitration Association.

15. Termination: If the owner fails to make a payment under the terms of this Agreement, through no fault of the contractor, the contractor may, upon ten working days written notice to the owner, and if not satisfied, terminate this Agreement. The owner will be responsible for paying the contractor for all work completed.

If the contractor fails or neglects to carry out the terms of the contract, the owner, after ten working days written notice to the contractor, may terminate this Agreement. The owner may finish the job by whatever reasonable method the owner deems expedient. If the cost of completion exceeds the contract balance, the difference, as well as reasonable attorneys' fees if necessary, will be paid to the owner by the contractor.

\_\_\_\_\_  
*Owner Signature(s) And Date*

\_\_\_\_\_  
*Owner Signature(s) And Date*

\_\_\_\_\_  
*Owner Signature(s) And Date*

\_\_\_\_\_  
*Owner Signature(s) And Date*

\_\_\_\_\_  
*Contractor's Signature(s) And Date*

## Walls Group, Inc.

1255 Windemere Ave.

Naperville, IL, IL 60564

Consultant: David Walls

License No. A0871

Phone: (630) 267-3614

Fax: (630) 961-9796

Email: Dave@WallsGroupInc.com



# Certification Letter

HUD 203k

Date: 01/16/24

Buyer's Name: Joe Johnson

Address: 709 N Sample Ave.  
AnyTown, US 55555

Phone Number: (555) 555-5555

FHA Case Number: \_\_\_\_\_

I hereby certify that I have carefully inspected the following property at: 709 N Sample Ave.  
AnyTown, US 55555

for compliance with the general acceptability requirements (including health and safety) in Handbook 4000.1 or its successors.

I have reviewed the attached architectural exhibits and the estimated rehabilitation costs of this property, and have determined them to be acceptable.

I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage.

To the best of my knowledge I have reported all items requiring correction and that the rehabilitation proposal now meets all HUD requirements for 203(k) Rehabilitation Mortgage Insurance (Handbook 4000.1 or its successors) and Fannie Mae, Homestyle requirements.

As a FHA HUD-Approved Consultant, My role is to inspect the property and prepare a work write-up that specifies the type of repair and the cost of each work item to be used in an FHA 203(k) or Fannie Mae, Homestyle renovation loan.

In the role of a FHA HUD Consultant on this project, I am not acting as a Certified Home Inspector. While Home Inspections are recommended, FHA nor Fannie Mae require them.

X

Consultant: David Walls

License No. A0871

Date: 1/16/24



# Walls Group, Inc.

1255 Windemere Ave.

Phone: (630) 267-3614

Fax: (630) 961-9796

Consultant: David Walls

Consultant's ID No.: A0871

Email: Dave@WallsGroupInc.com



## Consultant's & Client's Limitation Of Liability Agreement

Loan Number:

This Agreement is made on Tuesday, January 16, 2024 between the Consultant and Borrower/Client. The Client hereby desires to engage the Consultant to perform services pertinent to the impliment on HUD's Mortgage Insurance Program as it pertains to the architectural concerns for the Property located below.

**Property Address:**

**709 N Sample Ave. AnyTown, US 55555**

**Borrower/Client: Joe Johnson**

**Consultant: David Walls**

**Walls Group, Inc.**

### It is mutually understood and agreed to as follows.

#### **Initial Walk Through**

The consultant will accompany the client or his/her agent during the walk-through of the subject property during which the property will be analyzed for compliance with the 203K rehabilitation mortgage insurance program. The consultant will recommend repairs and modifications that in his/her opinion will be necessary to comply with the 203(k) program requirements. The consultant will assist the client in the preparation of the work write up that describes the proposed rehabilitation and the HUD required form for the draw request. The client is not required to use a consultant.

#### **Inspection**

The consultant will incorporate all inspections performed on the property prior to closing. This includes, but is not limited to, the mechanical, engineering, termite report, any home or building inspection reports, and local government inspection reports.

#### **Agreement Duration**

The consultant will perform the services described herein from the date of this agreement to the closing of the loan with the lender at which time the consultant becomes an inspector for the draws. This agreement can be terminated by the Buyer with the approval of the lender by mutual consent of all parties involved. The Consultant reserves the right to terminate this agreement at anytime without cause.

#### **Items Not Inspected or Included**

Determining the presence of asbestos, hazardous materials, or environmental hazards is beyond the scope of the inspection. The consultant is not responsible to and does not determine the effectiveness of any system installed to control or remove suspected hazardous substances.

Whether or not they are concealed, the following exclusions are outside the scope of this inspection and/or work write up: Building code or zoning ordinance violations past or present, Gas Operation of Fireplaces, Inspection or Functionality of Wood Burning Fireplaces, Stoves, etc, Private wells, water, or private sewage systems and associated equipment; Saunas, steam baths, whirlpools, or fixtures and associated equipment; Radio-controlled devices, automatic gates, elevators, lifts, dumbwaiters and thermostatic or time controls, water softener/purifier systems, sprinkler systems, or solar heating systems, window / wall Air Conditioners, Central Vacuum Systems, Low Voltage equipment, Furnace heat exchangers, appliances, security alarms or personal property; Geological stability or soils conditions; Engineering analysis, Termites, pests or other wood destroying organisms; Asbestos, radon, formaldehyde, lead, water or air quality, electromagnetic radiation or any environmental hazards, Any kinds of molds or mildew; pools or pool related equipment, spas bodies and underground piping.

#### **Indemnification**

The client agrees to indemnify, defend and hold harmless the consultant, his employees, and agents of and from all claims, actions, demands for damages received or sustained by any person or persons or property, arising out of or occasioned by the acts of the consultant, or his agents or employees, except in cases of willful misconduct or gross negligence of the consultant, or his agents or employees, for the work performed by the consultant during terms of the agreement and thereafter. Additional terms and conditions per the 203(K) Consultant and Buyers(s)/Borrowers(s) Agreement for Construction and Rehabilitation Loan Services shall apply and/or supersede beyond the terms above.

In no event shall Consultant be liable for any loss of profit or revenue by Client, or for any other consequential, incidental, indirect or economic damages incurred or suffered by Client arising as a result of or related to Consultant's Work, whether in contract, tort, or otherwise, even if Client has advised of the possibility of such loss or damages. Client further agrees that the total liability of Consultant for all claims of any kind arising as a result of or related to this Agreement, or to any act or omission of Consultant, whether in contract, tort or otherwise, shall not exceed an amount equal to the amount actually paid by Client to Consultant for Consultant's Work. Client shall indemnify and hold Consultant harmless against any claims by third parties, including all costs, expenses and attorneys' fees incurred by Consultant therein, arising out of or in conjunction with Client's performance under or breach of this Agreement.

The client agrees to indemnify, defend and hold harmless the consultant, his employees, and agents of and from all claims, actions, demands for damages received or sustained by any person or persons or property, arising out of or occasioned by the acts of the consultant, or his agents or employees, except in cases of willful misconduct or gross negligence of the consultant, or his agents or employees, for the work performed by the

**Loan Number:**

consultant during terms of the agreement and thereafter. Note: Additional Limits of the Consultants Liability may be listed on other documents provided.


**ACCEPTANCE AND UNDERSTANDING OF THIS AGREEMENT ARE HEREBY ACKNOWLEDGED:**

**Borrower Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

**Borrower Signature** \_\_\_\_\_ **Date** \_\_\_\_\_

**Print Name:** \_\_\_\_\_

 01/16/2024  
**Consultant:** **David Walls** **Date** \_\_\_\_\_

# Project Repair Levels Totals

Issued Date: 01/16/2024

Joe Johnson

| Overview of the Project |                     |  | Total        | Mandatory    | Recommended | Desired |
|-------------------------|---------------------|--|--------------|--------------|-------------|---------|
| Section 1               | Masonry             |  | \$11,650.00  | \$4,750.00   | \$6,900.00  | \$0.00  |
| Section 2               | Siding              |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 3               | Gutters/Downspouts  |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 4               | Roof                |  | \$15,875.00  | \$15,875.00  | \$0.00      | \$0.00  |
| Section 5               | Shutters            |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 6               | Exteriors           |  | \$1,050.00   | \$1,050.00   | \$0.00      | \$0.00  |
| Section 7               | Walks               |  | \$4,550.00   | \$4,550.00   | \$0.00      | \$0.00  |
| Section 8               | Driveways           |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 9               | Painting (Ext.)     |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 10              | Caulking            |  | \$550.00     | \$550.00     | \$0.00      | \$0.00  |
| Section 11              | Fencing             |  | \$1,900.00   | \$0.00       | \$1,900.00  | \$0.00  |
| Section 12              | Grading/Landscaping |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 13              | Windows             |  | \$4,275.00   | \$4,275.00   | \$0.00      | \$0.00  |
| Section 14              | Weatherstrip        |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 15              | Doors (Ext.)        |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 16              | Doors (Int.)        |  | \$5,460.00   | \$0.00       | \$5,460.00  | \$0.00  |
| Section 17              | Partition Wall      |  | \$7,500.00   | \$7,500.00   | \$0.00      | \$0.00  |
| Section 18              | Plaster/Drywall     |  | \$9,095.00   | \$9,095.00   | \$0.00      | \$0.00  |
| Section 19              | Decorating          |  | \$6,300.00   | \$6,300.00   | \$0.00      | \$0.00  |
| Section 20              | Wood Trim           |  | \$2,392.50   | \$0.00       | \$2,392.50  | \$0.00  |
| Section 21              | Stairs              |  | \$375.00     | \$375.00     | \$0.00      | \$0.00  |
| Section 22              | Closets             |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 23              | Wood Floors         |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 24              | Finished Floors     |  | \$7,625.00   | \$0.00       | \$7,625.00  | \$0.00  |
| Section 25              | Ceramic Tile        |  | \$6,870.00   | \$0.00       | \$6,870.00  | \$0.00  |
| Section 26              | Bath Accessories    |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 27              | Plumbing            |  | \$17,925.00  | \$29,950.00  | \$600.00    | \$0.00  |
| Section 28              | Electrical          |  | \$9,350.00   | \$9,350.00   | \$0.00      | \$0.00  |
| Section 29              | Heating             |  | \$1,050.00   | \$1,050.00   | \$0.00      | \$0.00  |
| Section 30              | Insulation          |  | \$5,653.75   | \$5,653.75   | \$0.00      | \$0.00  |
| Section 31              | Cabinetry           |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 32              | Appliances          |  | \$0.00       | \$0.00       | \$0.00      | \$0.00  |
| Section 33              | Basements           |  | \$8,000.00   | \$8,000.00   | \$0.00      | \$0.00  |
| Section 34              | Cleanup             |  | \$2,750.00   | \$0.00       | \$2,750.00  | \$0.00  |
| Section 35              | Miscellaneous       |  | \$16,500.00  | \$16,500.00  | \$0.00      | \$0.00  |
| Section 1 - 35 Total    |                     |  | \$146,696.25 | \$124,823.75 | \$34,497.50 | \$0.00  |

Mandatory

Recommended

Desired

$$\text{Contingency \%} = 10.00\% \times \frac{\$15,932.13}{\$34,497.50} = \$175,253.38$$

Contingency                      Rehab Total

**Mandatory**      Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.

**Recommended**      Items are Recommended by the consultant and should be completed as part of the overall work.

**Desired**      Items are a Wish List/Desired Items by the owner likely to be completed as part of the overall work.

**Mandatory - Must be Completed**

**Recommended - May be Removed - With Caution**

**Desired - May be Removed**



# Desired Repair Items

Issued Date: 01/16/2024

Items are a Wish List/Desired Items by the owner likely to be completed as part of the overall work.

☐ Delete

Grand Total:

X  
Approval Signature

Date:

# Recommended Repair Items

Issued Date: 01/16/2024

Joe Johnson

Items are Recommended by the consultant and should be completed as part of the overall work.

## Ceramic Tile

|  |                   |                                 |
|--|-------------------|---------------------------------|
| Ceramic Tile at Shower Walls and Tub Surround(s) | \$1,920.00        | <input type="checkbox"/> Delete |
| Ceramic Floor Tile                               | \$4,950.00        | <input type="checkbox"/> Delete |
|  | <b>\$6,870.00</b> |                                 |

## Cleanup

|                               |                   |                                 |
|-------------------------------|-------------------|---------------------------------|
| Cleaning--General Requirement | \$2,750.00        | <input type="checkbox"/> Delete |
|                               | <b>\$2,750.00</b> |                                 |

## Doors (Int.)

|  |                   |                                 |
|--|-------------------|---------------------------------|
| Install new Pre-Hung doors with casing & lockset     | \$3,600.00        | <input type="checkbox"/> Delete |
| Bi-Fold Door(s) 2' to 3' wide (as selected by owner) | \$1,860.00        | <input type="checkbox"/> Delete |
|  | <b>\$5,460.00</b> |                                 |

## Fencing

|  |                   |                                 |
|--|-------------------|---------------------------------|
| Allowance for Fence Repairs and Replacements | \$1,900.00        | <input type="checkbox"/> Delete |
|  | <b>\$1,900.00</b> |                                 |

## Finished Floors

|                      |                   |                                 |
|----------------------|-------------------|---------------------------------|
| Vinyl Plank Flooring | \$7,625.00        | <input type="checkbox"/> Delete |
|                      | <b>\$7,625.00</b> |                                 |

## Masonry

|   |                   |                                 |
|---|-------------------|---------------------------------|
| Spot Repoint Exterior Masonry - All Areas Where Necessary | \$6,900.00        | <input type="checkbox"/> Delete |
|   | <b>\$6,900.00</b> |                                 |

## Plumbing

|                          |                 |                                 |
|--------------------------|-----------------|---------------------------------|
| Remove & Replace Bathtub | \$600.00        | <input type="checkbox"/> Delete |
|                          | <b>\$600.00</b> |                                 |

## Wood Trim

|                                      |                   |                                 |
|--------------------------------------|-------------------|---------------------------------|
| Allowance for Baseboards & Base Shoe | \$2,392.50        | <input type="checkbox"/> Delete |
|                                      | <b>\$2,392.50</b> |                                 |

**Grand Total: \$34,497.50**

X  
Approval Signature

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

# Mandatory Repair Items

Issued Date: 01/16/2024

Joe Johnson

Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.

## Basements

|                      |                   |
|----------------------|-------------------|
| Selective Demolition | \$8,000.00        |
|                      | <b>\$8,000.00</b> |

## Caulking

|                             |                 |
|-----------------------------|-----------------|
| Caulking - General Exterior | \$550.00        |
|                             | <b>\$550.00</b> |

## Decorating

|  |                   |
|--|-------------------|
| Paint interior walls, ceilings, doors, and trims, etc. | \$6,300.00        |
|  | <b>\$6,300.00</b> |

## Electrical

|  |                   |
|--|-------------------|
| Smoke & CO Detectors (Hardwired / Bluetooth) | \$1,350.00        |
| Allowance - General Electrical Repairs       | \$8,000.00        |
|  | <b>\$9,350.00</b> |

## Exteriors

|                        |                   |
|------------------------|-------------------|
| Repair Exterior Stairs | \$1,050.00        |
|                        | <b>\$1,050.00</b> |

## Heating

|                  |                   |
|------------------|-------------------|
| Allowance - HVAC | \$1,050.00        |
|                  | <b>\$1,050.00</b> |

## Insulation

|  |                   |
|--|-------------------|
| Install Additional Insulation at Attic                     | \$4,185.00        |
| Basement Wall Insulation R-11 Batt Contained In Bag Draped | \$1,468.75        |
|  | <b>\$5,653.75</b> |

## Masonry

|                              |                   |
|------------------------------|-------------------|
| Masonry Paver Stairs / Steps | \$4,750.00        |
|                              | <b>\$4,750.00</b> |

## Miscellaneous

|  |                    |
|--|--------------------|
| Allowance for New 2 Car Garage                               | \$16,500.00        |
| GENERAL CONDITIONS TO BE INCLUDED IN THE COSTS OF WORK ITEMS | \$0.00             |
|  | <b>\$16,500.00</b> |

## Partition Wall

|                        |                   |
|------------------------|-------------------|
| Repair Walls & Framing | \$7,500.00        |
|                        | <b>\$7,500.00</b> |

## Plaster/Drywall

|   |                   |
|---|-------------------|
| Allowance - Drywall Repairs                               | \$2,250.00        |
| Drywall Systems - New & Repairs, Complete with Mud & Tape | \$6,845.00        |
|   | <b>\$9,095.00</b> |

## Plumbing

|  |                    |
|--|--------------------|
| Vanity 24" with Solid Surface Top, Sink and Faucet Set | \$13,775.00        |
| Drain Tile System with Sump Pump, etc.                 | \$13,775.00        |
| Install new gas water heater                           | \$2,400.00         |
|  | <b>\$29,950.00</b> |



# Mandatory Repair Items

Issued Date: 01/16/2024

**Joe Johnson**

Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.

## Roof

|   |                    |
|---|--------------------|
| Remove & replace roof with 30 year shingles | \$15,875.00        |
|   | <b>\$15,875.00</b> |

## Stairs

|                                     |                 |
|-------------------------------------|-----------------|
| Install proper Handrails & Railings | \$375.00        |
|                                     | <b>\$375.00</b> |

## Walks

|  |                   |
|--|-------------------|
| Paver Patio and Walkway, Repairs / Replacement | \$4,550.00        |
|  | <b>\$4,550.00</b> |

## Windows

|   |                   |
|---|-------------------|
| Install Mid-Grade Basement Escape Window with Metal Window Well | \$3,950.00        |
| Repair Window(s) - General Repairs                              | \$325.00          |
|   | <b>\$4,275.00</b> |

**Grand Total: \$124,823.75**

X \_\_\_\_\_  
Approval Signature

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

