

Walls Group, Inc.

1255 Windemere Ave.

Phone: (630) 267-3614

Fax: (630) 961-9796

Consultant: David Walls

Email: Dave@WallsGroupInc.com



Feasibility Analysis Report

This "Feasibility Analysis" is a preliminary evaluation only. It should be used to determine the desirability of continuing with the Renovation Loan Process or as a tool for a borrower seeking to use for a Renovation Loan. It is NOT to be considered as a completed Specification of Repairs (SOR) work write up and should not be used for underwriting or appraisal purposes. The costs entered are to be used only as a guide. The repairs listed are based on compliance with minimum building code requirements as well as any observed health and safety concerns. Items listed below may change on further inspection, applicant's requests or contractor evaluation. If desired, contact FHA 203k consultant to prepare a final SOR.

Applicant

Joe Johnson
(555) 555-5555

Property Address

709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

Construction Item

1. Masonry

Feasibility Total: \$4,775.00

Masonry Paver Stairs / Steps

Level: M Material Unit: AL Labor Unit: AL Hours: 0

Location: Right side of building

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 Item Description

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:

Assessment and Documentation:

Conduct a thorough assessment of the existing masonry paver stairs, documenting areas that are loose, damaged, or deteriorated.

Safe Removal:

Safely remove the existing masonry paver stairs, ensuring minimal disruption to surrounding structures and landscape.

Owner's Material Selection:

The owner will select the style and color of the new masonry pavers from standard options provided by the contractor.

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. Confirm the layout with the owner or their representative before proceeding with the installation.

Cutting and Trimming:

Precisely 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.

Joint Sanding:

Fill joints between pavers with fine sand to promote stability and discourage weed growth.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

1. Masonry

Feasibility Total: \$4,775.00

Compact the sand to create a cohesive surface.

Clean-Up:

Remove all debris generated during the removal and installation process.
Leave the site in a clean and orderly condition.

"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."

Chimney - Repair & Repoint

Level: M **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Chimney

Specific Details

Repair and Repoint Chimney(s) as necessary where brickwork is damaged, loose and deteriorated.

Repair Item Description

Specification: Repair and Repoint Chimney(s)

1. The scope of work includes, but is not limited to:

- Examination of Chimney(s): The contractor shall visit the project site to examine the chimney areas that require repair and evaluate the extent of work required.
- Repair and/or replace all damaged, loose, cracked, or fractured existing brickwork and mortar joints. The work should be executed with utmost care to avoid damaging existing masonry units or altering the width of joints.
- Where existing masonry units are severely cracked or fractured, they should be repaired or replaced as necessary.
- All tuck-pointed areas should be reasonably consistent with the existing adjacent mortar joints in terms of color and texture.
- Tuck-pointing work should adhere to the "Standard Guide for Repointing (Tuckpointing) Masonry."

Spot Repoint Exterior Masonry - All Areas Where Necessary

Level: R **Material Unit:** SF **Labor Unit:** SF **Hours:** 0

Location: Exterior Walls

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 Item Description

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:

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

1. Masonry

Feasibility Total: **\$4,775.00**

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.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: **\$4,775.00**

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

4. Roof

Feasibility Total: \$11,875.00

Remove & replace roof with 30 year shingles

Level: M **Material Unit:** SQ **Labor Unit:** SQ **Hours:** 0

Location: General

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 Item Description

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.

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.

Summary/Narrative Of Work To Be Done:

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

4. Roof

Feasibility Total: \$11,875.00

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.

Feasibility Total: \$11,875.00

6. Exteriors

Feasibility Total: \$250.00

Repair Exterior Stairs

Level: M **Material Unit:** AL **Labor Unit:** LS **Hours:** 0

Location: Front Entry Stairs

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 Item Description

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

6. Exteriors

Feasibility Total: \$250.00

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."

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$250.00

7. Walks

Feasibility Total: \$3,250.00

Paver Patio and Walkway, Repairs / Replacement

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: Exterior

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 Item Description

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

7. Walks

Feasibility Total: \$3,250.00

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.

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.

Summary/Narrative Of Work To Be Done:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

7. Walks

Feasibility Total: \$3,250.00

Feasibility Total: \$3,250.00

10. Caulking

Feasibility Total: \$400.00

Caulking - General Exterior

Level: M **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Exterior

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 Item Description

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.

Summary/Narrative Of Work To Be Done:

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

10. Caulking

Feasibility Total: \$400.00

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.

Feasibility Total: \$400.00

11. Fencing

Feasibility Total: \$1,500.00

Allowance for Fence Repairs and Replacements

Level: D **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: Fences & Gates

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 Item Description

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:

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

11. Fencing

Feasibility Total: \$1,500.00

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 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."

Summary/Narrative Of Work To Be Done:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

11. Fencing

Feasibility Total: \$1,500.00

Feasibility Total: \$1,500.00

13. Windows

Feasibility Total: \$4,175.00

Install Mid-Grade Basement Escape Window with Metal Window Well

Level: M **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Basement

Specific Details

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

Repair Item Description

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.

Repair Window(s) - General Repairs

Level: M **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Windows

Specific 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

Repair Item Description

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

13. Windows

Feasibility Total: \$4,175.00

restore windows to good and serviceable condition.

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.

Summary/Narrative Of Work To Be Done:

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'

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

13. Windows

Feasibility Total: \$4,175.00

requirements and responsibilities. Thoroughly review and strictly adhere to all outlined guidelines and instructions.

Feasibility Total: \$4,175.00

16. Doors (Int.)

Feasibility Total: \$2,835.00

Install new Pre-Hung doors with casing & lockset

Level: R **Material Unit:** EA **Labor Unit:** EA **Hours:** 0

Location: Basement

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 Item Description

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.

Bi-Fold Door(s) 2' to 3' wide (as selected by owner)

Level: R **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: 1st Floor

Specific Details

Contractor shall supply and install new bi-fold doors (2' to 3' wide) at 1st floor bedroom closets

Repair Item Description

SPECIFICATIONS FOR SUPPLY AND INSTALLATION OF BI-FOLD DOORS

1. Scope of Work:

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

16. Doors (Int.)

Feasibility Total: \$2,835.00

where missing. Doors shall be installed per the MFG recommended installation guidelines with all hardware.

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.

Summary/Narrative Of Work To Be Done:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

16. Doors (Int.)

Feasibility Total: \$2,835.00

Feasibility Total: \$2,835.00

17. Partition Wall

Feasibility Total: \$1,500.00

Repair Walls & Framing

Level: M **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: Basement

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.

Repair Item Description

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

17. Partition Wall

Feasibility Total: \$1,500.00

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."

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$1,500.00

18. Plaster/Drywall

Feasibility Total: \$5,730.00

Allowance - Drywall Repairs

Level: M **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: General

Repair Item Description

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

18. Plaster/Drywall

Feasibility Total: \$5,730.00

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.

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

18. Plaster/Drywall

Feasibility Total: \$5,730.00

"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."

Drywall Systems - New & Repairs, Complete with Mud & Tape

Level: M **Material Unit:** SF **Labor Unit:** SF **Hours:** 0

Location: Basement

Specific 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 Item Description

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:

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

18. Plaster/Drywall

Feasibility Total: \$5,730.00

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.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$5,730.00

19. Decorating

Feasibility Total: \$4,500.00

Paint interior walls, ceilings, doors, and trims, etc.

Level: M **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Basement

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 Item Description

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

19. Decorating

Feasibility Total: \$4,500.00

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 provided drawings.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$4,500.00

20. Wood Trim

Feasibility Total: \$2,392.50

Allowance for Baseboards & Base Shoe

Level: R **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: Basement

Repair Item Description

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

20. Wood Trim

Feasibility Total: \$2,392.50

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).

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.

Summary/Narrative Of Work To Be Done:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

20. Wood Trim

Feasibility Total: \$2,392.50

Feasibility Total: \$2,392.50

25. Ceramic Tile

Feasibility Total: \$6,590.00

Ceramic Tile at Shower Walls and Tub Surround(s)

Level: M **Material Unit:** AL **Labor Unit:** EA **Hours:** 0

Location: General

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 \$3.50 SF for tile materials.

Repair Item Description

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

25. Ceramic Tile

Feasibility Total: \$6,590.00

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 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."

Ceramic Floor Tile

Level: R **Material Unit:** SF **Labor Unit:** SF **Hours:** 0

Location: Basement

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 Item Description

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,

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

25. Ceramic Tile

Feasibility Total: \$6,590.00

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 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."

Summary/Narrative Of Work To Be Done:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

25. Ceramic Tile

Feasibility Total: \$6,590.00

Feasibility Total: \$6,590.00

27. Plumbing

Feasibility Total: \$19,100.00

Vanity 24" with Solid Surface Top, Sink and Faucet Set

Level: M **Material Unit:** AL **Labor Unit:** EA **Hours:** 0

Location: General

Specific Details

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.

Repair Item Description

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

27. Plumbing

Feasibility Total: \$19,100.00

installation process.
Cleanup:

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

Install new gas water heater

Level: M **Material Unit:** EA **Labor Unit:** EA **Hours:** 0

Location: Basement

Specific Details

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

Repair Item Description

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.

Remove & Replace Bathtub

Level: R **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Basement

Specific Details

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.

Repair Item Description

SPECIFICATIONS FOR REMOVAL AND RESET OF EXISTING BATHTUB AT BASEMENT BATHROOM

1. Scope of Work:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

27. Plumbing

Feasibility Total: \$19,100.00

2. Removal of Existing Bathtub:

Carefully disconnect and remove the existing bathtub from its current location. Ensure the safe removal of all associated plumbing fixtures and connections.

3. Bathtub Reset:

Reset the existing bathtub in its original or improved position, ensuring a level and secure fit. Reconnect all plumbing fixtures, faucets, and drains following local plumbing codes and standards.

7. Coordination with Ceramic Tile Repairs/Replacements:

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:

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:

Ensure that all aspects of the removal, resetting of the bathtub comply with local building codes and regulations.

Drain Tile System with Sump Pump, etc.

Level: M **Material Unit:** LF **Labor Unit:** LF **Hours:** 0

Location: Basement

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 Item Description

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

27. Plumbing

Feasibility Total: \$19,100.00

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.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$19,100.00

28. Electrical

Feasibility Total: \$9,350.00

Allowance - General Electrical Repairs

Level: M **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: General

Repair Item Description

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

28. Electrical

Feasibility Total: \$9,350.00

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:

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.

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

28. Electrical

Feasibility Total: \$9,350.00

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."

Smoke & CO Detectors (Hardwired / Bluetooth)

Level: M **Material Unit:** EA **Labor Unit:** EA **Hours:** 0

Location: Throughout Home

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 Item Description

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

28. Electrical

Feasibility Total: \$9,350.00

compliant with local building codes.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$9,350.00

29. Heating

Feasibility Total: \$850.00

Allowance - HVAC

Level: M **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: Bedroom

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 Item Description

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:

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

29. Heating

Feasibility Total: **\$850.00**

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.

"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."

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: **\$850.00**

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

30. Insulation

Feasibility Total: \$4,168.75

Install Additional Insulation at Attic

Level: M **Material Unit:** SF **Labor Unit:** SF **Hours:** 0

Location: Attic

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 Item Description

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.

Basement Wall Insulation R-11 Batt Contained In Bag Draped

Level: M **Material Unit:** SF **Labor Unit:** SF **Hours:** 0

Location: Basement

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 costs.

Repair Item Description

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

30. Insulation

Feasibility Total: \$4,168.75

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.

Summary/Narrative Of Work To Be Done:

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

30. Insulation

Feasibility Total: \$4,168.75

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.

Feasibility Total: \$4,168.75

33. Basements

Feasibility Total: \$8,000.00

Selective Demolition

Level: M **Material Unit:** LS **Labor Unit:** LS **Hours:** 0

Location: Basement

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 Item Description

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:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

33. Basements

Feasibility Total: \$8,000.00

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.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: \$8,000.00

34. Cleanup

Feasibility Total: \$1,000.00

Cleaning--General Requirement

Level: R Material Unit: EA Labor Unit: EA Hours: 0

Location: General

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 on

Repair Item Description

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

34. Cleanup

Feasibility Total: **\$1,000.00**

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.

Summary/Narrative Of Work To Be Done:

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.

Feasibility Total: **\$1,000.00**

35. Miscellaneous

Feasibility Total: **\$0.00**

GENERAL CONDITIONS TO BE INCLUDED IN THE COSTS OF WORK ITEMS

Level: M **Material Unit:** AL **Labor Unit:** AL **Hours:** 0

Location: General

Repair Item Description

Specific Details

Specification for General Project Clarifications

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

35. Miscellaneous

Feasibility Total:

\$0.00

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:

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

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

35. Miscellaneous

Feasibility Total:

\$0.00

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

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.

Summary/Narrative Of Work To Be Done:

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.

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

35. Miscellaneous

Feasibility Total: \$0.00

Feasibility Total: \$0.00

Applicant
Joe Johnson
(555) 555-5555

Property Address
709 N Sample Ave.
AnyTown, US 55555

Lender: Wells Fargo Home Mortgage

Inspection Date: 1/1/24

Consultant's Job No: J Johnson

Consultant: David Walls

Feasibility Totals

Construction Sub-Totals	
1. Masonry	\$4,775.00
2. Siding	\$0.00
3. Gutters/Downspouts	\$0.00
4. Roof	\$11,875.00
5. Shutters	\$0.00
6. Exteriors	\$250.00
7. Walks	\$3,250.00
8. Driveways	\$0.00
9. Painting (Ext.)	\$0.00
10. Caulking	\$400.00
11. Fencing	\$1,500.00
12. Grading/Landscaping	\$0.00
13. Windows	\$4,175.00
14. Weatherstrip	\$0.00
15. Doors (Ext.)	\$0.00
16. Doors (Int.)	\$2,835.00
17. Partition Wall	\$1,500.00
18. Plaster/Drywall	\$5,730.00
19. Decorating	\$4,500.00
20. Wood Trim	\$2,392.50
21. Stairs	\$0.00
22. Closets	\$0.00
23. Wood Floors	\$0.00
24. Finished Floors	\$0.00
25. Ceramic Tile	\$6,590.00
26. Bath Accessories	\$0.00
27. Plumbing	\$19,100.00
28. Electrical	\$9,350.00
29. Heating	\$850.00
30. Insulation	\$4,168.75
31. Cabinetry	\$0.00
32. Appliances	\$0.00
33. Basements	\$8,000.00
34. Cleanup	\$1,000.00
35. Miscellaneous	\$0.00
Construction Cost Subtotal:	\$92,241.25

Allowable Fees & Feasibility Totals		
Construction Costs Subtotal :		\$92,241.25
ALLOWABLE FEES		
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 Proje	Mold Test By Consultant	\$650.00
Allowable Fees Total :		\$3,950.00
Contingency Reserve:	10.00 %	\$9,224.13
Grand Total:		\$105,415.38

Borrower's Acceptance: _____

Date: _____

Consultant: _____ David Walls

Date: _____