

Certified Living Inspections™

Residential
Consulting Services

203(k) Specifications of Repairs

Sunday, August 15, 2010



Joe Buyer -

123 Main St - Sample
Atlanta GA 12345

John D. Fendley

Consultant

A0157

Consultant ID



Inspection Requested By:	
Contact Number:	
Mortgage Co / Lender:	Your Mortgage Company
Revision:	A



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Client		Joe Buyer -	Consultant: John D. Fendley	
				Revision: A
				ID: A0157

Rehab Status	Structural Issue(s) - Detected / Suspected * Yes	Health/Safety Issues - Detected Yes
Will Property Meet FHA Minimum Property Standards As-Is	* Structural Engineer Required / Suggested Yes	Major Upgrades Required / Desired Yes
Yes	Is a Standard 203k Recommended for this Project Yes	Complexity of the Overall Project Major
<i>Should the Property Meet FHA Minimum Property Standards with Repairs Completed</i> Yes		

Brief Narrative

This is a single family house located on a corner lot in an existing neighborhood. The house in its current state is not livable. The plans are to completely gut the property and go up with two additional floors. The house will have new HVAC systems, new electrical service and two 200 amp electrical panel boxes. The house will have all new framing, flooring system, windows, doors, bath fixtures, kitchen fixtures, lighting fixtures as well as a mix new finished flooring. There will be a new covered porch that extends the width of the front and wraps around the left side of the building. Except for the foundation & three exterior block walls, the entire house will be replaced.

Building Type	Structure Single Family Home	# of Stories Split Level	# of Units 1
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Garage	Garage No	Status N/A	# of Cars _____	Carport No	Status N/A	Units _____
	Out Buildings No	Type None	None	None	None	

Rooms									Estimated	
Living Rm	1	Foyer	0	Dining Rm	0	Kitchen	1	Walk-in Pantry	0	Square Footage
Bed Rm	2	Full Baths	1	1/2 Baths	0	Laundry Rm	0	Den	0	Basement Included
Office	0	Family Rm	0	Media Rm	0	Sun Rm	0	Other	0	900 SF

Smoke / CO2 Alarms	Smoke Alarms must be located on each floor & in each bedroom								
Smoke Alarms No	Type None	Qty _____	CO2 Detectors No	Type None	Qty _____				

Basement / Crawlspace	Basement No	Finished No	Percent _____
	Crawlspace No	Percent _____	Slab on Grade Yes
			Percent 100

Occupancy	Status Vacant	If Property is Vacant - How Long - Unknown	By Whom - Unknown
	Any Signs Occupant is Moving - N/A	Date N/A	Any Signs in the Yard N/A

Utilities	Status Electricity Off	Source Public	Water Off	Source Public
	Gas Off	Source Public	Sewer N/A	Source Public

Neighborhood	Status Stable	Vacant Houses Close By None Observed	Location 2 Block Radius
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General Condition	Over-all Condition of the Property Poor					
1 Masonry / Foundation Poor	12 Grading / Landscaping Fair	23 Wood Floors / Carpet Poor				
2 Siding / Exterior Trim Poor	13 Windows / Screens Poor	24 Finished Floors Poor				
3 Gutters / Downspouts N/A	14 Weather-stripping N/A	25 Ceramic Tile - Kit-Bath Poor				
4 Roof / Fascia / Soffit Poor	15 Exterior Doors Poor	26 Bath Accessories / Fixtures Poor				
5 Shutters / Awnings N/A	16 Interior Doors Poor	27 Plumbing Poor				
6 Exteriors / Decks / Porches N/A	17 Partition Walls / Framing Fair	28 Electrical Poor				
7 Walks / Patios Poor	18 Plaster / Drywall Poor	29 Heating / Cooling Poor				
8 Driveways / Parking Pads Poor	19 Decorating / Int Painting Poor	30 Insulation Poor				
9 Exterior Paint Poor	20 Wood Trim / Built-Ins Poor	31 Cabinetry / Countertops Poor				
10 Ext. Caulking / Sealing Poor	21 Stairs / Railings N/A	32 Appliances Poor				
11 Fencing N/A	22 Closets / & Accessories Poor	33 Basements / Crawlspace N/A				
	34 Clean-up N/A	35 Miscellaneous Fair				



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Section 1 Masonry / Foundation	Overall Condition	Poor	X	Repairs Needed "See Below"
Masonry Type	N/A	Foundation Type	Cement	
Comments	1 New foundation will require drawings and permits 2 N/A			
		Also Reference Comments Page "28 of 30"		
Complexity of Repairs:	Major	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 01008 Build new block pier w/footer	LS	\$ 5,400.00	1	\$ 5,400.00
Repairs Deemed	Build new bock pier with 12 x 12 x 24 in deep footer. Dig out by hand or machine - top off with 4 inches of concrete or fill blocks during erection				Work Performed By
Required	Location: Rear addition only - all footers to be inspected and approved by local building jusisdiction				Contractor
	<i>Material Grade</i>	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(B)	Code # 01016 New Concrete Slab	LS	\$ 2,500.00	1	\$ 2,500.00
Repairs Deemed	Grade slab area and remove debris. Verify electrical and plumbing, pretreat for termites. Install forms as needed, pour 6" concrete with rebar/WM - give concrete time to dry /cure & cover to protect				Work Performed By
Required	Location: Rear addition only				Contractor
	<i>Material Grade</i>	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By
N/A	Location: -				Contractor
	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By
N/A	Location: -				Contractor
	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By
N/A	Location: -				Contractor
	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By
N/A	Location: -				Contractor
	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By
N/A	Location: -				Contractor
	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By
N/A	Location: -				Contractor
	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals
					7,900.00



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Section 2 Siding / Exterior Trim	Overall Condition	Poor	X	Repairs Needed "See Below"
Siding Type: Block	Trim Type: None			
Comments: 1 Use caution working above ground - monitor OSHA safety requirements, overhead wiring & trees 2 N/A				
Also Reference: N/A				
Complexity of Repairs: Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time	


Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 02003 Install new hardi-plank siding	LS	\$ 12,600.00	1	\$ 12,600.00
Repairs Deemed	Use 8' - 12' wood grain or smooth prefinished hardiboard - use #15 felt paper or rosin coated paper as house wrap - Caulk all seams and joints per MFG specifications Location: Entire house and will include soffits and fascia	Work Performed By Contractor			
Required	Material Grade Special Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -	Work Performed By Contractor			
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 12,600.00

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Section 3 Gutters / Downspouts		Overall Condition	N/A	X	Repairs Needed "See Below"	
Gutter Type	None Installed		Downspout Type	None Installed		
Comments	1 House is on a slab - need to install extensions to help divert water away from the foundation 2 Use caution working above ground - monitor OSHA safety requirements, overhead wiring & trees Also Reference N/A					
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time		
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 03004	New gutters / downspouts - vinyl	LS	\$ 1,800.00	1	\$ 1,800.00
Repairs Deemed	Install seamless 5" K style gutter with hangers located every 24" for support. Will include outside corners and downspouts. Slope will be 1/4 inch for every 25 ft of gutter. Gutter sealant on all connections.				Work Performed By Contractor	
Suggested	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(B)	Code # 03006	Install corrugated extensions	LS	\$ 650.00	1	\$ 650.00
Repairs Deemed	Install extensions to bottom of downspouts to divert water away from foundation and around obstacles for proper drainage - extend min of 3 ft from building				Work Performed By Contractor	
Required	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 2,450.00

Section 4 Roof / Fascia / Soffit		Overall Condition	Poor	X	Repairs Needed "See Below"	
Roof Type			Roof Design			
Comments	1 Use caution working above ground - monitor OSHA safety requirements, overhead wiring & trees 2 N/A Also Reference N/A					
Complexity of Repairs:	Major	Always Monitor for Change	X	No Further Evaluation Suggested at This Time		
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 04015	Install new sheathing	LS	\$ 2,500.00	1	\$ 2,500.00
Repairs Deemed	Install new 5/8" OSB sheathing to the roof system. Insure joints are staggered and proper spacing in maintained between the joints per local code				Work Performed By Contractor	
Required	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(B)	Code # 04002	New roof - 20 yr asphalt 3 tab shingle	LS	\$ 5,600.00	1	\$ 5,600.00
Repairs Deemed	Completely remove all roofing material down to the sheathing. Install 15 lb felt paper, drip edge, and 20 yr FG shingles. Will include new boots on all pipes and flashing on chimneys and porch roofs				Work Performed By Contractor	
Required	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(C)	Code # 04015	Install new sheathing	LS	\$ 500.00	1	\$ 500.00
Repairs Deemed	Install new 5/8" OSB sheathing to the roof system. Insure joints are staggered and proper spacing in maintained between the joints per local code				Work Performed By Contractor	
Desired	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(D)	Code # 04002	New roof - 20 yr asphalt 3 tab shingle	LS	\$ 1,100.00	1	\$ 1,100.00
Repairs Deemed	Completely remove all roofing material down to the sheathing. Install 15 lb felt paper, drip edge, and 20 yr FG shingles. Will include new boots on all pipes and flashing on chimneys and porch roofs				Work Performed By Contractor	
Desired	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 9,700.00

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Section 5 Shutters / Awnings		Overall Condition		N/A	X	No Repairs Suggested at This Time	
Shutter Type	None Installed	Awning Type	None Installed				
Comments	1 No Comments at This Time 2 N/A						
		Also Reference		N/A			
Complexity of Repairs:	N/A	Always Monitor for Change	X	No Further Evaluation Suggested at This Time			
Status Code	Description of Work			Unit	Cost	Quantity	Total
(A)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(B)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***						Section Totals	\$ 0.00

Section 6 Exteriors / Decks / Porches		Overall Condition		N/A	X	Repairs Needed "See Below"	
Porch Type	N/A		Deck Type	N/A			
Comments	1 All footers to be inspected and approved by local building jurisdiction 2 N/A						
		Also Reference		N/A			
Complexity of Repairs:	Major	Always Monitor for Change	X	No Further Evaluation Suggested at This Time			
Status Code	Description of Work			Unit	Cost	Quantity	Total
(A)	Code #	01008	Build new block pier w/footer	LS	\$ 2,600.00	1	\$ 2,600.00
Repairs Deemed	Build new block pier with 12 x 12 x 24 in deep footer. Dig out by hand or machine - top off with 4 inches of concrete or fill blocks during erection						Work Performed By Contractor
Desired	Location:	Porch - all footers to be inspected and approved by local building jurisdiction					Contractor
N/A	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(B)	Code #	06018	New concrete porch / deck pad	LS	\$ 1,800.00	1	\$ 1,800.00
Repairs Deemed	Grade pad area and remove all debris - Install forms to outline pad - pour concrete 4" thick - make sure pad has proper slope to drain excess water - give concrete proper time to dry						Work Performed By Contractor
Desired	Location:	Porch					Contractor
N/A	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(C)	Code #	06001	Repair deck/porch railing	LS	\$ 1,700.00	1	\$ 1,700.00
Repairs Deemed	Remove damaged railing and balusters - new material should be not less than 36" in height and 34" in height on stairs - space pickets 4" apart - Nail and secure all railing to flooring and posts						Work Performed By Contractor
Required	Location:	Porch					Contractor
N/A	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(D)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Location:						Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***						Section Totals	\$ 6,100.00




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Section 7 Walks / Patios		Overall Condition	Poor	X	Repairs Needed "See Below"	
Sidewalk Type	Concrete	Patio Type	N/A			
Comments	1 No comments at this time 2 N/A					
		Also Reference	N/A			
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time		
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 07001	Demo sidewalk	LS	\$ 250.00	1	\$ 250.00
Repairs Deemed	Demo existing sidewalk - remove material to dumpster					Work Performed By Contractor
Required	Location: Front of house to city sidewalk					
	Material Grade	Builder	Labor Allowance \$	0.00	Material Allowance \$	0.00 Per
(B)	Code # 07004	Install walkway - cement	LS	\$ 775.00	1	\$ 775.00
Repairs Deemed	Grade existing walkway and pour new concrete walkway. Will include forming, gravel base as needed, wire mesh, and expansion joints per code & removing existing walkway					Work Performed By Contractor
Required	Location: Front of house to city sidewalk					
	Material Grade	Special	Labor Allowance \$	0.00	Material Allowance \$	0.00 Per
(C)	Code # -	N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A					Work Performed By Contractor
N/A	Location: -					
	Material Grade	N/A	Labor Allowance \$	0.00	Material Allowance \$	0.00 Per
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 1,025.00

Section 8 Driveways / Parking Pads		Overall Condition	Poor	X	Repairs Needed "See Below"	
Driveway Type	Asphalt	Pad Type	N/A			
Comments	1 No comments at this time 2 N/A					
		Also Reference	N/A			
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time		
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 08001	Demo driveway	LS	\$ 450.00	1	\$ 450.00
Repairs Deemed	Demo existing driveway - remove material to dumpster					Work Performed By Contractor
Required	Location: Rear of house					
	Material Grade	Builder	Labor Allowance \$	0.00	Material Allowance \$	0.00 Per
(B)	Code # 08003	New concrete driveway	LS	\$ 1,200.00	1	\$ 1,200.00
Repairs Deemed	Grade driveway area and remove all debris - Install forms to outline driveway - pour concrete 4" thick - make sure driveway has proper slope to drain excess water - give concrete proper time to dry					Work Performed By Contractor
Desired	Location: Rear of house - pad to be 22' wide by 24' deep - insure all dirt in compressed per code					
	Material Grade	Special	Labor Allowance \$	0.00	Material Allowance \$	0.00 Per
(C)	Code # 08003	New concrete driveway	LS	\$ 2,400.00	1	\$ 2,400.00
Repairs Deemed	Grade driveway area and remove all debris - Install forms to outline driveway - pour concrete 4" thick - make sure driveway has proper slope to drain excess water - give concrete proper time to dry					Work Performed By Contractor
Desired	Location: Rear of the house per plans - approx 15' wide 30' deep					
	Material Grade	Builder	Labor Allowance \$	0.00	Material Allowance \$	0.00 Per
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 4,050.00

	203(k) Specifications of Repairs				8/15/2010	
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	123 Main St - Sample		Atlanta	GA	12345	Revision: A
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Section 9 Exterior Paint		Overall Condition		Poor	X	Repairs Needed "See Below"	
Paint Type	N/A	Paint Type	N/A				
Comments	1 All overspray to be removed, all windows and doors to be opened two hours after application of primer & paint 2 N/A						
Complexity of Repairs: Moderate		Always Monitor for Change X		No Further Evaluation Suggested at This Time			
Also Reference		N/A					
Status Code	Description of Work			Unit	Cost	Quantity	Total
(A)	Code # 09002	Prime all exterior surfaces		LS	\$ 1,900.00	1	\$ 1,900.00
Repairs Deemed	Prime all exterior surfaces. One coat all - one color each for the siding, foundation, trim & railings.						Work Performed By Contractor
Required	<i>Material Grade</i>	Special	Labor Allowance \$ 0.00	Material Allowance	\$ 450.00	Per	This Line Item
(B)	Code # 09003	Paint all exterior surfaces		LS	\$ 6,500.00	1	\$ 6,500.00
Repairs Deemed	Paint all exterior surfaces. One coat all - one color each for the siding, foundation, trim & railings. Will also include painting the porch floors, steps and railings.						Work Performed By Contractor
Required	<i>Material Grade</i>	Special	Labor Allowance \$ 0.00	Material Allowance	\$ 800.00	Per	This Line Item
(C)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance	\$ 0.00	Per	
(D)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance	\$ 0.00	Per	
*** All Pricing Includes Labor & Material ***						Section Totals	\$ 8,400.00

Section 10 Ext. Caulking / Sealing		Overall Condition		Poor	X	Repairs Needed "See Below"	
Caulking Type	N/A	Sealing Type	N/A				
Comments	1 All exterior caulking to be approved for exterior use - high quality caulk only 2 N/A						
Complexity of Repairs: Moderate		Always Monitor for Change X		No Further Evaluation Suggested at This Time			
Also Reference		N/A					
Status Code	Description of Work			Unit	Cost	Quantity	Total
(A)	Code # 10001	Caulk Windows, Doors & Trim		LS	\$ 650.00	1	\$ 650.00
Repairs Deemed	Caulk all windows, doors and trim and seal all gaps about the exterior - use approved exterior caulk						Work Performed By Contractor
Required	<i>Material Grade</i>	Builder	Labor Allowance \$ 0.00	Material Allowance	\$ 100.00	Per	This Line Item
(B)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance	\$ 0.00	Per	
*** All Pricing Includes Labor & Material ***						Section Totals	\$ 650.00



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Section 11 Fencing		Overall Condition	N/A	X	Repairs Needed "See Below"	
Fence Type	N/A	Gate Type	N/A			
Comments	1 Site survey is required prior to installing fence 2 Install per local jurisdiction & HOA - verify finish material to face neighboring properties					
		Also Reference	N/A			
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time		
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 11007	Install new fence 6' PT wood	LF	\$ 26.00	156	\$ 4,056.00
Repairs Deemed	Install new 6' wood plank fence - use 4" x4" PT post installed in cement footers - planks are 6" x 3/8" PT along the property line or as indicated by the owner - Will include at least one gate that is lockable					
Desired	Material Grade	Special	Labor Allowance \$ 12.00	Material Allowance \$ 14.00	Per	Linier Foot
(B)	Code # 11008	Install new fence 6' PT wood - gate	LF	\$ 30.00	8	\$ 240.00
Repairs Deemed	Install new 6' wood plank fence gate - secure to 4" x4" PT post installed in cement footers - planks are 6" x 3/8" PT secured to 2" x 4" PT frame - gate to be lockable from inside the yard.					
Desired	Material Grade	Special	Labor Allowance \$ 12.00	Material Allowance \$ 18.00	Per	Linier Foot
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 4,296.00

Section 12 Grading / Landscaping		Overall Condition	Fair	X	Repairs Needed "See Below"	
Terrain Type	Flat	Sloped	Landscaping Type	Basic		
Comments	1 Check will local juristicition - this may require a permit 2 N/A					
		Also Reference	N/A			
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time		
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 12006	Regrade for water control	LS	\$ 800.00	1	\$ 800.00
Repairs Deemed	Regrade surface of yard to divert water away from house - water should drain away from all building structures and there should be no standing puddles					
Required	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(B)	Code # 12005	Install new shrubs / trees	LS	\$ 1,500.00	1	\$ 1,500.00
Repairs Deemed	Install new shrubs / trees - dig hole, plant tree / shrub, and fill with fill dirt - stake to secure tree / shub until it takes root - water					
Desired	Material Grade	Special	Labor Allowance \$ 0.00	Material Allowance \$ 1,200.00	Per	This Line Item
(C)	Code # -	N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A					
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(D)	Code # -	N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A					
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 2,300.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 13 Windows / Screens		Overall Condition		Poor	X	Repairs Needed "See Below"	
Window Type	Wood	Screen Type	N/A				
Comments	1 Insure house wrap is applied on all rough window openings 2 Use caution working above ground - monitor OSHA safety requirements, overhead wiring & trees Also Reference N/A						
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time			
Status Code	Description of Work	Unit	Cost	Quantity	Total		
(A)	Code # 13005 Install New Vinyl Replacement Window	EA	\$ 600.00	18	\$ 10,800.00		
Repairs Deemed	Remove windows and install new vinyl replacement style with Low-E reflective glass and v-grill between glass - will include exterior molding (as needed)						Work Performed By Contractor
Required	Location: All window opening						
	Material Grade	Builder	Labor Allowance \$ 150.00	Material Allowance \$ 450.00	Per	Fixture	
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Location: -						
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Location: -						
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Location: -						
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 10,800.00	

Section 14 Weather-stripping		Overall Condition		N/A	X	No Repairs Suggested at This Time	
Weather-stripping Type	N/A	Type	N/A				
Comments	1 Insure all factory weather-strips are installed on all exterior doors & attic hatchways 2 N/A Also Reference N/A						
Complexity of Repairs:	N/A	Always Monitor for Change	X	No Further Evaluation Suggested at This Time			
Status Code	Description of Work	Unit	Cost	Quantity	Total		
(A)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Location: -						
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Location: -						
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 0.00	



203(k) Specifications of Repairs

8/15/2010

Your Mortgage Company

123 Main St - Sample Atlanta GA 12345

Inspection Date

Revision: **A**

Client: Joe Buyer - Consultant: John D. Fendley ID: A0157

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Section 15 Exterior Doors	Overall Condition	Poor	X	Repairs Needed "See Below"
Door Type	Wood	Storm Door Type	N/A	
Comments	1 Insure all factory weather-strips are installed on all exterior doors & attic hatchways 2 N/A			
		Also Reference	N/A	
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 15001 Replace exterior door lock(s)	EA	\$ 100.00	2	\$ 200.00
Repairs Deemed	Replace all lock sets and deadbolts - key all the same.				Work Performed By Contractor
Required	Location: Front & rear doors				
	Material Grade Special Labor Allowance \$ 15.00 Material Allowance \$ 85.00 Per Fixture				
(B)	Code # 15002 Replace exterior door	EA	\$ 750.00	2	\$ 1,500.00
Repairs Deemed	Install new steel insulated door - half lite on door - will include casing, deadbolt and handset openings. Insure door is plum and opens/closes as intended - install per MFG instructions				Work Performed By Contractor
Required	Location: Front & rear doors				
	Material Grade Builder Labor Allowance \$ 100.00 Material Allowance \$ 650.00 Per Fixture				
(C)	Code # 15004 Replace exterior storm / screen door	EA	\$ 450.00	2	\$ 900.00
Repairs Deemed	Install new storm / screen door - will include lockset - door to be installed on the outside of exterior door and insure dor is plum open and close properly - will include one Pneumatic door closer (Residential grade)				Work Performed By Contractor
Desired	Location: Front & rear doors				
	Material Grade Special Labor Allowance \$ 100.00 Material Allowance \$ 350.00 Per Fixture				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 2,600.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 16 Interior Doors	Overall Condition	Poor	X	Repairs Needed "See Below"
Door Type	Solid-Core	Style Type	Panel	
Comments	1 Insure all doors open & close as intended 2 N/A			
	Also Reference N/A			
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 16005 Replace interior door - casing included	EA	\$ 210.00	12	\$ 2,520.00
Repairs Deemed	Install new 6 panel style - hollow core - will include new casings, new hand sets - insure doors open and close completely				Work Performed By Contractor
Required	Location: All room entries and closets				
	Material Grade	Builder	Labor Allowance \$ 75.00	Material Allowance \$ 135.00	Per
(B)	Code # 16003 Install interior lockset	EA	\$ 50.00	12	\$ 600.00
Repairs Deemed	Install locksets on interior doors. Bedroom entry to be lockable from the inside of room, insure door s open and close as intended. Match to existing hardware used in the house.				Work Performed By Contractor
Required	Location: All room entries and closets				
	Material Grade	Builder	Labor Allowance \$ 15.00	Material Allowance \$ 35.00	Per
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals \$ 3,120.00



203(k) Specifications of Repairs

8/15/2010

Your Mortgage Company

123 Main St - Sample Atlanta GA 12345

Inspection Date

Revision: **A**

Client: Joe Buyer - Consultant: John D. Fendley ID: A0157

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Section 17 Partition Walls / Framing	Overall Condition	Fair	X	Repairs Needed "See Below"
Framing Type	Basic	Framing Type	N/A	
Comments	1 Frame per local building codes, framing inspections by local jurisdictions required 2 Reference drawings on site prior to start of all framing Also Reference Comments Page "28 of 30"			
Complexity of Repairs:	Major	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 17002 Frame interior/exterior wall 2x4	LS	\$ 22,000.00	1	\$ 22,000.00
Repairs Deemed	Install new interior wall - 2 x 4 basic construction with headers over doorways & windows - frame per drawings - get final approval from client prior to framing Location: All interior walls as noted in the plans				Work Performed By Contractor
Desired	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(B)	Code # 17003 Frame interior/exterior wall 2x6	LS	\$ 16,500.00	1	\$ 16,500.00
Repairs Deemed	Install new interior wall - 2 x 6 basic construction with headers over doorways & windows - frame per drawings - get final approval from client prior to framing Location: All exterior walls as noted in the plans				Work Performed By Contractor
Desired	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(C)	Code # 17015 Frame rafter roof	LS	\$ 6,800.00	1	\$ 6,800.00
Repairs Deemed	Frame new rafter roof - use lumber size and span per code specifications - Secure rafters to ceiling joists and top wall plate - rafters to be framed to ridge board or together with gusset plate Location: Main house				Work Performed By Contractor
Desired	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(D)	Code # 17015 Frame rafter roof	LS	\$ 1,500.00	1	\$ 1,500.00
Repairs Deemed	Frame new rafter roof - use lumber size and span per code specifications - Secure rafters to ceiling joists and top wall plate - rafters to be framed to ridge board or together with gusset plate Location: Porch				Work Performed By Contractor
Desired	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals \$ 46,800.00




203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 18 Plaster / Drywall	Overall Condition	Poor	X	Repairs Needed "See Below"
Drywall Type	Basic	Drywall Type	N/A	
Comments	1 All sheetrock will be 1/2' unless specified otherwise 2 N/A			
Complexity of Repairs:	N/A	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 18005 Install new drywall / green board	LS	\$ 7,500.00	1	\$ 7,500.00
Repairs Deemed	Install new green board for damp / wet locations. Will include outside corner bead, tape, mud and sand. Bring new drywall finish to a paint ready condition.				Work Performed By Contractor
Required	Location: Entire house - all walls and ceilings				
	Material Grade Builder Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 7,500.00

	203(k) Specifications of Repairs				8/15/2010	
	Your Mortgage Company				Inspection Date	
	123 Main St - Sample		Atlanta	GA	12345	Revision: A
	Client	Joe Buyer -	Consultant:	John D. Fendley	ID :	A0157

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Section 19 Decorating / Int Painting		Overall Condition		Poor	X	Repairs Needed "See Below"	
Finish Type	Paint	Finish Type	N/A				
Comments	1 Use high quality sherwin williams products only 2 N/A						
Complexity of Repairs: Moderate		Always Monitor for Change		X	No Further Evaluation Suggested at This Time		
Also Reference		N/A					
Status Code	Description of Work			Unit	Cost	Quantity	Total
(A)	Code # 19002	Prime all interior surfaces		LS	\$ 2,400.00	1	\$ 2,400.00
Repairs Deemed	Prime all interior surfaces. One coat & one color for the ceilings, walls, trim & doors. Will include making minor repairs to the walls and ceilings prior to painting. All new drywall to be primed prior to painting.						Work Performed By Contractor
Required	<i>Material Grade</i>	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 400.00	Per This Line Item		
(B)	Code # 19003	Paint all interior surfaces		LS	\$ 4,800.00	1	\$ 4,800.00
Repairs Deemed	Paint all interior surfaces. One coat & one color for the ceilings, walls, trim & doors. Will include making minor repairs to the walls and ceilings prior to painting. All new drywall to be primed prior to painting.						Work Performed By Contractor
Required	<i>Material Grade</i>	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 800.00	Per This Line Item		
(C)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(D)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***						Section Totals	\$ 7,200.00

Section 20 Wood Trim / Built-Ins		Overall Condition		Poor	X	Repairs Needed "See Below"	
Trim Type	Basic	Built-ins	N/A				
Comments	1 No comments at this time 2 N/A						
Complexity of Repairs: Moderate		Always Monitor for Change		X	No Further Evaluation Suggested at This Time		
Also Reference		N/A					
Status Code	Description of Work			Unit	Cost	Quantity	Total
(A)	Code # 20010	Install basic molding package		LS	\$ 6,800.00	1	\$ 6,800.00
Repairs Deemed	Install 3" crown in living, dining & mst bdrm. 6" base in all areas. Windows and doors will have 21/4" colonial. Fill all nail holes, caulk all seams and make paint ready						Work Performed By Contractor
Required	<i>Material Grade</i>	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 4,000.00	Per This Line Item		
(B)	Code # -	N/A		LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A						Work Performed By Contractor
N/A	<i>Material Grade</i>	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***						Section Totals	\$ 6,800.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 21 Stairs / Railings		Overall Condition N/A		X Repairs Needed "See Below"		
Stair Type	N/A	Railing Type	N/A			
Comments	1 No comments at this time 2 N/A					
Complexity of Repairs: Major		Always Monitor for Change X		No Further Evaluation Suggested at This Time		
Also Reference		N/A				
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 21001	Install new staircase - complete	EA	\$ 1,800.00	2	\$ 3,600.00
Repairs Deemed	Install new staircase - max riser height 7 3/4" , tread depth min 10" , nosing 3/4"-1 1/4" , landing at top and bottom of staircase - to have handrails 34"-38" high and spindles on all open sided 4" apart					Work Performed By Contractor
Required	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(B)	Code # -	N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A					Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
(C)	Code # -	N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A					Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
*** All Pricing Includes Labor & Material ***				Section Totals		\$ 3,600.00

Section 22 Closets / & Accessories		Overall Condition Poor		X Repairs Needed "See Below"		
Shelving Type	N/A	Closets	N/A			
Comments	1 Insure all sharp, protruding ends are covered as need to protect users from potential injury 2 N/A					
Complexity of Repairs: Moderate		Always Monitor for Change X		No Further Evaluation Suggested at This Time		
Also Reference		N/A				
Status Code	Description of Work		Unit	Cost	Quantity	Total
(A)	Code # 22004	Install closet organizer - wood	LS	\$ 1,200.00	1	\$ 1,200.00
Repairs Deemed	Install new closet organizer - basic design wood - client to have final approve prior to installation					Work Performed By Contractor
Desired	Material Grade	Special	Labor Allowance \$ 350.00	Material Allowance \$ 900.00	Per	This Line Item
(B)	Code # 22002	Install metal shelving	LS	\$ 750.00	1	\$ 750.00
Repairs Deemed	Install new wire shelving in closet(s) - basic design.					Work Performed By Contractor
Desired	Material Grade	Builder	Labor Allowance \$ 300.00	Material Allowance \$ 350.00	Per	This Line Item
(C)	Code # -	N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A					Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	
*** All Pricing Includes Labor & Material ***				Section Totals		\$ 1,950.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 23 Wood Floors / Carpet	Overall Condition	Poor	X	Repairs Needed "See Below"
Wood Floor Type	N/A	Carpet Type	Basic	
Comments	1 Stairways - will have runners wil at least 6' clearance on either side			
	2 N/A			
	Also Reference		N/A	
Complexity of Repairs:	Moderate	<i>Always Monitor for Change</i>	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 23003 Replace carpet and pad - custom	LS	\$ 4,200.00	1	\$ 4,200.00
Repairs Deemed	Install new carpet and pad - Includes removing existing carpet and pad - install new 6 LB pad and builder grade carpet - client to approve style and color prior to install				Work Performed By Contractor
Required	<i>Material Grade</i> Custom Labor Allowance \$ 0.00 Material Allowance \$ 22.00 Per Square Yard				
(B)	Code # 23004 Hardwood flooring - oak	LS	\$ 8,000.00	1	\$ 8,000.00
Repairs Deemed	Install new oak T & G - 25/32" x 2-1/4" - # 1 common stock - lightly sand, poly stain one coat - apply 2 coats of poly min and seal per MFG requirements - client to approval all material prior to install or application				Work Performed By Contractor
Desired	<i>Material Grade</i> Custom Labor Allowance \$ 0.00 Material Allowance \$ 5.75 Per Square Foot				
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 12,200.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	
				ID : A0157

* LS = Lump Sum EA = Each SQ = Square SF = Square Foot LF = Liner Foot SY = Square Yard GA = Gallon Fx = Fixture *

Section 24 Finished Floors	<u>Overall Condition</u>	Poor	X	Repairs Needed "See Below"
Tile Floor Type	Basic	Other	N/A	
Comments	1 No comments at this time 2 N/A			
		Also Reference	N/A	
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00			Per	
*** All Pricing Includes Labor & Material ***					Section Totals \$ 0.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 25 Ceramic Tile - Kit-Bath	Overall Condition	Poor	X	Repairs Needed "See Below"
Tile Type	N/A	Tile Type	N/A	
Comments	1 All spacing in tiles to be 3/8 " 2 N/A			
		Also Reference	N/A	
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 25002 Install new ceramic tile - basic	LS	\$ 1,800.00	1	\$ 1,800.00
Repairs Deemed	Remove existing tile or flooring. Install new backer board and basic 12' x 12' ceramic tile - apply thin set & spacers - once set clean let dry - apply grout & seal Location: Kitchen, panty and laundry room floors				Work Performed By Contractor
Desired	<i>Material Grade</i> Custom Labor Allowance \$ 0.00 Material Allowance \$ 2.25 Per Square Foot				
(B)	Code # 25002 Install new ceramic tile - basic	LS	\$ 3,500.00	1	\$ 3,500.00
Repairs Deemed	Remove existing tile or flooring. Install new backer board and basic 12' x 12' ceramic tile - apply thin set & spacers - once set clean let dry - apply grout & seal Location: All bathrooms & linin closets except master bath				Work Performed By Contractor
Desired	<i>Material Grade</i> Custom Labor Allowance \$ 0.00 Material Allowance \$ 2.25 Per				
(C)	Code # 25003 Install new travertine tile - custom	LS	\$ 3,000.00	1	\$ 3,000.00
Repairs Deemed	Remove existing tile or flooring. Install new backer board and basic 12' x 12' travertine tile - apply thin set & spacers - once set clean let dry - apply grout & seal Location: Master bath and linin closit				Work Performed By Contractor
Desired	<i>Material Grade</i> Custom Labor Allowance \$ 0.00 Material Allowance \$ 4.50 Per Square Foot				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 8,300.00



203(k) Specifications of Repairs

8/15/2010

Your Mortgage Company

123 Main St - Sample Atlanta GA 12345

Inspection Date

Revision: **A**

Client: Joe Buyer - Consultant: John D. Fendley ID: A0157

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Section 26 Bath Accessories / Fixtures	Overall Condition	Poor	X	Repairs Needed "See Below"
Fixture Type: Basic	Accessorie Type: Basic			
Comments: 1 Client will choose finished products - see allowances provided 2 N/A				
Also Reference: N/A				
Complexity of Repairs: Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time	

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 26001 Install new toilet	FX	\$ 475.00	4	\$ 1,900.00
Repairs Deemed	Install new 2 piece toilet in bathroom - basic porcelain /ceramic type - white - will include new seal, rings and flange				Work Performed By Contractor
Required	Location: All bathrooms				
	Material Grade: Builder	Labor Allowance \$ 175.00	Material Allowance \$ 300.00	Per	Fixture
(B)	Code # 26004 Install new bath vanity and countertop	FX	\$ 550.00	3	\$ 1,650.00
Repairs Deemed	Install new vanity and secure to wall studs - install door/drawers & hardware - attach new cultured countertop with bowl & glue back & side wall backsplashto wall & vanity & caulk seams				Work Performed By Contractor
Required	Location: All baths except master bath - will be 36" vanities double door with two side drawers				
	Material Grade: Builder	Labor Allowance \$ 150.00	Material Allowance \$ 400.00	Per	Fixture
(C)	Code # 26004 Install new bath vanity and countertop	FX	\$ 650.00	2	\$ 1,300.00
Repairs Deemed	Install new vanity and secure to wall studs - install door/drawers & hardware - attach new cultured countertop with bowl & glue back & side wall backsplashto wall & vanity & caulk seams				Work Performed By Contractor
Required	Location: Master bathroom will have two per design				
	Material Grade: Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	Fixture
(D)	Code # 26003 Install new bath sink & faucet	FX	\$ 85.00	2	\$ 170.00
Repairs Deemed	Install new sink and faucet - install shut-off valve for both supply lines under the sink.				Work Performed By Contractor
Required	Location: All bathroom vanities except master bathroom				
	Material Grade: Builder	Labor Allowance \$ 25.00	Material Allowance \$ 60.00	Per	Fixture
(E)	Code # 26003 Install new bath sink & faucet	FX	\$ 150.00	2	\$ 300.00
Repairs Deemed	Install new sink and faucet - install shut-off valve for both supply lines under the sink.				Work Performed By Contractor
Required	Location: Master bath				
	Material Grade: Custom	Labor Allowance \$ 25.00	Material Allowance \$ 125.00	Per	Fixture
(F)	Code # 26007 Install new fiberglass tub with surround	FX	\$ 750.00	2	\$ 1,500.00
Repairs Deemed	Install new fiberglass tub and surround unit single mold unit. Insure unit is set level and is secure - verify all plumbing connections prior to closing up walls/cielings				Work Performed By Contractor
Required	Location: Both full baths				
	Material Grade: Custom	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per	Fixture
(G)	Code # 26009 Install new jetted tub	LS	\$ 3,000.00	1	\$ 3,000.00
Repairs Deemed	Install new jetted tub - connect all plumbing according per MFG specs - allow proper access to pump motor and wire with GFCI protection				Work Performed By Contractor
Required	Location: Master bath				
	Material Grade: Custom	Labor Allowance \$ 500.00	Material Allowance \$ 2,500.00	Per	Fixture
(H)	Code # 26013 Intsall new fiberglass shower	LS	\$ 900.00	1	\$ 900.00
Repairs Deemed	Install new single piece 4' x 4' fiberglass shower unit will include shower door clear glass crowsn finish trim - style to be approved by client				Work Performed By Contractor
Desired	Location: Master bath				
	Material Grade: Special	Labor Allowance \$ 150.00	Material Allowance \$ 750.00	Per	Fixture
*** All Pricing Includes Labor & Material ***					Section Totals \$ 10,720.00




203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 27 Plumbing	Overall Condition	Poor	X	Repairs Needed "See Below"
Supply Lines Type	Galvanized	Waste Lines Type	Other	
Comments	1 Client will choose finished products - see allowances provided			
	2 N/A			
		Also Reference	Comments Page "28 of 30"	
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time


Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 27003 New plumbing - CPVC - Per Story	EA	\$ 2,200.00	3	\$ 6,600.00
Repairs Deemed	Remove existing supply lines. Install CPVC pipes to all baths, kitchen, laundry and other areas as needed. Will include new gray box for laundry, shut-off valves for all sinks, toilets & spickets	Work Performed By Contractor			
Required	Location: Entire house - per drawings				
	Material Grade Builder Labor Allowance \$ 1,400.00	Material Allowance \$ 800.00	Per	Story	
(B)	Code # 27002 New hot water heater - 40 gal	FX	\$ 850.00	2	\$ 1,700.00
Repairs Deemed	Install new gas or electric 40 (gal - min) water heater. Will include expansion tank, new PRV and discharge line to exterior (if placing in the house)	Work Performed By Contractor			
Required	Location: Both located in the utility closet - note: one may move to the 3rd floor				
	Material Grade Builder Labor Allowance \$ 200.00	Material Allowance \$ 650.00	Per	Fixture	
(C)	Code # 27014 Install shower valves	FX	\$ 750.00	3	\$ 2,250.00
Repairs Deemed	Install single handle shower valves in bathrooms with tub/shower units or stand alone showers. Will include all handles and knobs to create a finished look	Work Performed By Contractor			
Required	Location: All bath shower areas				
	Material Grade Special Labor Allowance \$ 200.00	Material Allowance \$ 550.00	Per	Fixture	
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A	Work Performed By Contractor			
Required	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A	Work Performed By Contractor			
Required	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A	Work Performed By Contractor			
Required	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A	Work Performed By Contractor			
Required	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A	Work Performed By Contractor			
Required	Location: -				
	Material Grade N/A Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***					Section Totals \$ 10,550.00

	203(k) Specifications of Repairs				8/15/2010	
	Your Mortgage Company				Inspection Date	
	123 Main St - Sample		Atlanta	GA	12345	Revision: A
	Client	Joe Buyer -	Consultant:	John D. Fendley	ID :	A0157

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Section 28 Electrical	Overall Condition	Poor	X	Repairs Needed "See Below"
Supply From Street	Overhead	Box Type	Breakers	
Comments	1 Client will choose finished products - see allowances provided			
	2 N/A			
Complexity of Repairs:		Major	X	Always Monitor for Change
		No Further Evaluation Suggested at This Time		

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 28003 Rewire house	EA	\$ 3,500.00	2	\$ 7,000.00
Repairs Deemed	Replace all existing wiring, outlets, switches, cover plates, breaker box, will include new exterior disconnect weather head and upgraded supply to the pole Location: Entire house - will include two 200 amp service breaker panels				Work Performed By Contractor
Required	<i>Material Grade</i> Builder Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(B)	Code # 28012 Install all interior / exterior lights	FX	\$ 110.00	24	\$ 2,640.00
Repairs Deemed	Install new light package - light fan combo units in each bedroom, bar lights in the bathroom, 4 foot x4 bulb florescent in the kitchen - single globes all other locations - Location: Entire interior & exterior of house				Work Performed By Contractor
Required	<i>Material Grade</i> Builder Labor Allowance \$ 35.00 Material Allowance \$ 75.00 Per Fixture				
(C)	Code # 28015 Install hard wired smoke/CO2 detector	FX	\$ 145.00	8	\$ 1,160.00
Repairs Deemed	Install hardwired smoke/CO2 detectors in each sleeping area and also outside sleeping areas in the immediate vicinity of the bedrooms - wire per local code Location: All sleeping areas, hallways & utility rooms				Work Performed By Contractor
Required	<i>Material Grade</i> Special Labor Allowance \$ 20.00 Material Allowance \$ 125.00 Per Fixture				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A Location: -				Work Performed By Contractor
N/A	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 10,800.00

	203(k) Specifications of Repairs				8/15/2010	
	Your Mortgage Company				Inspection Date	
	123 Main St - Sample		Atlanta	GA	12345	Revision: A
	Client	Joe Buyer -	Consultant:	John D. Fendley	ID :	A0157

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Section 29 Heating / Cooling	Overall Condition	Poor	X	Repairs Needed "See Below"
Heating Type	Gas	A/C Type	None	
Comments	1 HVAC systems are to be high efficiency units with seer rating of 16 seer min 2 N/A			
Complexity of Repairs:		Major	Always Monitor for Change	X No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 29005 Replace ductwork	EA	\$ 700.00	2	\$ 1,400.00
Repairs Deemed	Install new supply and return ducts throughout the house - install insulated flex duct sized per code and or application.				Work Performed By Contractor
Required	Location: Entire house - will include all supply & return vent covers				
	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(B)	Code # 29002 Install New HVAC System	EA	\$ 7,500.00	2	\$ 15,000.00
Repairs Deemed	Install new HVAC system - will include new furnace, a/c coil, exterior compressor and thermostat. System should meet new seer rating for new installs.				Work Performed By Contractor
Required	Location: Place where indicated on plans				
	Material Grade	Special	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
Required	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals \$ 16,400.00

Section 30 Insulation	Overall Condition	Poor	X	Repairs Needed "See Below"
Attic - Crawl Basement Type	Batt	Wall Type	None	
Comments	1 Insure all corners and small gaps by all windows & doors are sealed 2 _____			
Complexity of Repairs:		Moderate	Always Monitor for Change	X No Further Evaluation Suggested at This Time

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 30001 Insulate attic - blown in R-30	LS	\$ 1,500.00	1	\$ 1,500.00
Repairs Deemed	Blow new R-30 insulation in unfinished attic space - each bag should cover 65 square feet at 10 inch depth and meet all code specifications				Work Performed By Contractor
Required	Location: All attic and knee wall areas				
	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(B)	Code # 30003 Insulate exterior wall - batt - R-19	LS	\$ 2,200.00	1	\$ 2,200.00
Repairs Deemed	Install R-19 batts in all exterior walls - install batts into all exterior stud cavities - batt should extend the full length of the wall from bottom to top sill plates				Work Performed By Contractor
Required	Location: All exterior walls				
	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals \$ 3,700.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 31	Cabinetry / Countertops	Overall Condition	Poor	X	Repairs Needed "See Below"
Cabinet Type	N/A	Countertop Type	N/A		
Comments	1 Client will choose finished products - see allowances provided 2 N/A				
		Also Reference	N/A		
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time	

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 31011 Replace base & wall cabinets	LF	\$ 285.00	24	\$ 6,840.00
Repairs Deemed	Remove existing wall and base units - install new wall and base cabinets to match existing layout. Will include any assemble, installation plus door & drawer hardware				Work Performed By Contractor
Required	Material Grade	Builder	Labor Allowance \$ 35.00	Material Allowance \$ 250.00	Per
(B)	Code # 31006 Replace countertops - granite	SF	\$ 85.00	36	\$ 3,060.00
Repairs Deemed	Install new granite countertops - client to choose style & color within allowance - will include a 4" backsplash min				Work Performed By Contractor
Required	Material Grade	Special	Labor Allowance \$ 30.00	Material Allowance \$ 55.00	Per Square Foot
(C)	Code # 31008 Install new kitchen sink & faucet	LS	\$ 900.00	1	\$ 900.00
Repairs Deemed	Install new steel kitchen sink - top mount - will include applying putty or caulk per MFG instructions - set new faucet per MFG instructions connect supply & waste lines check for leaks repair as needed				Work Performed By Contractor
Required	Material Grade	Custom	Labor Allowance \$ 0.00	Material Allowance \$ 750.00	Per This Line Item
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals \$ 10,800.00




203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

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Section 32 Appliances	Overall Condition	Poor	X	Repairs Needed "See Below"
Appliance Type	Basic	Appliance Type	N/A	
Comments	1 Client will choose finished products - see allowances provided			
	2 N/A			
		Also Reference	N/A	
Complexity of Repairs:	Moderate	<i>Always Monitor for Change</i>	X	No Further Evaluation Suggested at This Time


Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 32008 Appliance package - allowance	LS	\$ 3,000.00	1	\$ 3,000.00
Repairs Deemed	Install new frig, stove, dishwasher, vent hood - will include connecting to power, gas, all installation per MFG instructions - builder grade - receipt required				Work Performed By Contractor
Required	Location: This is an allowance				
	<i>Material Grade</i> Special Labor Allowance \$ 0.00 Material Allowance \$ 3,000.00 Per This Line Item				
(B)	Code # 32009 Appliance package - installation	FX	\$ 125.00	4	\$ 500.00
Repairs Deemed	Install all appliances selected - will include hooking up to water and electrical service as needed, insuring all units are level and function as intended. Does not include running special ducts for downdrafts or vents				Work Performed By Contractor
Required	Location: Appliances for the kitchen				
	<i>Material Grade</i> Builder Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	<i>Material Grade</i> N/A Labor Allowance \$ 0.00 Material Allowance \$ 0.00 Per				
*** All Pricing Includes Labor & Material ***					Section Totals \$ 3,500.00

	203(k) Specifications of Repairs				8/15/2010	
	Your Mortgage Company				Inspection Date	
	123 Main St - Sample		Atlanta	GA	12345	Revision: A
	Client	Joe Buyer -	Consultant:	John D. Fendley	ID :	A0157

* LS = Lump Sum EA = Each SQ = Square SF = Square Foot LF = Liner Foot SY = Square Yard GA = Gallon Fx = Fixture *

Section 33 Basements / Crawlspace		Overall Condition		N/A	X	No Repairs Suggested at This Time	
Basement Height	N/A	Crawlspace Height	N/A				
Comments	1 No comments at this time 2 N/A						
		Also Reference		N/A			
Complexity of Repairs:	N/A	Always Monitor for Change	X	No Further Evaluation Suggested at This Time			
Status Code	Description of Work	Unit	Cost	Quantity	Total		
(A)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00		
Repairs Deemed	N/A						Work Performed By Contractor
N/A	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 0.00	

Section 34 Clean-up		Overall Condition		N/A	X	Repairs Needed "See Below"	
Type	N/A	Type	N/A				
Comments	1 No comments at this time 2 N/A						
		Also Reference		N/A			
Complexity of Repairs:	Moderate	Always Monitor for Change	X	No Further Evaluation Suggested at This Time			
Status Code	Description of Work	Unit	Cost	Quantity	Total		
(A)	Code # 34001 Dumpster	EA	\$ 550.00	4	\$ 2,200.00		
Repairs Deemed	30Yd Dumpster - Place all trash and construction debris in the dumpster - when full remove from job site					Work Performed By Contractor	
Required	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
(B)	Code # 34003 Final clean-up	LS	\$ 650.00	1	\$ 650.00		
Repairs Deemed	Whole House clean-up. Will include all kitchen/bath fixture, windows, trim, floors, doors - house to be show ready. All construction material & debris to be removed from site.					Work Performed By Contractor	
Desired	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per		
*** All Pricing Includes Labor & Material ***					Section Totals	\$ 2,850.00	

	203(k) Specifications of Repairs				8/15/2010	
	Your Mortgage Company				Inspection Date	
	123 Main St - Sample		Atlanta	GA	12345	Revision: A
	Client	Joe Buyer -	Consultant:	John D. Fendley	ID :	A0157

* LS = Lump Sum EA = Each SQ = Square SF = Square Foot LF = Liner Foot SY = Square Yard GA = Gallon Fx = Fixture *

Section 35	Miscellaneous	Overall Condition	Fair	X	Repairs Needed "See Below"
Comments 1 A special permit may be needed - check with local jurisdiction prior to demo 2 N/A					
Also Reference N/A					
Scope of Repairs: Major Always Monitor for Change X No Further Evaluation Suggested at This Time					

Status Code	Description of Work	Unit	Cost	Quantity	Total
(A)	Code # 35001 Demo Existing House	LS	\$ 3,500.00	1	\$ 3,500.00
Repairs Deemed	Demo all interior walls (save front & side exterior walls) - demo rear exterior wall, remove all roof material and framing, all ceiling joist, all fixtures, plumbing & electrical componetnts (complete gut)				Work Performed By Contractor
Desired	Location: All demo material to be removed from the site				
	Material Grade	Builder	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(B)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(C)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(D)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(E)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(F)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(G)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
(H)	Code # - N/A	LS	\$ 0.00	1	\$ 0.00
Repairs Deemed	N/A				Work Performed By Contractor
N/A	Location: -				
	Material Grade	N/A	Labor Allowance \$ 0.00	Material Allowance \$ 0.00	Per
*** All Pricing Includes Labor & Material ***					Section Totals \$ 3,500.00



203(k) Specifications of Repairs				8/15/2010
Your Mortgage Company				Inspection Date
123 Main St - Sample		Atlanta	GA	12345
Revision: A				
Client	Joe Buyer -	Consultant:	John D. Fendley	ID : A0157

Consultants General Comments & Specific Notes

Comments	Comment Type	Specific to	Section 1	Masonry / Foundation	All
1	Structural engineer has inspected and approved existing slab foundation as structurally sound and useable for the planned two story addition				
Comments	Comment Type	Specific to	Section 17	Partition Walls / Framing	All
2	See plans as provided by the client in reference to the framing of the existing structure and new addition two stories				
Comments	Comment Type	Specific to	Section 27	Plumbing	N/A
3	It is assumed the existing waste line to the street is functional				
Comments	Comment Type	Specific to	Section 27	Plumbing	N/A
4	It is assumed the existing supply line from the street is functional				
Comments	Comment Type	Specific to	Section 28	Electrical	N/A
5	It is assumed that Georgia Power will install new service or ungrade the service at no charge				
Comments	Comment Type	Specific to	Section 29	Heating / Cooling	B
6	The system placed in the 3rd floor attic space will be sized to provide service to the 2nd & 3rd floors via a zoning system that is included in the price				
Comments	Comment Type	Specific to	Section 30	Insulation	All
7	Insure all gaps by doors, windows, headers and all corners all sealed using a non expandable foam sealer. This will include all exterior penetrations (spickets, etc). Will also include all stack vents, HVAC or water heater vents, all electrical wiring, etc				
Comments	Comment Type	General	N/A	N/A	N/A
8	All - subs, HVAC, Electrical, Plumbing and or specialty subs are to pull permits on their own at there expence, and should be part of there bid to the general contractor				
Comments	Comment Type	General	N/A	N/A	N/A
9	N/A				
Comments	Comment Type	General	N/A	N/A	N/A
10	N/A				

Overview of this Project

			Required	Suggested	Desired
Section 1	Masonry / Foundation	\$ 7,900.00	\$ 7,900.00	\$ -	\$ -
Section 2	Siding / Exterior Trim	\$ 12,600.00	\$ 12,600.00	\$ -	\$ -
Section 3	Gutters / Downspouts	\$ 2,450.00	\$ 650.00	\$ 1,800.00	\$ -
Section 4	Roof / Fascia / Soffit	\$ 9,700.00	\$ 8,100.00	\$ -	\$ 1,600.00
Section 5	Shutters / Awnings	\$ 0.00	\$ -	\$ -	\$ -
Section 6	Exteriors / Decks / Porches	\$ 6,100.00	\$ 1,700.00	\$ -	\$ 4,400.00
Section 7	Walks / Patios	\$ 1,025.00	\$ 1,025.00	\$ -	\$ -
Section 8	Driveways / Parking Pads	\$ 4,050.00	\$ 450.00	\$ -	\$ 3,600.00
Section 9	Exterior Paint	\$ 8,400.00	\$ 8,400.00	\$ -	\$ -
Section 10	Ext. Caulking / Sealing	\$ 650.00	\$ 650.00	\$ -	\$ -
Section 11	Fencing	\$ 4,296.00	\$ -	\$ -	\$ 4,296.00
Section 12	Grading / Landscaping	\$ 2,300.00	\$ 800.00	\$ -	\$ 1,500.00
Section 13	Windows / Screens	\$ 10,800.00	\$ 10,800.00	\$ -	\$ -
Section 14	Weather-stripping	\$ 0.00	\$ -	\$ -	\$ -
Section 15	Exterior Doors	\$ 2,600.00	\$ 1,700.00	\$ -	\$ 900.00
Section 16	Interior Doors	\$ 3,120.00	\$ 3,120.00	\$ -	\$ -
Section 17	Partition Walls / Framing	\$ 46,800.00	\$ -	\$ -	\$ 46,800.00
Section 18	Plaster / Drywall	\$ 7,500.00	\$ 7,500.00	\$ -	\$ -
Section 19	Decorating / Int Painting	\$ 7,200.00	\$ 7,200.00	\$ -	\$ -
Section 20	Wood Trim / Built-Ins	\$ 6,800.00	\$ 6,800.00	\$ -	\$ -
Section 21	Stairs / Railings	\$ 3,600.00	\$ 3,600.00	\$ -	\$ -
Section 22	Closets / & Accessories	\$ 1,950.00	\$ -	\$ -	\$ 1,950.00
Section 23	Wood Floors / Carpet	\$ 12,200.00	\$ 4,200.00	\$ -	\$ 8,000.00
Section 24	Finished Floors	\$ 0.00	\$ -	\$ -	\$ -
Section 25	Ceramic Tile - Kit-Bath	\$ 8,300.00	\$ -	\$ -	\$ 8,300.00
Section 26	Bath Accessories / Fixtures	\$ 10,720.00	\$ 9,820.00	\$ -	\$ 900.00
Section 27	Plumbing	\$ 10,550.00	\$ 10,550.00	\$ -	\$ -
Section 28	Electrical	\$ 10,800.00	\$ 10,800.00	\$ -	\$ -
Section 29	Heating / Cooling	\$ 16,400.00	\$ 16,400.00	\$ -	\$ -
Section 30	Insulation	\$ 3,700.00	\$ 3,700.00	\$ -	\$ -
Section 31	Cabinetry / Countertops	\$ 10,800.00	\$ 10,800.00	\$ -	\$ -
Section 32	Appliances	\$ 3,500.00	\$ 3,500.00	\$ -	\$ -
Section 33	Basements / Crawlspace	\$ 0.00	\$ -	\$ -	\$ -
Section 34	Clean-up	\$ 2,850.00	\$ 2,200.00	\$ -	\$ 650.00
Section 35	Miscellaneous	\$ 3,500.00	\$ -	\$ -	\$ 3,500.00

Section 1 - 35 Total	\$ 243,161.00	\$ 154,965.00	\$ 1,800.00	\$ 86,396.00	\$ 243,161.00
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Required Suggested Desired Total

* No repairs listed for this section at this time

Contingency	=	15%	\$ 36,474.15	\$ 279,635.15
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Rehab Total

Required Any item that is defective, damaged or/and missing or that may cause a health or safety related issue.

Are items required by the consultant and "must" be completed as part of the overall work.

Suggested Any item that is suggested to be repaired, replaced and/or upgraded by the consultant .

Are items suggested by the consultant and should be completed as part of the overall work.

Desired Any item that is desired to be repaired, replaced and/or upgraded by the owner .

Are wish list items desired by the owner be completed as part of the overall work.

Required - **Must be Completed**

Suggested - **May be Removed - With Caution**

Desired - **May be Removed**



203(k) Specifications of Repairs

8/15/2010

Your Mortgage Company

123 Main St - Sample

Atlanta

GA

12345

Inspection Date

Revision: **A**

Client

Joe Buyer -

Consultant:

John D. Fendley

ID : A0157

Section 1	Masonry / Foundation	\$ 7,900.00
Section 2	Siding / Exterior Trim	\$ 12,600.00
Section 3	Gutters / Downspouts	\$ 2,450.00
Section 4	Roof / Fascia / Soffit	\$ 9,700.00
Section 5	Shutters / Awnings	\$ 0.00
Section 6	Exteriors / Decks / Porches	\$ 6,100.00
Section 7	Walks / Patios	\$ 1,025.00
Section 8	Driveways / Parking Pads	\$ 4,050.00
Section 9	Exterior Paint	\$ 8,400.00
Section 10	Ext. Caulking / Sealing	\$ 650.00
Section 11	Fencing	\$ 4,296.00
Section 12	Grading / Landscaping	\$ 2,300.00
Section 13	Windows / Screens	\$ 10,800.00
Section 14	Weather-stripping	\$ 0.00
Section 15	Exterior Doors	\$ 2,600.00
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Section 18	Plaster / Drywall	\$ 7,500.00

Section 19	Decorating / Int Painting	\$ 7,200.00
Section 20	Wood Trim / Built-Ins	\$ 6,800.00
Section 21	Stairs / Railings	\$ 3,600.00
Section 22	Closets / & Accessories	\$ 1,950.00
Section 23	Wood Floors / Carpet	\$ 12,200.00
Section 24	Finished Floors	\$ 0.00
Section 25	Ceramic Tile - Kit-Bath	\$ 8,300.00
Section 26	Bath Accessories / Fixtures	\$ 10,720.00
Section 27	Plumbing	\$ 10,550.00
Section 28	Electrical	\$ 10,800.00
Section 29	Heating / Cooling	\$ 16,400.00
Section 30	Insulation	\$ 3,700.00
Section 31	Cabinetry / Countertops	\$ 10,800.00
Section 32	Appliances	\$ 3,500.00
Section 33	Basements / Crawlspace	\$ 0.00
Section 34	Clean-up	\$ 2,850.00
Section 35	Miscellaneous	\$ 3,500.00
Sections 1 - 35 Total		\$ 243,161.00

Draw Fee \$ 175	Mileage 90 Less 30	Total @ 60	Mileage Fee \$ 0.50	Total \$ 30.00	Contingency 15%	\$ 36,474.15
				Total \$ 205.00	Per Draw \$ 205.00 x 5 qty	\$ 1,025.00
Per Draw - Breakdown				Sec 1-35 + Contingency + Draws \$ 280,660.15		

Please Pay	Consulting Fees Breakdown	Miscellaneous Fees / Charges
Balance Due	Consulting Fees \$ 1,000.00	Drawings & Plans - Paid at 1st Draw - with Invoice \$ 3,500.00
Closing	Plus Mileage Charge \$ 30.00	Engineering Fees - Paid at 1st Draw - with Invoice \$ 750.00
Invoice(s) Attached	Total Consulting Fees \$ 1,030.00	Permit(s) - Paid at 1st Draw - with Invoice \$ 1,200.00
Initial Pmt. \$500.00 plus Mileage Paid Upfront	\$ 530.00	Other - Paid at 1st Draw - with Invoice \$ 0.00
Balance of Consulting Fees	\$ 500.00	>> Note to Contractors << Sub-Total \$ 5,450.00
Feasibility Study	\$ 100.00	Verify "ALL" Fees above are correct
Re-Inspection Fee - Performed Prior to Closing	\$ 0.00	>>>>>> Balance Due to Consultant at Closing \$ 600.00
		Grand Total \$ 286,710.15

Contractor Acceptance

1 Any foreseen problems funding this project - prior to receiving draw payments No Yes

If Yes Please Explain _____

2 Estimated Time to complete this project Months 4 Days 15 Estimated # of Draw Inspections 5

3 Estimated Time to start project once notified of closing Days 10 Anticipated Draw Schedule

4 Any foreseen delays in receiving materials No Yes Weekly Every 2 Wks Monthly

If Yes Please Explain _____

5 I / we have verified that miscellaneous fees listed above are correct & and all are included Yes No

Mr. Contractor _____

Contractor Name (Print) _____ Contractor Name (Signature) _____ Date _____

Contractors Authorized Signer (Print & Title) _____ Contractors Authorized Signer (Signature) _____ Date _____

Consultant / Borrower Acceptance

Joe Buyer _____

Borrower #1 (Print) _____ Borrower #1 (Signature) _____ Date _____

- _____

Borrower #2 (Print) _____ Borrower #2 (Signature) _____ Date _____

John D. Fendley A0157 _____

Consultant Name (Print) ID # _____ Consultant Name (Signature) _____ Date _____



203(k) Specifications of Repairs

6/30/2010

Trinity Mortgage & Financial

416 Ethel Street NW

Atlanta

GA

30318

Inspection Date

Revision: **B**

Client

Owen McKeon -

Consultant:

John D Fendley

ID : A0157

Photo Set 1

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





203(k) Specifications of Repairs

6/30/2010

Trinty Motgage & Financial

416 Ethel Street NW

Atlanta

GA

30318

Inspection Date

Revision: **B**

Client

Owen McKeon -

Consultant:

John D Fendley

ID : A0157

Photo Set 2

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





203(k) Specifications of Repairs

6/30/2010

Trinity Mortgage & Financial

416 Ethel Street NW

Atlanta

GA

30318

Inspection Date

Revision: **B**

Client

Owen McKeon -

Consultant:

John D Fendley

ID : A0157

Photo Set 3

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





203(k) Specifications of Repairs

6/30/2010

Trinty Motgage & Financial

416 Ethel Street NW

Atlanta

GA

30318

Inspection Date

Revision: **B**

Client

Owen McKeon -

Consultant:

John D Fendley

ID : A0157

Photo Set 4

Photo 1



Photo 2



Photo 3



Photo 4



Photo 5



Photo 6





203(k) Specifications of Repairs

6/30/2010

Trinty Motgage & Financial

416 Ethel Street NW

Atlanta

GA

30318

Inspection Date

Revision: **B**

Client

Owen McKeon -

Consultant:

John D Fendley

ID : A0157

Photo Set 5

Photo 1



07.01.2010

Photo 2



07.01.2010

Photo 3



07.01.2010

Photo 4



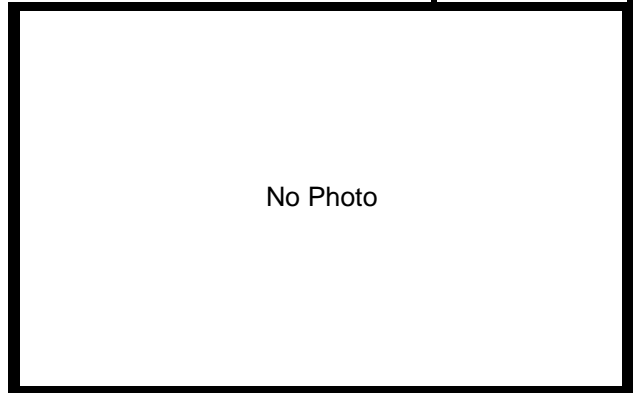
07.01.2010

Photo 5



07.01.2010

Photo 6



No Photo



203(k) Specifications of Repairs

6/30/2010

Trinty Motgage & Financial

416 Ethel Street NW

Atlanta

GA

30318

Inspection Date

Revision: **B**

Client

Owen McKeon -

Consultant:

John D Fendley

ID : A0157

Photo Set 6

Photo 1

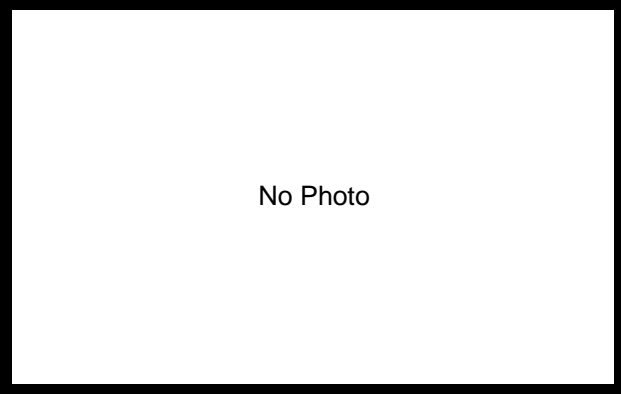


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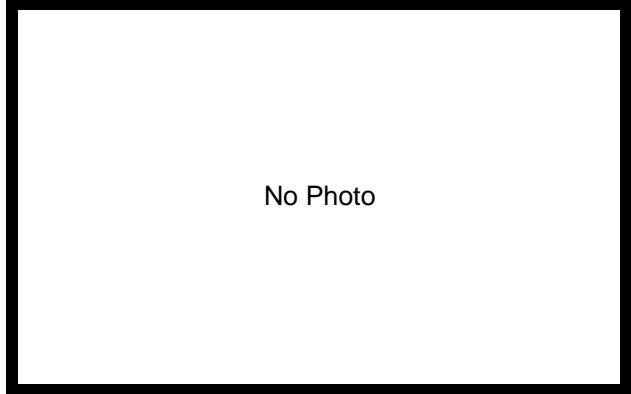


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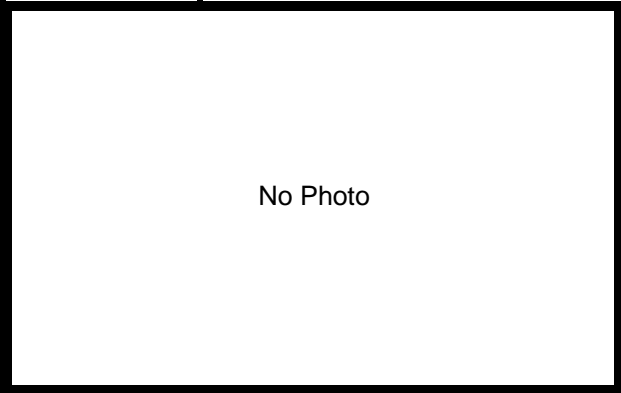


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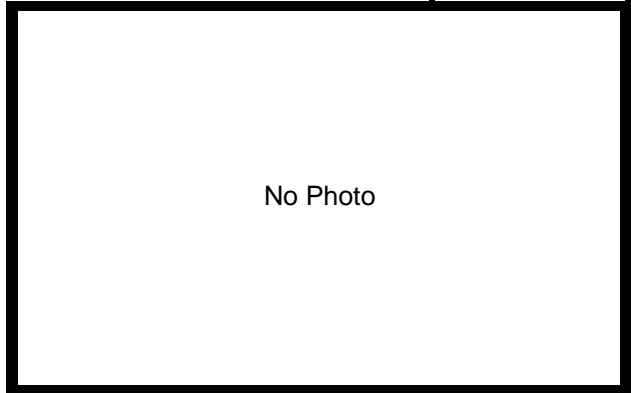


Photo 5

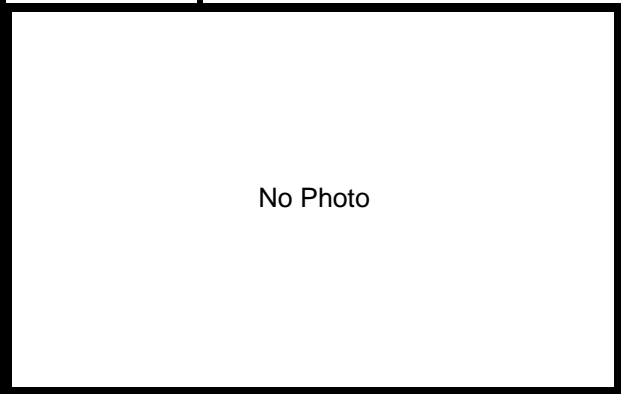


Photo 6

