203k Category Description Comments:

Permit/Cert information

Permits are required to be presented to the consultant prior to the first draw inspection. Certification of Satisfactory condition from the contractor who is named in the permit is required prior to final disbursement on the category.

Decorating:

Contractor to primer coat only all walls, ceilings and trim

Contractor to prep and prime only all new drywall areas

Contractor to prep, prime and finish paint areas (cost includes 1 color all ceilings, 1 color all trim, 3 colors walls as directed by borrower)

Plaster/Drywall:

General Building/ Remodeling Permit required prior to first draw, certification of satisfactory condition required at/before final disbursement on category – Permit cost includes $75 travel/labor cost

All new drywall cost to include spackle, sand and prep for painting

Doors Exterior: Cost allowance

House door (insulated metal) $300

Door lock (double deadbolt) $95

Windows  
Cost of new windows does include capping exterior framing and caulking

Bath Accessories:

New bath accessories:

Paper/towel holders $50 (lump sum allowance)

Mirror (each) $250

Medicine Cabinet (surface mount) $200

Plumbing:

Permit required prior to first draw, certification of satisfactory condition required at/before final disbursement on category – Permit cost includes $75 travel/labor cost

Pedestal sink $225

Faucets (bath sinks) $150

Faucets Tub and shower (with diverter) $200

Faucets Kitchen $175

Sinktop/vanity (36”” $300)

Kitchen sink (double basin/stainless) $300

Laundry tub (single basin complete with faucet) $175

Comfort height commode $200

Standard commode $120

Cost includes all supply, trap and drain lines at termination points including stop valves

Water Heating Unit (free-standing gas/electric) $1100 includes TPV drain line extending to within 6: of floor

Electrical:

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Provide and install ceiling fan light units (with pull chain operation only) Cost per unit $125

Install 200 amp service: Replace existing service, cost to include AFCI breakers for bedrooms, driven rod grounding inspection sticker on box.

Lighting fixture allowances (as applicable)

Recessed light fixtures (6 “ LED units) $15/ea

Ceiling fan/ light units (with pull chain operation only) Cost per unit $125

Light bar (bathroom) 3/4 light bar $20

Exterior light fixtures (at doors) $25/ea

Cabinetry:

Cost of kitchen cabinetry does NOT include door/drawer hardware

Cabinetry /island (peninsula) Cost allowance $250/LF wall and base

Counter (granite/quartz) Cost allowance $75/sf

Appliances:

Appliance allowances :

Range (gas) $750

Refrigerator $1350

Dishwasher $400

Disposal (3/4 hp) $175

Over range microwave oven $275

Recirculating Hood Vent (under cabinet) $75

Washer/dryer stackable electric $1400

Cost includes all plumbing, electric and gas (if applicable) connections

Clean Up:

Clean up during and at the completion of the project. Cost to include 1 dumpster (40 yd)

Heating:

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Provide and install new HVAC system complete with ductwork as per below

New HVAC system to include all supply and return venting/ductwork at all rooms/areas, programmable thermostat on a single zone. A/C unit to include 15 SEER minimum unit, HACR breaker, condensation removal system (i.e. pump, piping). Unit to be properly sized for home. Cost to include all electrical wiring at panel and for thermostat. Cost to include removal of existing system.