



Preliminary 203k Report

Consultant's Report

Prepared by

David Aldridge

11844 Bandera Road, Suite 144

Helotes, 78023, Texas

(210) 625-8755, BlueInspConsultant@att.net

9419 Five Forks - Liquidation Sale



Inspected Address: 9419 Five Forks St, San Antonio, Texas, 78245

Inspection Date: 01/15/2021

Client

Client Name: Test Client
Client Phone: (454) 333-1234
Client Email: TClient@myemail.net

Lender

Lender: Easy Mortgage
Lender Phone: (210) 661-1234
Loan Officer: Johnny Lender
Loan Officer
Phone:



05-18-2021

Test Client
1234 Unknown Street
Helotes, Texas, 78023

Re: Preliminary 203k/Construction Report for:

9419 Five Forks St San Antonio, Texas, 78245

Dear Test Client,

Re: 203k Inspection

The attached report is the preliminary inspection report based on the evaluation conducted at the above referenced property. This is NOT the report that would be used for the processing of the loan application.

Before we can proceed to the step of getting contractor bids for the work anticipated, you will need to contact me to advise me of your intention to continue with the renovation purchase/refinancing on the property.

Once received, I will complete the detailed work write up and contractor bid package. At that time, your payment for these additional forms will be due in either check or credit card.

Please contact us with any questions.

Thank you for allowing us to assist you with your home buying activities.

Very truly yours,

David Aldridge

Bluebonnet Inspection Services
11844 Bandera Road
Helotes, Texas, 78023
210 625-8755



Rehabilitation Loan Permit Certification

(To be completed by local municipality or HUD Consultant)

Property: 9419 Five Forks St,
San Antonio, Texas 78245

Applicant(s): Test Client

Loan #: _____

Rehab Type: ☒ Full 203K ☐ Streamline 203k ☐ Fnm HomeStyle ☐ SONYMA ☐ Other _____
Municipality Type: ☐ County ☐ Town ☒ City ☐ Village ☐ Other _____

Name of Municipality: _____ Phone No: (454) 333-1234

☐ **Refinance** Borrower(s) must provide written evidence, prior to closing, from local municipality (county/city/town/village, etc.) that they have applied for (and when possible, been granted) permits for all work items listed in their 203K plan which require permits

☒ **Purchase** Borrower does not own subject property yet, but must validate, prior to closing, with local municipality (county / city/town/village, etc.) which permits (if any) will be required for all work items listed in their 203K plan.

ATTN: BUILDING DEPARTMENT/INSPECTOR:

The property listed above is subject to renovations. Lending guidelines require that all necessary permits and inspections be obtained from local municipality authorities. *Please review the attached plans & specifications to determine if any permits are required for the outlined work. Please indicate below which permits/inspections will be required, or if already issued.*

CONTRACTOR NAME	ANTICIPATED WORK (General Description)	APPROX. COST

-Please use the back of this form to include additional information-

PERMIT TYPE:	PERMIT REQUIRED?	INSPECTION REQUIRED?	COST OF EACH? (if any)
GENERAL BLDG PERMIT	Y / N	Y / N	\$ 0.00
HVAC	Y / N	Y / N	\$ 200.00
ROOFING	Y / N	Y / N	\$ 0.00
ELECTRICAL	Y / N	Y / N	\$ 200.00
PLUMBING	Y / N	Y / N	\$ 200.00
OTHER	Y / N	Y / N	\$ 0.00
NO PERMITS REQUIRED	Y / N	Y / N	\$ 0.00

Signature: David E. Alaridge

Date: 05-18-2021

☒ 203K Consultant* ID # x6992 (*By Signing, HUD Consultant certifies that s/he has verified the above information w/the municipality)
☐ City/Town/County Bldg Inspector/Code Enforcement Officer

Borrower Acknowledgement/Notice to Mortgage Applicant: You must have this form completed either by your local municipality building code enforcement department or your HUD 203k consultant, if applicable. Your mortgage lender may not permit the scheduling of your closing without verification of required permits, for refinance or purchase transactions.

→ Borrower(s) SELECT ONE: ☐ I DO / ☒ I DO NOT request the sum of all permits to be financed into my 203k Rehabilitation Escrow. ←

Borrower Signature _____

Date _____

Borrower Signature _____

Date _____

Loan#:
Borrower:



Preliminary 203k Report 9419 Five Forks - Liquidation Sale

Inspection Date: 01/15/2021**Consultant:** David Aldridge**Applicant:**Test Client
(454) 333-1234**Property Address:**9419 Five Forks St,
San Antonio, Texas, 78245**Lender:**

Easy Mortgage

This Report is a preliminary evaluation only. It should be used to determine the desirability of continuing with the 203k Process or as a tool for a borrower seeking to use the Streamlined 203k 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. 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.

Construction Categories, Items & Costs (Construction Cost Estimate)

1. Masonry

<i>Material:</i>	<i>Tax:</i>	<i>Labor:</i>	<i>Total:</i>
\$0.00	\$0.00	\$0.00	\$0.00

2. Siding

<i>Material:</i>	<i>Tax:</i>	<i>Labor:</i>	<i>Total:</i>
\$14000.00	\$0.00	\$0.00	\$14000.00

*Repair Item**Repair Class**M.Unit**M.Qty**L.Unit**L.Qty**Repairer*

1 Repair loose damaged siding, soffits, trim	M	LS	1	selected	0	Contractor
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.. **Location:** Exterior.. **Repair Notes:** Repair (add missing) siding, soffits, and trim at all exterior walls where missing to match existing.**Category Details**

Contractor to repair board siding, soffits, fascia, and trim with favorable site conditions. Remove damaged siding, fascia, soffits, and trim. Replace and seam seal damaged or missing weather barrier. Fabricate, fit, secure and seal replacement siding. Finishing not included. Includes planning, equipment and material acquisition, area preparation and protection, setup, cleanup. Cost to load and haul away old materials, installation waste and associated debris.

3. Gutters/Downspouts

<i>Material:</i>	<i>Tax:</i>	<i>Labor:</i>	<i>Total:</i>
\$1900.00	\$0.00	\$0.00	\$1900.00

*Repair Item**Repair Class**M.Unit**M.Qty**L.Unit**L.Qty**Repairer*

- 1 Replace bad gutters & downspouts. M EA 1 EA 0 Contractor
 .. **Location:** Exterior
 .. **Repair Notes:** Repair/replace defective gutters in all exterior areas.

Category Details

Contractor to repair/replace defective gutters with favorable site conditions. Layout, fabricate and secure rain gutters to roof (rafter) framing. Achieve proper drainage slope. Seam and seal corners and edges. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Costs to load and haul away old materials, installation waste and associated debris included.

4. Roof				Material:	Tax:	Labor:	Total:
				\$550.00	\$0.00	\$0.00	\$550.00
Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer	

- 1 Repair damaged roofing M EA 1 EA 0 Contractor
 .. **Location:** Exterior
 .. **Repair Notes:** Replace missing shingles and flashing at roof (using shingles to match existing as close as possible)

Category Details

5. Shutters				Material:	Tax:	Labor:	Total:
				\$0.00	\$0.00	\$0.00	\$0.00

6. Exteriors				Material:	Tax:	Labor:	Total:
				\$0.00	\$0.00	\$0.00	\$0.00

7. Walks				Material:	Tax:	Labor:	Total:
				\$1600.00	\$0.00	\$0.00	\$1600.00
Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer	

- 1 Pour new walk M SF 1 SF 0 Contractor
 .. **Location:** Exterior
 .. **Repair Notes:** Contractor to replace damaged sidewalk in front. Cost includes removal of existing sidewalk in front, on site setup, site preparation, job completion, trash removal and work area cleanup.

Category Details

8. Driveways				Material:	Tax:	Labor:	Total:
				\$0.00	\$0.00	\$0.00	\$0.00

9. Painting (Ext.)	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

10. Caulking	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

11. Fencing	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

12. Grading/Landscaping	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

13. Windows	Material:	Tax:	Labor:	Total:
	\$1000.00	\$0.00	\$0.00	\$1000.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Install new vinyl thermal pane double hung window w/screen .. Location: Living Room .. <i>Repair Notes:</i> Replace broken window in living room.	M	EA	1	EA	0	Contractor
2 Replace cracked/broken glass. .. Location: Kitchen .. <i>Repair Notes:</i> Contractor to replace glass with favorable site conditions. Remove broken glass, putty and existing glazing points. Install new glass pane and glazing points. Fill, level and smooth glazing compound.	M	LS	1	EA	0	Contractor

Category Details

Contractor to install new vinyl windows with favorable site conditions in living room. Set unit in rough opening. Shim to achieve level and plumb placement. Set jamb edges flush to finished wall surface. Secure unit to rough opening framing. Insulate perimeter and secure house wrap at window as appropriate. Repair of exterior and interior surfaces is not included. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

14. Weatherstrip	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

15. Doors (Ext.)	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

16. Doors (Int.)	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

17. Partition Wall	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

18. Plaster/Drywall	Material:	Tax:	Labor:	Total:
	\$5200.00	\$0.00	\$0.00	\$5200.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Repair/replace defective wall/ ceiling finish	M	EA	2	EA	0	Contractor
.. Location: All Areas						
.. Repair Notes: Repair all damage drywall surface areas on walls/ceilings in all affected areas.						

Category Details

Contractor to replace damaged sheetrock with favorable site conditions. Remove existing drywall surface. Layout, fabricate and fit drywall sheets. With up to 1 cutout per 100 SF. Secure to framing per manufacturer specifications. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Costs to load and haul away old materials, installation waste and associated debris.

19. Decorating	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

20. Wood Trim	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

21. Stairs	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

22. Closets	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

23. Wood Floors	Material:	Tax:	Labor:	Total:
	\$0.00	\$0.00	\$0.00	\$0.00

24. Finished Floors	Material:	Tax:	Labor:	Total:
	\$2900.00	\$0.00	\$0.00	\$2900.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Install new laminate flooring	M	LS	1		0	Contractor
.. Location: Interior						
.. Repair Notes: Contractor to replace laminate flooring in the kitchen, dining, hall way, and both bathrooms. (Cost includes \$2/SF allowance for flooring)						

Category Details

Contractor to install new laminate flooring with favorable site conditions in the kitchen, dining, hallway, and bathroom areas. Measure and layout seam locations. Install underlayment. Cut, fit and secure laminate flooring. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Costs includes load and haul away old materials, installation waste and associated debris.

25. Ceramic Tile

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

26. Bath Accessories

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

27. Plumbing

Material:	Tax:	Labor:	Total:
\$1200.00	\$0.00	\$2000.00	\$3200.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Install new toilet .. Location: Bath 1 .. Repair Notes: Replace damaged commodes in both bathrooms.	M	EA	2	EA	0	Contractor
2 Plumbing : other .. Location: All Areas .. Repair Notes: Licensed plumber to provide certification of satisfactory condition.	M	EA	0	EA	1	Contractor

Category Details

Contractor to replace toilet with favorable site conditions. Drain, remove and dispose of existing toilet. Fit new unit with new wax ring and new water supply connector. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Costs to load and haul away old materials, installation waste and associated debris included.

28. Electrical

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$2000.00	\$2000.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Licensed electrician to provide certification of satisfactory condition .. Location: All Areas	M	EA	0	EA	1	Contractor

Category Details

San Antonio City Public Services to provide electrical service to the residence, contractor/electrician to provide certification of satisfactory condition.

29. Heating

Material:	Tax:	Labor:	Total:
\$3400.00	\$0.00	\$0.00	\$3400.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
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1	Heating/Cooling: Install new central air conditioning system	M	LS	1	EA	0	Contractor
..	Location: Exterior						
..	Repair Notes: Replace existing HVAC.						

Category Details

Contractor to install new split system air conditioner with favorable site conditions. Install new 240V 20A circuit. Mount and secure condenser to new pad. Fabricate pass through. Connect air handlers and mount unit. Connect, insulate and enclose lines between condenser air handler. Connect control panel and power source. Charge condenser with up to 12 lbs of R410a refrigerant. Verify proper operation. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup.

30. Insulation

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

31. Cabinetry

Material:	Tax:	Labor:	Total:
\$4400.00	\$0.00	\$0.00	\$4400.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
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1	Vanities	M	EA	2	EA	0	Contractor
..	Location: Bath 1						
..	Repair Notes: Replace vanities, sinks, and vanity fixtures in both bathrooms.						

Category Details

Contractor to install bathroom vanity with favorable site conditions. Fabricate plumbing cutouts in back panel. Level and secure vanity to wall. Scribe exposed panel edge to wall surface or apply molding at edge. Assemble, install drawers and hardware. Includes planning, equipment and material acquisition, area preparation and protection, setup and cleanup. Costs to load and haul away old materials, installation waste and associated debris included.

32. Appliances

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

33. Basements

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

34. Cleanup

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

35. Miscellaneous

Material:	Tax:	Labor:	Total:
\$0.00	\$0.00	\$0.00	\$0.00

Project Construction and Fee Estimate

9419 Five Forks - Liquidation Sale

Construction Categories		Total \$
Section 1	Masonry	0.00
Section 2	Siding	14000.00
Section 3	Gutters/Downspouts	1900.00
Section 4	Roof	550.00
Section 5	Shutters	0.00
Section 6	Exteriors	0.00
Section 7	Walks	1600.00
Section 8	Driveways	0.00
Section 9	Painting (Ext.)	0.00
Section 10	Caulking	0.00
Section 11	Fencing	0.00
Section 12	Grading/Landscaping	0.00
Section 13	Windows	1000.00
Section 14	Weatherstrip	0.00
Section 15	Doors (Ext.)	0.00
Section 16	Doors (Int.)	0.00
Section 17	Partition Wall	0.00
Section 18	Plaster/Drywall	5200.00
Section 19	Decorating	0.00
Section 20	Wood Trim	0.00
Section 21	Stairs	0.00
Section 22	Closets	0.00
Section 23	Wood Floors	0.00
Section 24	Finished Floors	2900.00
Section 25	Ceramic Tile	0.00
Section 26	Bath Accessories	0.00
Section 27	Plumbing	3200.00
Section 28	Electrical	2000.00
Section 29	Heating	3400.00
Section 30	Insulation	0.00
Section 31	Cabinetry	4400.00
Section 32	Appliances	0.00
Section 33	Basements	0.00
Section 34	Cleanup	0.00
Section 35	Miscellaneous	0.00
Section 1 - 35 Construction Cost SUBTOTAL		\$40150.00

Fee Name	Fee Details	Total \$
Draw Fees	3 Draws at 200.000	600.00
Mileage Fee	19 Miles at 0.545 * 3 trips	31.07
Work Write-up	Based upon \$11k in repairs	500.00
Feasibility Inspection	Paid including mileage	110.36
Mold Inspection	Evaluation to determine need for remediation	450.00
TOTAL	Fee Grand Total	\$ 1,691.43

Sub Total Name	Notes	GRAND Total
Construction Subtotal		\$40150.00
Contingency Amount	20%	\$8030.00
Fee Total	Fee Grand Total	\$ 1,691.43
Grand Total		\$ 49,871.43

Date of Signature: 05-18-2021

CONSULTANT SIGNATURE:





Fee Details

FEES PAID BY BORROWER

Fee Name	Fee Details	Total \$
Draw Fees	3 Draws at 200.000	600.00
Mileage Fee	19 Miles at 0.545 * 3 trips	31.07
Work Write-up	Based upon \$11k in repairs	500.00
Feasibility Inspection	Paid including mileage	110.36
Mold Inspection	Evaluation to determine need for remediation	450.00
TOTAL	Fee Grand Total	\$ 1,691.43

FEES INCLUDED IN ESCROW

Fee Name	Fee Details	Total \$
Draw Fees	3 Draws at 200.000	600.00
Mileage Fee	19 Miles at 0.545 * 3 trips	31.07
Work Write-up	Based upon \$11k in repairs	500.00
Feasibility Inspection	Paid including mileage	110.36
Mold Inspection	Evaluation to determine need for remediation	450.00
TOTAL	Fee Grand Total	\$ 1,691.43

David E. Aldridge

CONSULTANT SIGNATURE: _____

Date of Signature: 05-18-2021



Consultant Comments

Borrower/Client: Test Client

Property Address: 9419 Five Forks St. San Antonio, Texas, 78245

After a thorough inspection of the property, the following items are of note:

- 1.) Gas and Electric has been disconnected from the house.
- 2.) Water is off.
- 3.) Contingency increase may be required to 20%

David E. Aldridge

Consultant Signature

05-18-2021

Date:



Classification of Repairs: **Mandatory**
9419 Five Forks - Liquidation Sale

Applicant:

Test Client
 (454) 333-1234

Property Address:

9419 Five Forks St,
 San Antonio, Texas, 78245

Lender:

Easy Mortgage

Mandatory Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.

2. Siding

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Repair loose damaged siding, soffits, trim	\$14000.00	\$0.00	\$0.00	\$14000.00	\$14000.00

3. Gutters/Downspouts

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Replace bad gutters & downspouts.	\$1900.00	\$0.00	\$0.00	\$1900.00	\$1900.00

4. Roof

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Repair damaged roofing	\$550.00	\$0.00	\$0.00	\$550.00	\$550.00

7. Walks

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Pour new walk	\$1600.00	\$0.00	\$0.00	\$1600.00	\$1600.00

13. Windows

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Install new vinyl thermal pane double hung window w/screen	\$700.00	\$0.00	\$0.00	\$700.00	
2 Replace cracked/broken glass.	\$300.00	\$0.00	\$0.00	\$300.00	\$1000.00

18. Plaster/Drywall

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Repair/replace defective wall/ ceiling finish	\$5200.00	\$0.00	\$0.00	\$5200.00	\$5200.00

24. Finished Floors

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Install new laminate flooring	\$2900.00	\$0.00	\$0.00	\$2900.00	\$2900.00

27. Plumbing

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Install new toilet	\$1200.00	\$0.00	\$0.00	\$1200.00	
2 Plumbing : other	\$0.00	\$0.00	\$2000.00	\$2000.00	\$3200.00

28. Electrical



Mandatory Repair Item

	Material	Tax	Labor	Total	Category Total
1 Licensed electrician to provide certification of satisfactory condition	\$0.00	\$0.00	\$2000.00	\$2000.00	
					\$2000.00

29. Heating

Mandatory Repair Item

	Material	Tax	Labor	Total	Category Total
1 Heating/Cooling: Install new central air conditioning system	\$3400.00	\$0.00	\$0.00	\$3400.00	
					\$3400.00

31. Cabinetry

Mandatory Repair Item

	Material	Tax	Labor	Total	Category Total
1 Vanities	\$4400.00	\$0.00	\$0.00	\$4400.00	
					\$4400.00

Grand Total: **\$40150.00**

Approval Signature

Date



Classification of Repairs: **Recommended**
9419 Five Forks - Liquidation Sale

Applicant:

Test Client
(454) 333-1234

Property Address:

9419 Five Forks St,
San Antonio, Texas, 78245

Lender:

Easy Mortgage

Recommended Items are Recommended by the consultant and should be completed as part of the overall work,

Approval Signature

Date



Classification of Repairs: **Desired**
9419 Five Forks - Liquidation Sale

Applicant:

Test Client
(454) 333-1234

Property Address:

9419 Five Forks St,
San Antonio, Texas, 78245

Lender:

Easy Mortgage

Desired Items Items are a Wish List/Desired Items by the owner likely to be completed as part of the overall work.

Approval Signature

Date



REPAIR CLASSIFICATION LISTS of 9419 Five Forks - Liquidation Sale

Construction Categories		Total \$	Mandatory \$	Recommended \$	Desired \$
Section 1	Masonry	0.00	0.00	0.00	0.00
Section 2	Siding	14000.00	14000.00	0.00	0.00
Section 3	Gutters/Downspouts	1900.00	1900.00	0.00	0.00
Section 4	Roof	550.00	550.00	0.00	0.00
Section 5	Shutters	0.00	0.00	0.00	0.00
Section 6	Exteriors	0.00	0.00	0.00	0.00
Section 7	Walks	1600.00	1600.00	0.00	0.00
Section 8	Driveways	0.00	0.00	0.00	0.00
Section 9	Painting (Ext.)	0.00	0.00	0.00	0.00
Section 10	Caulking	0.00	0.00	0.00	0.00
Section 11	Fencing	0.00	0.00	0.00	0.00
Section 12	Grading/Landscaping	0.00	0.00	0.00	0.00
Section 13	Windows	1000.00	1000.00	0.00	0.00
Section 14	Weatherstrip	0.00	0.00	0.00	0.00
Section 15	Doors (Ext.)	0.00	0.00	0.00	0.00
Section 16	Doors (Int.)	0.00	0.00	0.00	0.00
Section 17	Partition Wall	0.00	0.00	0.00	0.00
Section 18	Plaster/Drywall	5200.00	5200.00	0.00	0.00
Section 19	Decorating	0.00	0.00	0.00	0.00
Section 20	Wood Trim	0.00	0.00	0.00	0.00
Section 21	Stairs	0.00	0.00	0.00	0.00
Section 22	Closets	0.00	0.00	0.00	0.00
Section 23	Wood Floors	0.00	0.00	0.00	0.00
Section 24	Finished Floors	2900.00	2900.00	0.00	0.00
Section 25	Ceramic Tile	0.00	0.00	0.00	0.00
Section 26	Bath Accessories	0.00	0.00	0.00	0.00
Section 27	Plumbing	3200.00	3200.00	0.00	0.00
Section 28	Electrical	2000.00	2000.00	0.00	0.00
Section 29	Heating	3400.00	3400.00	0.00	0.00
Section 30	Insulation	0.00	0.00	0.00	0.00
Section 31	Cabinetry	4400.00	4400.00	0.00	0.00
Section 32	Appliances	0.00	0.00	0.00	0.00
Section 33	Basements	0.00	0.00	0.00	0.00
Section 34	Cleanup	0.00	0.00	0.00	0.00
Section 35	Miscellaneous	0.00	0.00	0.00	0.00
Section 1 - 35 GRAND TOTAL		40150.00	40150.00 Mandatory	0.00 Recommended	0.00 Desired

Rehab Total (Grand Total + Contingency 20%) **\$40150.00 + \$8030.00 = \$48180.00**

- Mandatory Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.
- Recommended Items are Recommended by the consultant and should be completed as part of the overall work.
- Desired Items Items are a Wish List/Desired Items by the owner likely to be completed as part of the overall work.
- Mandatory - Must be Completed | Recommended - May be Removed - With Caution | Desired - May be Removed.



Photo Album of:
9419 Five Forks St





Photo Album of:
9419 Five Forks St

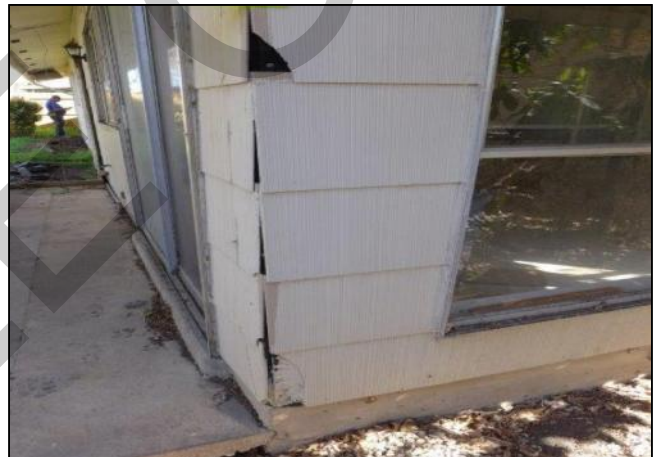




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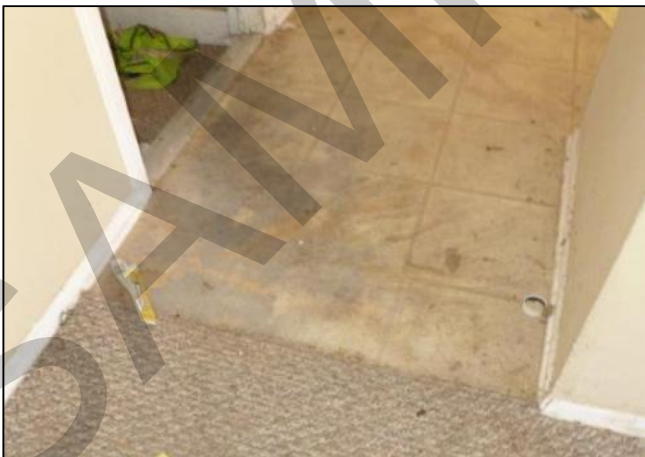
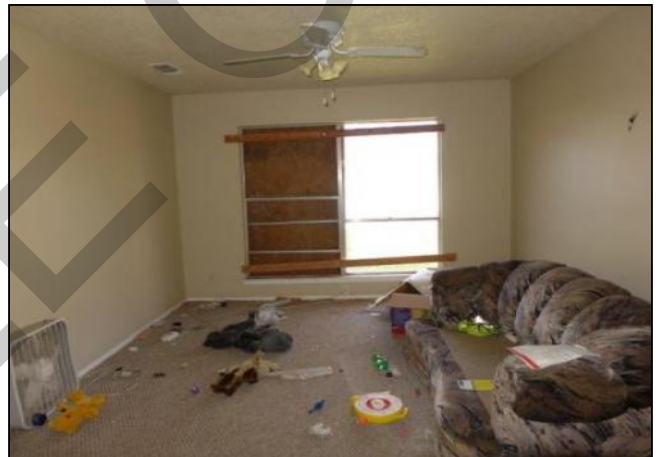
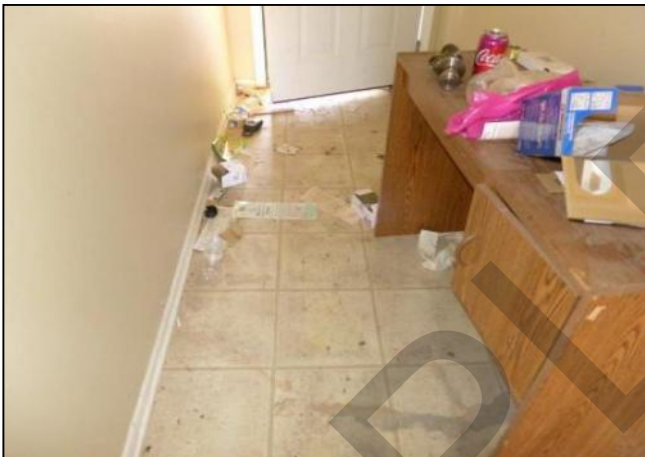
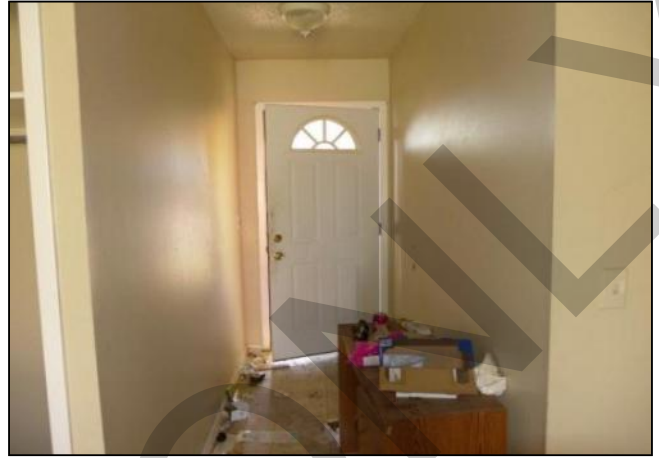




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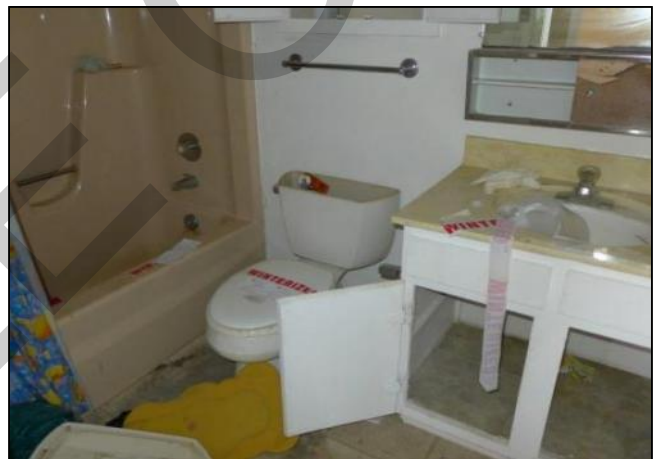




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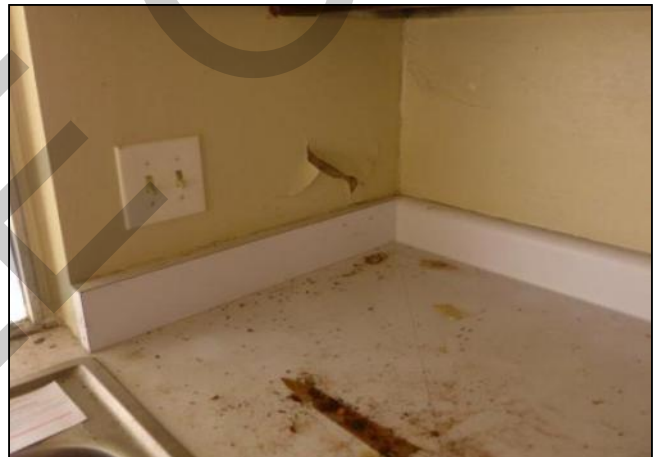
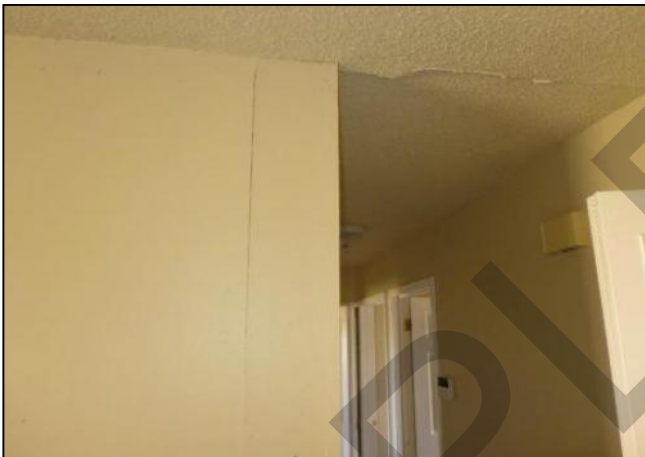




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