

Preliminary 203k Report

Consultant's Report

Prepared by

Catherine Queeny

1150 First Avenue, Suite 501
Valley Forge, 19406, Pennsylvania
(844) 436-2035, 203kqueen@genesis203k.net

Carroll Thomas Ave 5618



Inspected Address: 5618 Thomas Ave, Philadelphia, Pennsylvania, 19143

Inspection Date: 03/30/2016

Client		Lender	
Client Name:	Sedale Carroll	Lender:	Lender Sample Inc.
Client Phone:	(610) 731-1952	Lender Phone:	(215) 555-1212
Client Email:	sedalecarroll@hotmail.com	Loan Officer:	Sample Lender
		Loan Officer	
		Phone:	

06-14-2016

Sedale Carroll
256 Melrose Ave
Lansdowne, Pennsylvania, 19050

Re: Preliminary 203k/Construction Report for:

5618 Thomas Ave Philadelphia, Pennsylvania, 19143

Dear Sedale Carroll,

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,



Catherine Queeny

Nafnac 203k
1150 First Avenue
Valley Forge, Pennsylvania, 19406
844 436-2035



**Preliminary 203k Report
Carroll Thomas Ave 5618**

Inspection Date: 03/30/2016 **Consultant:** Catherine Queeny

Applicant: Sedale Carroll **Property Address:** 5618 Thomas Ave, Philadelphia, Pennsylvania, 19143 **Lender:** Lender Sample Inc.

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)

2. Siding	Material:	Tax:	Labor:	Total:
	\$1500.00	\$0.00	\$200.00	\$1700.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Repair defective fascia/trim .. Location: Exterior .. <i>Repair Notes:</i> Contractor to repair all rotted fascia and trim, replacing wood as needing.	M	LS	1	EA	0	Contractor
2 Siding Repair: Other .. Location: Exterior Side .. <i>Repair Notes:</i> Cap siding at North (garage) side of home with new vinyl siding color to match existing.	D	LF	25	LS	1	Contractor

Category Details
Permits required to be included in costs.
Color of siding to match existing.

7. Walks	Material:	Tax:	Labor:	Total:
	\$250.00	\$0.00	\$0.00	\$250.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Add handrails at steps .. Location: Exterior Front	R	LS	1	EA	0	Contractor

.. Repair Notes: Add steps at 2 steps at front

Category Details

SAMPLE ONLY

Project Construction and Fee Estimate
Carroll Thomas Ave 5618

Construction Categories		Total \$
Section 1	Masonry	0.00
Section 2	Siding	1700.00
Section 3	Gutters/Downspouts	0.00
Section 4	Roof	0.00
Section 5	Shutters	0.00
Section 6	Exteriors	0.00
Section 7	Walks	250.00
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	0.00
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	0.00
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	0.00
Section 25	Ceramic Tile	0.00
Section 26	Bath Accessories	0.00
Section 27	Plumbing	0.00
Section 28	Electrical	0.00
Section 29	Heating	0.00
Section 30	Insulation	0.00
Section 31	Cabinetry	0.00
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		1950.00

Fee Name	Fee Details	Total \$
Draw Fees	2 Draws at 100.00	200.00
Mileage Fee	25 Miles at 0.57 * 2 trips	28.50
Preliminary Work Write Up	Paid at inspection	400.00
Final Work Write Up	Based on repair amount	150.00
TOTAL	Fee Grand Total	\$ 778.50

Sub Total Name	Notes	GRAND Total
Construction Subtotal	\$1950.00 + (15%)	\$2242.50
Fee Total	Fee Grand Total	\$ 778.50
Grand Total		\$ 3,021.00

Date of Signature: 06-14-2016

CONSULTANT SIGNATURE: Catherine Hill

Fee Details

FEES PAID BY BORROWER

Fee Name	Fee Details	Total \$
Draw Fees	2 Draws at 100.00	200.00
Mileage Fee	25 Miles at 0.57 * 2 trips	28.50
Preliminary Work Write Up	Paid at inspection	400.00
Final Work Write Up	Based on repair amount	150.00
TOTAL	Fee Grand Total	\$ 778.50

FEES INCLUDED IN ESCROW

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Preliminary Work Write Up	Paid at inspection	400.00
Final Work Write Up	Based on repair amount	150.00
TOTAL	Fee Grand Total	\$ 778.50

Catherine Hall

CONSULTANT SIGNATURE: _____

Date of Signature: 06-14-2016

Consultant Comments

Borrower/Client: Sedale Carroll

Property Address: 5618 Thomas Ave. Philadelphia, Pennsylvania, 19143

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

- 1.) No utilities were on at time of evaluation
- 2.) Due to inability to test septic system- contingency reserve to be set at 20%
- 3.) Well tested and found satisfactory



Consultant Signature

06-14-2016

Date:

Classification of Repairs: **Mandatory**
Carroll Thomas Ave 5618

Applicant:

Sedale Carroll

Property Address:

5618 Thomas Ave,
Philadelphia, Pennsylvania, 19143

Lender:

Lender Sample Inc.

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 defective fascia/trim	\$1000.00	\$0.00	\$0.00	\$1000.00	\$1000.00
Grand Total:				\$1000.00	

SAMPLE ONLY

Approval Signature

Date

Classification of Repairs: **Recommended**
Carroll Thomas Ave 5618

Applicant:

Sedale Carroll

Property Address:

5618 Thomas Ave,
Philadelphia, Pennsylvania, 19143

Lender:

Lender Sample Inc.

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

7. Walks

<u>Recommended Repair Item</u>	<u>Material</u>	<u>Tax</u>	<u>Labor</u>	<u>Total</u>	<u>Category Total</u>
1 Add handrails at steps	\$250.00	\$0.00	\$0.00	\$250.00	\$250.00
Grand Total:				\$250.00	

Approval Signature

Date

Classification of Repairs: **Desired**
Carroll Thomas Ave 5618

Applicant:

Sedale Carroll

Property Address:

5618 Thomas Ave,
Philadelphia, Pennsylvania, 19143

Lender:

Lender Sample Inc.

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

2. Siding

Desired Repair Item	Material	Tax	Labor	Total	Category Total
1 Siding Repair: Other	\$500.00	\$0.00	\$200.00	\$700.00	\$700.00
Grand Total:				\$700.00	

Approval Signature

Date

REPAIR CLASSIFICATION LISTS of
Carroll Thomas Ave 5618

Construction Categories		Total \$	Mandatory \$	Recommended \$	Desired \$
Section 1	Masonry	0.00	0.00	0.00	0.00
Section 2	Siding	1700.00	1000.00	0.00	700.00
Section 3	Gutters/Downspouts	0.00	0.00	0.00	0.00
Section 4	Roof	0.00	0.00	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	250.00	0.00	250.00	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	0.00	0.00	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	0.00	0.00	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	0.00	0.00	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	0.00	0.00	0.00	0.00
Section 28	Electrical	0.00	0.00	0.00	0.00
Section 29	Heating	0.00	0.00	0.00	0.00
Section 30	Insulation	0.00	0.00	0.00	0.00
Section 31	Cabinetry	0.00	0.00	0.00	0.00
Section 32	Appliances	0.00	0.00	0.00	0.00
Section 33	Basements	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		1950.00	1000.00 Mandatory	250.00 Recommended	700.00 Desired

Rehab Total (Grand Total + Contingency 15%) **\$1950.00 + (15%) = \$2242.50**

- 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:
5618 Thomas Ave



Photo Album of:
5618 Thomas Ave



Photo Album of:
5618 Thomas Ave



Photo Album of:
5618 Thomas Ave



SAMPLE ONLY