



Prepared By

Value Home Inspections, Inc.

119 S. Easton Road
Suite 205
Glenside, PA 19038

info@valuehomeinspections.com

Inspection Date

3/11/2009

HUD 203(k) Loan Work Write-Up Consultant's Report

Borrower

Sherman McLeod

Property Location

2228 Georges Lane
Philadelphia PA 19131





Date
#Name?

Package Content Outline

Value Home Inspections, Inc.

119 S. Easton Road
Suite 205
Glenside, PA 19038

Phone: (215) 886-0010 Fax: (215) 886-0011
Email: info@valuehomeinspections.com

Lender: Skyline Funding Group

Loan Officer: Andy Leer

Loan Type: HUD 203(k)

Applicant's Name(s)

Sherman McLeod

Applicant's Phone

Work Phone

Cell Phone

(215) 840-6919

Email

sherman.mcleod@verizon.net

Property Picture



Applicant's Address

2754 N. 45th Street
Philadelphia PA 19131

Property Address

2228 Georges Lane
Philadelphia PA 19131

Other Contact

Contact's Phone

Loan Number

Property Summary Information & Recommendations

No. of Draws Requested: <u>6</u>	Draw Fees Recommended Per Draw: <u>\$85.00</u>	Total Repair Estimate: <u>\$130,020.00</u>
Number of Units At Inspection: <u>1</u>	Months To Completion: <u>5</u>	Contingency Reserve: \$13,002.00 at 10%
Number Of Units At Completion: <u>1</u>	Lot Size: _____	Type of Construction: _____
Number of Dwellings: <u>0</u>	Building Size: _____	Estimated Age: _____
Number of Stories: <u>0</u>		

- Underground Oil Tank Certification Needed:
- Utilities On At Time Of Inspection:
- Lead Paint Certification Needed:
- Water Certification Needed:
- Septic Certification Needed:
- Septic Municipal Availability Present:

Recommendations

"Check Mark Indicates Yes"

- Smoke Detectors Needed:
- Asbestos Report Needed:

- Termite - Woodboring Treatment Needed:
- Radon Gas Test Performed:
- Seperate Plumbing Certification Recommended:
- Seperate Electrical Certification Recommended:
- Seperate Heating Certification Recommended:
- Seperate Structural Engineers Report Recommended:

- FHA 203(k) Consultants Agreement:
- Specification of Repairs:
- Draw Request:
- Consultant's Invoice:
- Narrative:
- Minimum Property Standards:
- Floor Layout Diagram:
- Owners/Contractors Agreement:

This Package Contains

- Private Well Report:
- Radon Test Report:
- Identity Of Interests:
- Permit Certification Form:

- Private Septic Report:
- Seperate Heating Certification:
- Seperate Plumbing Certification:
- Seperate Electrical Certification:
- Underground Oil Tank Certification:
- Seperate Structural Engineer Report:
- Lead Paint Recommend Form:
- Woodboring-Termite Report:

Property Information & Inspection

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Property Address

2228 Georges Lane
Philadelphia PA 19131

Consultant's File Number: 290069Georges

Inspection Date: 3/11/2009

Inspector: Catherine Hall

Applicant's Information

Sherman McLeod

Address: 2754 N. 45th Street
Philadelphia PA 19131

Home Phone: _____ Cellular: (215) 840-6919

Office Phone: _____

Email: sherman.mcleod@verizon.net

Other Contact Name: _____

Other Phone: _____

Picture



Details

Number of Units

At Start: 1 At Completion: 1

Months To Completion: 5

Inhabited: Not Occupied

Owner Occupied Investor/Builder

HUD Information

FHA Case No.: _____

HUD Date Assigned: _____

Contractors On Project

#Name?

Property Address

2228 Georges Lane
Philadelphia PA 19131

Consultant's File Number: 290069Georges

Inspection Date: 3/11/2009

Inspector: Catherine Hall

Initial Inspection Information

Inspection Weather Conditions _____

Building Physical Information

Lot Size _____	Number of Dwellings <u>0</u>	Type of Construction _____
Building Size _____	Number of Stories <u>0</u>	Estimated Age _____

Commercial Units

Number of Commercial Units <u>0</u>
Commercial Units Ratio _____

Utilities At Inspection

# Electric Services <u>0</u>	On <input type="checkbox"/>
# of Gas Services <u>0</u>	On <input type="checkbox"/>
Water _____	On <input type="checkbox"/>
Type Of Sewer _____	

Smoke Detectors

Smoke Detectors at Inspection <input type="checkbox"/>
Type Required _____

Recommendations

"Check Mark Indicates Yes"

- | | |
|---|---|
| Underground Oil Tank Certification Needed: <input type="checkbox"/> | Termite - Woodboring Treatment Needed: <input type="checkbox"/> |
| Utilities On At Time Of Inspection: <input type="checkbox"/> | Radon Gas Test Performed: <input type="checkbox"/> |
| Lead Paint Certification Needed: <input type="checkbox"/> | Seperate Plumbing Certification Recommended: <input type="checkbox"/> |
| Water Certification Needed: <input type="checkbox"/> | Seperate Electrical Certification Recommended: <input type="checkbox"/> |
| Septic Certification Needed: <input type="checkbox"/> | Seperate Heating Certification Recommended: <input type="checkbox"/> |
| Septic Municipal Availability Present: <input type="checkbox"/> | Seperate Structural Engineers Report Recommended: <input checked="" type="checkbox"/> |
| Smoke Detectors Needed: <input type="checkbox"/> | Asbestos Report Need: <input type="checkbox"/> |

Note: The Home Inspection is performed to identify those items that are obviously required for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4905.1. This Inspection is NOT INSPECTION OR CERTIFICATIONS BY LICENSED PROFESSIONALS WHICH MAY BE BENEFICIAL FOR THE BORROWER. The Borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection.

Catherine L. Hall

Inspector's Signature: Catherine Hall

Value Home Inspections, Inc.

119 S. Easton Road
Suite 205
Glenside, PA 19038

Certification Letter

HUD 203(k)

Date: #Name?

Buyer's Name: Sherman McLeod

Address: 2754 N. 45th Street
Philadelphia PA 19131

Phone Number:

File Number:

I hereby certify that I have carefully inspected the following property at: **2228 Georges Lane
Philadelphia PA 19131**

for compliance with the general acceptability requirements (including health and safety) in Handbook 4905.1 or its successors.

I have reviewed the attached architectural exhibits and the estimated rehabilitation costs of this property, and have determined them to be acceptable.

I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage.

To the best of my knowledge I have reported all items requiring correction and that the rehabilitation proposal now meets all HUD requirements for 203(k) Rehabilitation Mortgage Insurance (Handbook 4240.4 or its successors).

X Catherine L. Hall Date: 3/24/2009

#Name?

#Name?

Consultant's Identity-Of-Interest Certification

Borrower's Name(s)	Sherman McLeod
Property Address	2228 Georges Lane Philadelphia PA 19131
FHA Case No.	

"I hereby certify that I have carefully inspected this property for compliance with the general acceptability requirements (including health and safety) in Handbook 4905.1. I have required as necessary and reviewed the architectural exhibits, including any applicable engineering and termite reports, and the estimated rehabilitation cost and they are acceptable for the rehabilitation of the property. I have no personal interest, present or prospective, in this property, applicant or proceeds of the mortgage. I also certify that I have no identity-of-interest or conflict-of interest with the borrower, seller, lender, realtor, appraiser, plan reviewer, contractor or subcontractor. To the best of my knowledge, I have reported all items requiring correction and that the rehabilitation proposal now meets all HUD requirements for Rehabilitation Mortgage Insurance."

Warning: HUD will prosecute false claims and statements. Conviction may result in criminal and/or civil penalties.

(18 U.S.C. 1001, 1010, 1012; 31 U.S.C 3729, 3802).

Catherine L. Hall

Consultant/Plan Reviewer's Signature:

3/24/2009

Date:

P0437

Consultant's ID Number

Specification Of Repairs

Value Home Inspections, Inc.

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Glenside, PA 19038

Phone: (215) 886-0010

Fax: (215) 886-0011

Email: info@valuehomeinspections.com

Consultant's File No.: 290069Georges

Loan Type: HUD 203(k)

Consultant: Catherine Hall

Consultant's ID No: P0437

Months To Completion: 5

Borrower: Sherman McLeod
Property Address: 2228 Georges Lane Philadelphia PA 19131
Phone:
Contact Name:
Contact Phone:
Applicant's Phone:
Applicant's Cell Phone: (215) 840-6919

FHA Case #:
Loan No.:
Lender: Skyline Funding Group
Lender's Address:
Loan Originator: Andy Leer
Loan Originator Phone: (215) 632-5363

Inspection Date: 3/11/2009

Occupied During Construction: Not Occupied

Borrower: Sherman McLeod

Consultant's File No.: 290069Georges

STEP-BY-STEP PROCEDURE

1. The HUD accepted consultant who prepares this work write-up for an architect, engineer to home inspection service needs to inspect the property to assure: (1) That there are no rodents, termites, and other infestations: (2) that there are no defects that will affect the health and safety of the occupants: (3) the adequacy of the existing structural, heating plumbing, electrical, and roofing system: and (4) the upgrading of thermal protection (where necessary). The inspection report will be attached to the document.
2. Complete each item below as necessary by either filling out the information on the work to be performed with a brief explanation, or entering "NONE" in the "SUB-TOTAL" portion if no work is being performed in that particular subsection.
3. The proposed work, and the materials used, should be explained in detail to assure a complete understanding on the required work by the contractor and the HUD authorized fee inspector. For major items (ie. kitchen cabinets, appliances, heating & air conditioning, etc.), the description or the item should enclose the make and model number (manufacturer's brochure can be attached).
4. Attach a copy of any proposals from all contractors and/or subcontractors.
5. Provide other drawings as necessary to assure a complete understanding of the required work by the contractor and the HUD authorized fee inspector. The following architectural exhibits are required:
 - a) A Plot Plan of the Site is required only if a new addition is being made to the existing structure. Show the location of the structure(s), walks, drives, streets, and other relevant detail. Include finished grade elevations at the property corners and building corners to assure proper drainage of water off the site. Show the required flood elevation.
 - b) Proposed Interior Plan of the Dwelling. Show where structural or planning changes are contemplated; include any addition to the dwelling.
 - c) Provide kitchen cabinet elevations, deck drawings and other exhibits as necessary to properly describe the required work. Architectural exhibits for a new addition are the same as for a newly constructed home.
6. Cost estimates must include labor and materials sufficient to complete the work by a contractor.
7. A homebuyer who would like to do any of the work must submit a letter to the lender stating his/her qualifications to perform the work in timely and workmanlike manner. If approved by the lender, the homebuyer cannot eliminate the cost estimate for labor because if the homebuyer cannot complete the work there must be sufficient money in the escrow account to get a subcontractor to do the work.
8. If this is a purchase transaction and not a refinance, then attach a sales contract (the loan should go contingent upon obtaining FHA 203(k) financing).
9. Transfer costs shown on the last page to the Draw Request (HUD 9746-A, VMP-436).
10. Meaning of Abbreviations:
Linear foot = LF Each = Ea Square Foot = SF Lump Sum = LS Square Yard = SY * = required
M = Mandatory By HUD, R = Recommended By Consultant/Other, D = Desired By Homeowner

1. Masonry

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Masonry: other	M	1	Ea	900.00	900.00	1,100.00	0.0% 0.00	\$2,000.00

Exterior rear Repair/replace concrete walkway around pool

Sub-Total This Section: \$2,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

3. Gutters/Downspouts

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Repair gutters & downspouts	M	1	Ea	180.00	180.00	120.00	0.0% 0.00	\$300.00

Exterior Reconnect downspouts at front wall, properly angle gutters into downspouts at areas where needed

Install new gutters and downspouts	M	1	Ea	400.00	400.00	0.00	0.0% 0.00	\$400.00
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Exterior rear Install new gutters at rear kitchen addition

Sub-Total This Section: \$700.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

4. Roof

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Repair damaged roofing	M	1	Ea	650.00	650.00	0.00	0.0% 0.00	\$650.00

Exterior rear Replace damaged shingles at rear roof (left rear side)

Roof: Misc	M	1	LS	250.00	250.00	0.00	0.0% 0.00	\$250.00
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Exterior rear Replace missing/damaged flashing around rear of chimney

Chimney Repairs	M	1	Ea	300.00	300.00	0.00	0.0% 0.00	\$300.00
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Seal chimney cap/flue- add snow cap

Sub-Total This Section: \$1,200.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

6. Exteriors

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Exterior repairs: Other	M	2	Ea	300.00	600.00	0.00	0.0% 0.00	\$600.00

Exterior Repair damaged columns at front wall - 2 left side

Exterior repairs: Other	M	1	Ea	150.00	150.00	0.00	0.0% 0.00	\$150.00
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Exterior Provide and install handrail at one side of side steps

Sub-Total This Section: \$750.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

7. Walks

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Repair damaged offset concrete walks	M	1	Ea	750.00	750.00	0.00	0.0%	0.00	\$750.00

Exterior front Replace damaged concrete walks and curbing at front

Sub-Total This Section: \$750.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Replace 3 blocks of damaged, offset concrete at front walk, rebuild damaged/missing curbing at front property

9. Painting (Ext.)

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal.	M	1	Ea	750.00	750.00	0.00	0.0%	0.00	\$750.00

Exterior

Sub-Total This Section: \$750.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Eliminate all defective painted wndow frames, exterior doors

10. Caulking

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Caulk all windows and door frames.	m	1	Ea	850.00	850.00	0.00	0.0%	0.00	\$850.00

Exterior Caulk around exterior window and door frames

Sub-Total This Section: \$850.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

11. Fencing

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Install new fencing.	M	1	Ea	1,850.00	1,850.00	0.00	0.0%	0.00	\$1,850.00

Exterior rear Provide and install vinyl fencing around rear of property as per plans

Sub-Total This Section: \$1,850.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Approx. 35 LF to enclose pool area at rear of home (including gate with lock) as required for safety

13. Windows

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Install new vinyl thermal pane double hung window w/screen	D	4	Ea	375.00	1,500.00	0.00	0.0%	0.00	\$1,500.00
all areas	Replace windows as indicated in plans								
Sub-Total This Section:									\$1,500.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:
 Replace windows at both second floor baths, 1st floor bath
 Replace window at 1st floor pantry

15. Doors (Ext.)

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Install new basement door	M	1	Ea	650.00	650.00	0.00	0.0%	0.00	\$650.00
Exterior rear	Install new "Bilco" style doors at rear								
Other:	M	1	Ea	350.00	350.00	0.00	0.0%	0.00	\$350.00
Exterior rear	Replace rotted interior basement door framing								
Sub-Total This Section:									\$1,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

16. Doors (Int.)

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Install interior door	M	7	Ea	350.00	2,450.00	0.00	0.0%	0.00	\$2,450.00
all areas	Provide and install new 6-panel solid wood interior doors at all rooms throughout home								
Sub-Total This Section:									\$2,450.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:
 Cost includes knob and interior door locksets
 (Cost does not include framing)

17. Partition Wall

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Architectural Plans	D	1	Ea	850.00	850.00	0.00	0.0%	0.00	\$850.00
all areas	Provide architectural plans for renovation of property								
Framing of new walls and partitions (Do not include drywall cost).	M	1	Ea	1,000.00	1,000.00	0.00	0.0%	0.00	\$1,000.00
Attic	Build walls at attic								
Structural repairs	M	1	Ea	6,100.00	6,100.00	0.00	0.0%	0.00	\$6,100.00
1st floor	Complete structural repairs as per Engineering Report								
Sub-Total This Section:									\$7,950.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:
 Structural engineering report must be included with this Specification of Repairs and accounted for in architectural plans

18. Plaster/Drywall

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Drywall: Install new board, mud and tape	M	1	Ea	12,000.00	12,000.00	0.00	0.0%	0.00	\$12,000.00

all areas Install new sheetrock at all rooms/areas throughout home as per plans

Sub-Total This Section: \$12,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Install sheetrock at walls and ceilings throughout home (approx. 6200 sf) Accurate measurements and layout as determined by plans

19. Decorating

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Paint interior walls, ceiling & trims.	R	1	Ea	5,100.00	5,100.00	0.00	0.0%	0.00	\$5,100.00

all areas Prime (2 coats) and paint 1 finish coat at all walls /ceilings as per plans

Sub-Total This Section: \$5,100.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Borrower to have choice of 4 colors

20. Wood Trim

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Replace all trim at interior door units, base, shoe & other trim.	M	1	Ea	6,500.00	6,500.00	0.00	0.0%	0.00	\$6,500.00

all areas Install paint grade wood trim at all doors, windows, and baseboards at all rooms

Sub-Total This Section: \$6,500.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Contractor to provide and install 4" baseboard trim - colonial style

21. Stairs

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Replace main stairs, treads & risers.	M	1	Ea	500.00	500.00	0.00	0.0%	0.00	\$500.00

2nd floor Replace damaged stair treads prior to carpet installation

Sub-Total This Section: \$500.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

22. Closets

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Closet:other	R	1	Ea	1,100.00	1,100.00	550.00	0.0% 0.00	\$1,650.00

All Bdrms Complete the instalation of closets at 2nd and 3rd floor bedrooms, including shelving and clothes racks

Sub-Total This Section: \$1,650.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Contractor to build out and add sliding doors at 3rd floor closets, complete installation of pocket closet doors at 2nd floor bedrooms
New doors of borrowers choice (material allowance of \$300 per new door to be installed)

23. Wood Floors

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Install new hardwood floors.	D	1	Ea	9,500.00	9,500.00	0.00	0.0% 0.00	\$9,500.00

all areas Install hardwood flooring of borrower's choice as per plans and below

Sub-Total This Section: \$9,500.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Install hardwood flooring at living room, dining room and sun room areas (cost includes repairs to exisiting flooring and prep for new flooring), Install new sub-flooring at 2nd floor bath, attic floor
Material cost for factory finished solid maple flooring \$12 sf for approx 600 sf

24. Finished Floors

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Install carpet & pad (includes removal of existing as needed)		225	SY	20.00	4,500.00	2,500.00	0.0% 0.00	\$7,000.00

all areas Install carpeting at all 2nd and 3rd floor bedrooms, hallways, and stairs

Sub-Total This Section: \$7,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

25. Ceramic Tile

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Install ceramic tile floor	D	200	SQ	3.00	600.00	850.00	0.0% 0.00	\$1,450.00

All baths New tile flooring at all baths

Install ceramic tile wainscot in bathtub area for shower height.	D	1	Ea	850.00	850.00	0.00	0.0% 0.00	\$850.00
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All baths Install tile of borrower's choice at a 4 baths - all 4 walls

Install ceramic tile floor	D	140	SQ	3.00	420.00	350.00	0.0% 0.00	\$770.00
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Kitchen Install ceramic tile flooring at kitchen and pantry

Sub-Total This Section: \$3,070.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Material allowance for cost of tile (up to \$2.00 for standard glazed tiles)
Material cost does not include underlayment

26. Bath Accessories

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Install medicine cabinet, towel bars ,& paper holder		1	Ea	1,200.00	1,200.00	0.00	0.0% 0.00	\$1,200.00

All baths Provide and install all accessories in all 4 baths

Sub-Total This Section: \$1,200.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Contractor to install flush mounted medicine cabinets as directed by borrower in baths at 2nd and 3rd floors.

1st floor bath to have mirror only

27. Plumbing

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Install new supply, vent & waste lines	M	1	Ea	5,500.00	5,500.00	0.00	0.0% 0.00	\$5,500.00

all areas

Install three (3) piece bathroom with shower over tub.	M	1	Ea	800.00	800.00	1,000.00	0.0% 0.00	\$1,800.00
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Bath 3 2nd floor hall bath

Install three (3) piece bathroom with shower over tub.	D	1	Ea	800.00	800.00	1,000.00	0.0% 0.00	\$1,800.00
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Bath 4 3rd floor hall bath

Install new 3 piece bath (toilet, sink, stall shower)	D	1	Ea	1,000.00	1,000.00	1,000.00	0.0% 0.00	\$2,000.00
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Bath 2 2nd floor master bath

Install new 2 piece bath (toilet, sink)	D	1	Ea	550.00	550.00	700.00	0.0% 0.00	\$1,250.00
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Bath 1 1st floor 1/2 bath

Install new hot water heater	R	1	Ea	1,500.00	1,500.00	0.00	0.0% 0.00	\$1,500.00
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Basement Provide and install tankless water heating system- recommend separate unit for 3rd floor

Licensed plumber to provide certification of satisfactory condition	M	1	Ea	150.00	150.00	0.00	0.0% 0.00	\$150.00
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all areas Certification paperwork to be provided prior to final draw

Permites etc.		1	Ea	550.00	550.00	0.00	0.0% 0.00	\$550.00
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all areas Plumbing permit to be obtained prior to first draw

Sub-Total This Section: \$14,550.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Provide and install complete new supply and DWV systems to home; including two outside faucets - front rear- utilizing existing components where possible

(Cost includes all faucets, fittings, and elements throughout home)

Provide and install tankless water heating system with possible multiple zone application as needed

Double sink in master bath as desired by borrower

28. Electrical

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Electrical	M	1	Ea	7,500.00	7,500.00	0.00	0.0% 0.00	\$7,500.00
all areas	Complete re-wiring of entire home as per plans and according to local code							
Permits	M	1	Ea	250.00	250.00	0.00	0.0% 0.00	\$250.00
all areas	Provide electrical permit -have available at first draw							
Licensed electrician to provide certification of satisfactory condition	M	1	Ea	250.00	250.00	0.00	0.0% 0.00	\$250.00
all areas	Code inspection report and certification w/1 year guarantee all parts and labor before final draw							

Sub-Total This Section: \$8,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Install gfi-protection at exterior outlets
 Complete re-wiring of all rooms and areas to code- existing panel not needing replacement
 Install ceiling light fixtures, switches at all rooms and areas as directed by borrower and plans

29. Heating

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Install new forced warm air heater/air conditioning unit	M	2	Ea	6,750.00	13,500.00	0.00	0.0% 0.00	\$13,500.00
all areas	Two separate zoned heating units with all necessary ductwork and elements for a complete job							
Permits	M	1	Ea	250.00	250.00	0.00	0.0% 0.00	\$250.00
all areas	HVAC permit as required to be available at first draw							
Licensed HVAC or plumbing contractor to provide certification of satisfactory condition	M	1	Ea	250.00	250.00	0.00	0.0% 0.00	\$250.00
all areas	Certification and minimum 1 year guarantee on all parts/labor to be provided before final draw							

Sub-Total This Section: \$14,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Provide and install HVAC system to provide even heat distribution to all areas - with separate zoning for master bdrm, 3rd floor (suggestion of heat pump for 3rd floor, gas-fired forced air furnace with split A/C for 1st, 2nd floors) or two units zoned with basement/1st floor on zone 1, 2nd and 3rd floors on zone 2

30. Insulation

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin	Grand Total
Insulate between exterior and interior walls	M	1	Ea	3,750.00	3,750.00	0.00	0.0% 0.00	\$3,750.00
all areas								
Insulate ceilings	R	1	Ea	1,250.00	1,250.00	0.00	0.0% 0.00	\$1,250.00
all areas	Sound proofing/insulation between all floors							
Install insulation batts attic	M	1	Ea	2,000.00	2,000.00	0.00	0.0% 0.00	\$2,000.00
Attic								

Sub-Total This Section: \$7,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Install insulation at all walls, floors areas throughout house for R-values equal to or greater than those suggested by Dept of Energy regional guide (client prefers spray foam insulation between exterior stone walls and interior drywall areas)

31. Cabinetry

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Install cabinets & countertops	M	1	Ea	7,000.00	7,000.00	0.00	0.0%	0.00	\$7,000.00

Kitchen

Sub-Total This Section: \$7,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Kitchen /pantry cabinetry as per plan (actual cost to be determined by size and configuration of kitchen when plans provided) Cost does not include knob/handles for drawers or doors)

Countertop material- granite/marble as directed by borrower

32. Appliances

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Appliances: Over-range microwave oven	D	1	Ea	650.00	650.00	550.00	0.0%	0.00	\$1,200.00

Kitchen Labor cost includes parts and labor to vent unit to exterior

Dishwasher	R	1	Ea	400.00	400.00	300.00	0.0%	0.00	\$700.00
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Kitchen

Range	M	1	Ea	750.00	750.00	350.00	0.0%	0.00	\$1,100.00
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Kitchen

Refrigerator/freezer	D	1	Ea	900.00	900.00	350.00	0.0%	0.00	\$1,250.00
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Kitchen

Disposal	R	1	Ea	100.00	100.00	200.00	0.0%	0.00	\$300.00
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Washer/Dryer	D	1	Ea	800.00	800.00	450.00	0.0%	0.00	\$1,250.00
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1st floor

Sub-Total This Section: \$5,800.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

Provide and install all kitchen appliances (dishwasher, gas range, over-range microwave oven, disposal, refrigerator) Provide and install washing machine and gas dryer at pantry on 1nd floor as per plans

Cost of all installations include all plumbing and electrical connections as required for each appliance- venting thru to exterior on exhaust fan

33. Basements

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Install basement windows	M	4	Ea	250.00	1,000.00	400.00	0.0%	0.00	\$1,400.00

Basement Replace 4 basement windows with glass block windows with vinyl jalousie for ventilation

Sub-Total This Section: \$1,400.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

34. Cleanup

	Level	Qty	Unit	Material/LS	Total	Labor	Tax/Margin		Grand Total
Clean up all areas of site.	M	1	Ea	4,000.00	4,000.00	0.00	0.0%	0.00	\$4,000.00

all areas Complete debris removal from all areas throughout home (cost includes all dumpsters as needed)

Sub-Total This Section: \$4,000.00

This work will be done by: Owner Contractor Subcontractor Cost Estimate Attached: Permit Required:

Summary/Narrative Of Work To Be Done:

RECAP SUBTOTALS

Construction Sub-Totals

1. Masonry	2,000.00
2. Siding	0.00
3. Gutters/Downspouts	700.00
4. Roof	1,200.00
5. Shutters	0.00
6. Exteriors	750.00
7. Walks	750.00
8. Driveways	0.00
9. Painting (Ext.)	750.00
10. Caulking	850.00
11. Fencing	1,850.00
12. Grading/Landscaping	0.00
13. Windows	1,500.00
14. Weatherstrip	0.00
15. Doors (Ext.)	1,000.00
16. Doors (Int.)	2,450.00
17. Partition Wall	7,950.00
18. Plaster/Drywall	12,000.00
19. Decorating	5,100.00
20. Wood Trim	6,500.00
21. Stairs	500.00
22. Closets	1,650.00
23. Wood Floors	9,500.00
24. Finished Floors	7,000.00
25. Ceramic Tile	3,070.00
26. Bath Accessories	1,200.00
27. Plumbing	14,550.00
28. Electrical	8,000.00
29. Heating	14,000.00
30. Insulation	7,000.00
31. Cabinetry	7,000.00
32. Appliances	5,800.00
33. Basements	1,400.00
34. Cleanup	4,000.00
35. Miscellaneous	0.00
Construction Cost Subtotal:	\$130,020.00

Allowable Fees & Recap Totals

Construction Costs Subtotal :		\$130,020.00
ALLOWABLE FEES		
	Note	Fee
Draw Fee + Mileage	6 @ \$85	\$510.00
Allowable Fees Total :		\$510.00
Contingency Reserve:		10%
		\$13,002.00
Grand Total:		\$143,532.00

CONSULTANT'S COMMENT

Contractor will be required to obtain all proper building permits necesary in city/township and will have them available at the time of first draw inspection.

The preceeding specification of repairs is not considered complete without the attachment of the structural engineering report and the plan/layout for the project.

Borrower to supply these documents to consultant and contractor prior to close of escrow on the purchase.

SIGNATURES

Date of Final Acceptance: _____

Consultant/Plan Reveiwer: Catherine L. Hall Date: 3/24/2009 ID No P0437
 Catherine Hall

Borrower(s): _____ Date: _____

Borrower(s): _____ Date: _____

Borrower(s): _____ Date: _____

Borrower(s): _____ Date: _____

General Contractor: _____ Date: _____

PERMITS AND/OR CERTIFICATIONS REQUIRED

Inspection Date: 3/11/2009

Borrowers Name: Sherman McLeod

Loan No. _____

Property Address: 2228 Georges Lane
Philadelphia PA 19131

Permit(s) are required to begin work on the repairs outlined in the Specification of Repairs (Work Write up). Copies of the permit **MUST BE ATTACHED** to the first draw request for renovation funds to be disbursed.

Certification(s) are required after work has been completed. Copies of the certifications **MUST BE ATTACHED** to the final draw request for renovation funds to be disbursed.

PLEASE CHECK ALL OF THE APPROPRIATE BOXES THAT APPLY FOR THE PROJECT ON THE ABOVE REFERENCED LOAN:

Permit Required Prior To First Draw		Certification Required After Work Complete
<input checked="" type="checkbox"/>	General Building Permit	<input type="checkbox"/>
<input checked="" type="checkbox"/>	HVAC	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Roofing	<input type="checkbox"/>
<input type="checkbox"/>	Well	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Electrical	<input checked="" type="checkbox"/>
<input checked="" type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>
<input type="checkbox"/>	Septic	<input type="checkbox"/>
<input type="checkbox"/>	Lead Asbestos	<input type="checkbox"/>
<input checked="" type="checkbox"/>	Termite (Clearance)	<input type="checkbox"/>
<input type="checkbox"/>	Other:	<input type="checkbox"/>
<input type="checkbox"/>	Not Required for the Project	<input type="checkbox"/>

Catherine L. Hall
Consultant's Signature

3/24/2009
Date

Catherine Hall
Consultant Printed Name

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BORROWER(S) CERTIFICATION:

I (We) understand that I (We) am responsible for obtaining the required permits and city/local building authority inspections for the above items., and that no monies will be released from the rehab escrow account for the items requiring permits until I have provided a copy of the draw request documentation

Borrower's Signature

Date

Borrower's Signature

Date