

Feasibility Analysis

This Report is for Feasibility purposes only and is not for the purpose nor intended as a complete Specification of Repairs work write up. Items listed below may change on further inspection, applicant's requests & complete Specification of Repair work up.

Bill Evans Home Team, LLC

8971 Fort Smallwood Rd Suite I
Pasadena, MD 21122

Phone: (410) 437-5704

Loan Type: HUD 203k

Fax: (410) 437-7317

Consultant: Bill Evans

Consultants ID No.: P:1244

Email: bill@billevanshometeam.com

Inspection Date: 7/27/2015

Consultant's File No.: TW1544F

Borrower: Sample

Lender: TBD

Loan Originator:

Address: Sample Shore Acres Rd.
Arnold, MD 21012

Address:

Loan Originator Phone:

Phone: (410) 562-0268

1. Masonry	*** No FHA mandatory repairs noted.	\$0.00
2. Siding	Make necessary repairs to damaged siding and soffits at rear of house.	\$250.00
3. Gutters/Downspouts	Make necessary repairs to existing or replace with new all damaged gutters and downspouts around entire exterior, ensure proper operation of all and ensure all drainage is properly diverted away from home.	\$750.00
4. Roof	Remove existing layers of shingles and make any necessary repairs to damaged roof sheathing. Furnish and install new asphalt shingle type roof system to include all associated components in accordance with local building codes and current industry standards.	\$10,000.00
5. Shutters	*** No FHA mandatory repairs noted.	\$0.00
6. Exteriors	Furnish and install new exterior wood trim to include fascias, rake boards, wood soffits and any other exterior trim that is deteriorated around exterior of house. Properly wrap or encapsulate exposed fascia boards at rear of house to prevent deterioration.	\$1,500.00
7. Walks	*** No FHA mandatory repairs noted.	\$0.00
8. Driveways	*** No FHA mandatory repairs noted.	\$0.00
9. Painting (Ext.)	Remove all flaking/peeling paint at entire exterior of house to include all wood trim and foundation walls. Prep, prime and paint all surfaces with a minimum 2 coats of exterior grade paint.	\$1,500.00
10. Caulking	*** No FHA mandatory repairs noted.	\$0.00
11. Fencing	*** No FHA mandatory repairs noted.	\$0.00
12. Grading/Landscaping	Properly remove abandoned underground oil tank at front of house and backfill as needed.	\$2,000.00

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13. Windows	Furnish and install new window at right rear basement area where existing is damaged. Free up all stuck windows throughout entire house and make any necessary repairs to ensure safe and proper operation of all windows.	\$750.00
14. Weatherstrip	*** No FHA mandatory repairs noted.	\$0.00
15. Doors (Ext.)	Furnish and install new exterior entry door to rear of garage to include necessary hardware and trim. Make necessary repairs to garage overhead doors where damaged and ensure safe and proper operation of both doors.	\$1,350.00
16. Doors (Int.)	Furnish and install new interior door slabs where missing throughout (2). Furnish and install new interior door hardware where missing throughout house (4) and ensure proper operation of all doors.	\$700.00
17. Partition Wall	*** No FHA mandatory repairs noted.	\$0.00
18. Plaster/Drywall	Make necessary repairs to damaged drywall at basement ceilings, master bedroom and minor damage at walls and ceilings throughout interior of house, all areas replaced or repaired must be at a minimum properly finished, sanded smooth and primed to make ready for paint.	\$750.00
19. Decorating	*** No FHA mandatory repairs noted.	\$0.00
20. Wood Trim	Properly secure loose trim at 2nd floor front bedroom.	\$25.00
21. Stairs	*** No FHA mandatory repairs noted.	\$0.00
22. Closets	*** No FHA mandatory repairs noted.	\$0.00
23. Wood Floors	*** No FHA mandatory repairs noted.	\$0.00
24. Finished Floors	Furnish and install new carpet and padding or desired floor covering at finished basement area.	\$3,500.00
25. Ceramic Tile	*** No FHA mandatory repairs noted.	\$0.00
26. Bath Accessories	Properly secure existing bath fan at master bathroom and ensure proper operation. Furnish and install new bath vent fans at main 2nd floor hall bathroom and basement bathroom and ensure proper operation. Properly vent all bath fans throughout house to the outside.	\$1,050.00
27. Plumbing	Furnish and install new vanity with top and faucet at master bath. Make shower faucet at master bathroom operational. Make necessary repair to or replace faucet at main hall bath to ensure proper operation. Make proper connections at kitchen sink drain to garbage disposal and ensure proper operation. Evaluate whole house plumbing system to ensure no leaks and proper operation of all systems. Furnish and install new water heater, existing unit is badly deteriorated in multiple locations.	\$3,500.00

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28. Electrical

Furnish install new smoke/CO detectors in all living areas where missing or not operating throughout house in accordance with local electrical codes. Properly secure loose outlet and install missing light fixture at main living room area. Furnish and install new light fixture at main 2nd floor bathroom where missing. Furnish and install new light switches and receptacles where missing and/or damaged throughout house. Furnish and install new cover plates where missing throughout house at all open electrical boxes. Furnish and install GFCI protected outlets at kitchen and basement bathroom in accordance with local electrical codes. Furnish and install new electrical panel where missing at garage area and ensure safe and proper operation of all connected circuits. Evaluate whole house electrical system and make repairs as needed to ensure safe and proper operation of electrical systems throughout.

\$4,150.00**29. Heating**

Furnish and install new mechanical system to include new indoor and outdoor units and all associated components and ensure proper operation in accordance with local mechanical codes.

\$10,000.00**30. Insulation**

*** No FHA mandatory repairs noted.

\$0.00**31. Cabinetry**

*** No FHA mandatory repairs noted.

\$0.00**32. Appliances**

Furnish and install new dishwasher and electric range/stove at kitchen.

\$1,300.00**33. Basements**

Remove all mold impacted materials and properly remediate all microbial growth at entire lower level(basement area) of house and secure a post remediation evaluation to ensure that spore levels have been brought back to safe/ acceptable levels. Furnish and install new building materials as needed to complete finished basement area per customer specifications.

\$8,700.00**34. Cleanup**

Remove all mold impacted materials and properly remediate all microbial growth at finished interior garage area, furnish and install new building materials as needed to complete finished area as prior to remediation. Remove and responsibly dispose of all construction related debris and perform general clean up upon completion of renovation project.

\$4,000.00**35. Miscellaneous**

Furnish and install french drain system or other system to properly divert or prevent further water infiltration to interior of house (to be determined by contractor(\$10,000)). Multiple structural concerns were noted during inspection at garage truss system and at rear addition/ screened porch area which need to be properly evaluated by a structural engineer(\$10,000 place holder for engineer's evaluation and potential repairs). Provide all necessary permits to complete entire scope of work to include all required inspections(\$2,000 permits).

\$22,000.00

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Construction Sub-Totals	
1. Masonry	\$0.00
2. Siding	\$250.00
3. Gutters/Downspouts	\$750.00
4. Roof	\$10,000.00
5. Shutters	\$0.00
6. Exteriors	\$1,500.00
7. Walks	\$0.00
8. Driveways	\$0.00
9. Painting (Ext.)	\$1,500.00
10. Caulking	\$0.00
11. Fencing	\$0.00
12. Grading/Landscaping	\$2,000.00
13. Windows	\$750.00
14. Weatherstrip	\$0.00
15. Doors (Ext.)	\$1,350.00
16. Doors (Int.)	\$700.00
17. Partition Wall	\$0.00
18. Plaster/Drywall	\$750.00
19. Decorating	\$0.00
20. Wood Trim	\$25.00
21. Stairs	\$0.00
22. Closets	\$0.00
23. Wood Floors	\$0.00
24. Finished Floors	\$3,500.00
25. Ceramic Tile	\$0.00
26. Bath Accessories	\$1,050.00
27. Plumbing	\$3,500.00
28. Electrical	\$4,150.00
29. Heating	\$10,000.00
30. Insulation	\$0.00
31. Cabinetry	\$0.00
32. Appliances	\$1,300.00
33. Basements	\$8,700.00
34. Cleanup	\$4,000.00
35. Miscellaneous	\$22,000.00
Construction Cost Subtotal:	\$77,775.00

Allowable Fees & Feasibility Totals		
Construction Costs Subtotal :		\$77,775.00
ALLOWABLE FEES		
	Note	Fee
Draw Fee	5 Draw @ 175.00	\$875.00
Allowable Fees Total :		\$875.00
Contingency Reserve:		15.00 %
		\$11,666.25
Grand Total:		\$90,316.25

Consultant/Plan Reviwer: _____

Date: _____

Bill Evans

P:1244