

Specification Of Repairs

Inspection Date

8/1/2003

Value Home Inspections, Inc.

(215) 886-0010

Consultant's File No.

230483Dauphin

Consultant/Plan Reviewer: Catherine Hall**ID No:** P0437

Borrower:	Joseph A. Rapier, Jr.
Property Address:	2057-2061 Dauphin Street Philadelphia PA 19125
Phone:	(267) 973-3993
Contact Name:	Joseph Rapier
Contact Phone:	(267) 973-3993

FHA Case #:	0033283847
HUD Appraiser:	
Appraiser's Phone:	
Assigned Date:	8/1/2003
Lender:	Wells Fargo Home Mortgage
Loan No.	0033283847

Months To Completion: **Occupied During Construction:**

HUD Case #
0033283847

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	Unit	Qty	Cost	Mark-up	Total
Masonry: Point brick work.	D	LS	1	\$500.00	0.0%	\$500.00

Remove ivy frm brick wall

Siding: Replace defective siding.	D		1	\$1,250.00	0.0%	\$1,250.00
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Replace rear wall siding with brick veneer to match side wall

Sub-Total This Section: \$1,750.00Proposed work and/or itemized materials to be used

Borrower wants to remove all ivy from side walls. Brickwork appears sound. Some minor repointing may be necessary.

Remove stucco, or add brick veneer over existing stucco at rear wall 1st floor elevation.

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require**2. Siding**

	Level	Unit	Qty	Cost	Mark-up	Total
Siding: Replace defective siding.	D		1	\$2,500.00	0.0%	\$2,500.00

Replace defective shingles at rear 2nd floor

Sub-Total This Section: \$2,500.00Proposed work and/or itemized materials to be used

Remove existing shingles at 2nd floor bumpout rear wall, replace with clapboard siding or other material of borrowers choice. Material cost will need to be determined prior to settlement.

This Portion Of the work will be done by:

☐ Owner ☐ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require**3. Gutters/Downspouts**

	Level	Unit	Qty	Cost	Mark-up	Total
Gutter & Downspouts: Replace bad gutters & downspouts.	D		1	\$400.00	0.0%	\$400.00

Extend downspout at side wall under brick wall towards garden

Sub-Total This Section: \$400.00Proposed work and/or itemized materials to be used

Downspout needs to be extended under brick path along side of property using pvc piping diverting water into garden.

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require**4. Roof****5. Shutters****6. Exteriors****7. Walks**

	Level	Unit	Qty	Cost	Mark-up	Total
Walks: other	D		1	\$5,000.00	0.0%	\$5,000.00

Repair/rebuild brick walk and patio at rear

Sub-Total This Section: \$5,000.00Proposed work and/or itemized materials to be used

Brick patio and walkway at side of property is upheaved and poses a tripping hazard. Borrower want to repair if possible, rebuild walk and patio if necessary. May consider replacing bricks with pavers.

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☐ Owner ☐ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require

8. Driveways

Level	Unit	Qty	Cost	Mark-up	Total
D		1	\$6,500.00	0.0%	\$6,500.00

Driveways: Remove old driveway and apron.

Clear growth and pave front yard at fence

Sub-Total This Section: \$6,500.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require

Proposed work and/or itemized materials to be used

14' wide x 20' deep concrete yard inside front yard, and 27' wide x 12' deep driveway apron at front walkway. Clear cut all overgrowth, trees and level for driveway.

9. Painting (Ext.)**10. Caulking****11. Fencing**

Level	Unit	Qty	Cost	Mark-up	Total
D		1	\$1,500.00	0.0%	\$1,500.00

Fencing: Install new fencing.

Install new fence with automatic remote control gate

Sub-Total This Section: \$1,500.00**12. Grading****13. Windows**

Level	Unit	Qty	Cost	Mark-up	Total
D	Ea	4	\$250.00	0.0%	\$1,000.00

Windows: Install new windows.

New vinyl replacement windows

Sub-Total This Section: \$1,000.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require

Proposed work and/or itemized materials to be used

Replace windows: Double hung vinyl 3rd floor bdrm-2, 3rd floor-bath
Casement window w/crank at 2nd floor bath**14. Weatherstrip****15. Doors (Ext.)**

Level	Unit	Qty	Cost	Mark-up	Total
R	Ea	1	\$500.00	0.0%	\$500.00

Doors: Install new doors

Install kitchen door

D	Ea	1	\$700.00	0.0%	\$700.00
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Doors: Install new doors

Replace Living Room door to garden

Sub-Total This Section: \$1,200.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract☐ Cost Estimate Attache☐ Required Repair☐ Permit Require

Proposed work and/or itemized materials to be used

New kitchen door to yard half light
New door from living room to garden custom door to borrowers specifications

16. Doors (Int.)

	Level	Unit	Qty	Cost	Mark-up	Total
Doors: Install new doors	D	Ea	1	\$400.00	0.0%	\$400.00
New swinging door to kitchen						
Doors: Install new doors	D	Ea	2	\$175.00	0.0%	\$350.00
Closet doors (3rd floor bdrm)						
Sub-Total This Section:						\$750.00

17. Partition Wall

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract

☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

18. Plaster/Drywall

	Level	Unit	Qty	Cost	Mark-up	Total
Drywall: install new ceiling gypsum board	D	SF	150	\$6.00	0.0%	\$900.00
Repair ceiling damage 3 areas						
Sub-Total This Section:						\$900.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract

☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Replace damaged ceilings:

2nd floor front bdrm: 5' x 5', 2nd floor hallway: 5'x8', holes from recessed lights after removed 8'x8'

19. Decorating

	Level	Unit	Qty	Cost	Mark-up	Total
Painting: Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal.	D	SF	3500	\$1.75	0.0%	\$6,125.00
Prep and prime al rooms/areas at 2nd and 3rd floors						
Sub-Total This Section:						\$6,125.00

20. Wood Trim**21. Stairs**

	Level	Unit	Qty	Cost	Mark-up	Total
Stairs: Install carpet and pad (per riser)	D	Ea	12	\$25.00	0.0%	\$300.00
Replace carpeting at rear steps to 2nd floor						
Stairs: Provide hand rails, etc.	D	LF	45.	\$100.00	0.0%	\$4,500.00
Replace new handrail entire length 45 ft.						
Sub-Total This Section:						\$4,800.00

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☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Install new wood handrails front first to third floor-custom wood railing with decorative posts per borrowers specifications

22. Closets

	Level	Unit	Qty	Cost	Mark-up	Total
Doors: Install new doors	D	Ea	3	\$200.00	0.0%	\$600.00
Sliders (set) for closets in 2nd floor bdrm-2, 3rd floor bdrm						
Sub-Total This Section:						\$600.00

23. Wood Floors

	Level	Unit	Qty	Cost	Mark-up	Total
Wood Floors: Sand, fill and refinish hardwood floors.	D	SF	745	\$5.00	0.0%	\$3,725.00
Finish floors at Liv Rm, Din Rm, 1st floor hallway						
Sub-Total This Section:						\$3,725.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract

☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Finish flooring:
Living Room 28' x 9'
Dining Room 15' x 10.5'
1st fl Hall 22.5' x 3.25'

24. Finished Floors

	Level	Unit	Qty	Cost	Mark-up	Total
Finish Floors: Install vinyl tile or sheet goods with 1/4" underlayment at:	R	SF	160	\$8.00	0.0%	\$1,280.00
Kitchen and 2nd floor bath						
Sub-Total This Section:						\$1,280.00

25. Ceramic Tile

	Level	Unit	Qty	Cost	Mark-up	Total
Ceramic Tile: Replace defective tile in bath.	R	SF	30	\$30.00	0.0%	\$900.00
3rd floor bath walls						
Sub-Total This Section:						\$900.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract

☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Install ceramic tile on bathroom walls over new moisture-resistant wallboard. Tile cost up to \$6.00 sf.

26. Bath Accessories

	Level	Unit	Qty	Cost	Mark-up	Total
Bath Accessories: Install medicine cabinet in bath.	D		2	\$310.00	0.0%	\$620.00
Surface mounted at both baths						
Sub-Total This Section:						\$620.00

This Portion Of the work will be done by:

☐ Owner ☐ Contract ☐ Subcontract

☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Cost of cabinet up to \$200.00

27. Plumbing

	Level	Unit	Qty	Cost	Mark-up	Total
Plumbing: Bath sink w/vanity 2nd floor, 3rd floor	R	Ea	2	\$550.00	0.0%	\$1,100.00
Plumbing: Install new hot & cold water piping. 2nd floor bath , 3rd floor bath, kitchen	R		3	\$400.00	0.0%	\$1,200.00
Plumbing: Install new kitchen sink. Drop -in sink in counter	R		1	\$600.00	0.0%	\$600.00
Plumbing: Replace defective bath faucet. all baths	R		4	\$350.00	0.0%	\$1,400.00
Plumbing: other Remove and disconnect all existing plumbing lines at all baths, kitchen, 3rd floor bdrm	R	LS	4	\$300.00	0.0%	\$1,200.00
Plumbing: Replace defective kitchen faucet. Cost of faucet of to 300.00	R		1	\$500.00	0.0%	\$500.00
Plumbing: Replace defective sewer lines. Replace 20 ft cast iron piping at basement w/ pvc	R	LF	20.	\$65.00	0.0%	\$1,300.00
Plumbing: Vinyl tub enclosure 3/5 piece complete 2nd floor bath, cost of enclosure up to \$300.00 (includes necessary wall prep)	D	Ea	1	\$600.00	0.0%	\$600.00
Plumbing: other Replace existing lead incoming water line from meter to street connection w/ copper 3/4 "	R	LS	1	\$3,000.00	0.0%	\$3,000.00

Sub-Total This Section: \$10,900.00Proposed work and/or itemized materials to be used

All sink installations including trap and drain lines
 All hot and cold water piping including shut off valves at lines
 Replace faucets provides a cost for faucet assembly up to \$200 each.
 Removal and capping plumbing lines at 3rd floor bdrm, removal of all existing plumbing fixtures/ lines all baths, kitchen

28. Electrical

	Level	Unit	Qty	Cost	Mark-up	Total
Electrical: Install 100 amp service.	R		1	\$750.00	0.0%	\$750.00
Electrical: Add ground fault interrupt outlet at wet areas all baths, kitchen, rear wall at patio, basement for laundry	R	Ea	6	\$150.00	0.0%	\$900.00
Electrical: Add grounded outlets Bdrms, Liv Rm at locations indicated by borrower	D	Ea	12	\$80.00	0.0%	\$960.00
Electrical: Ceiling fan/light Cost of fan/light up to \$300 each (includes all wiring to wall switches)	D	Ea	6	\$600.00	0.0%	\$3,600.00
Electrical: Other Remove all wiring and recessed light fixtures at 2nd fl rear bedroom	D	Ea	1	\$300.00	0.0%	\$300.00
Electrical: Other Chandelier at living room cost for fixture up to \$500.	D	Ea	1	\$750.00	0.0%	\$750.00
Electrical: Install three (3) way switch. Connect all hallway lighting at both connected floors for all areas (see below)	R		3	\$400.00	0.0%	\$1,200.00

Sub-Total This Section: \$8,460.00Proposed work and/or itemized materials to be used

Hall lighting w/three way switch- cost for light fixture (not ceiling fan/light) up to \$150.00 each

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☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

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☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

29. Heating

	Level	Unit	Qty	Cost	Mark-up	Total
Heating: Other	R		1	\$1,500.00	0.0%	\$1,500.00
Heating repair/servicing and adding a central humidifier on unit						
Sub-Total This Section:						\$1,500.00

This Portion Of the work will be done by:

☐ Owner ☒ Contract ☐ Subcontract

☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Heater to be cleaned, serviced and repaired as needed. All parts and required repairs to make operational- including duct cleaning for all floors
Installation of humidifier on main unit with humidistat control wired to same location of thermostat.

30. Insulation**31. Cabinetry**

	Level	Unit	Qty	Cost	Mark-up	Total
Cabinetry: Base and wall cabinets:		LS	1	\$8,000.00	0.0%	\$8,000.00
Designed per borrower specification for materials and location						
Cabinetry: Kitchen countertop.	R		16	\$75.00	0.0%	\$1,200.00
Top quality laminate counter top per liner feet cost per ft of counter top \$40.						
Sub-Total This Section:						\$9,200.00

This Portion Of the work will be done by:

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☐ Cost Estimate Attache

☐ Required Repair

☐ Permit Require

Proposed work and/or itemized materials to be used

Counter top includes 4 " backsplash, field measured and shop-built by fabricators

32. Appliances

	Level	Unit	Qty	Cost	Mark-up	Total
Appliances: Disposal	R	Ea	1	\$450.00	0.0%	\$450.00
Cost of unit >\$275.						
Appliance: Dishwasher	D	Ea	1	\$750.00	0.0%	\$750.00
Cost of unit >\$500						
Appliances: Range	R	Ea	1	\$1,400.00	0.0%	\$1,400.00
Cost of unit >\$1100						
Sub-Total This Section:						\$2,600.00

33. Basements

	Level	Unit	Qty	Cost	Mark-up	Total
Basement: Repair/replace damaged steps/stringers/supports	R	Ea	1	\$500.00	0.0%	\$500.00
Replace vertical support for stair stringers						
Basement: Repair/sister damaged joists/beams/sub-flooring	R	LF	5	\$50.00	0.0%	\$250.00
1 cut beam at rear of basement						
Sub-Total This Section:						\$750.00

34. Cleanup

	Level	Unit	Qty	Cost	Mark-up	Total
Cleanup: Remove debris from property exterior	R		1	\$2,000.00	0.0%	\$2,000.00
Includes dumpster and debris removal from landscaping activities						
Cleanup: Remove debris from property interior	R		1	\$1,500.00	0.0%	\$1,500.00
Includes debris removal from window replacement and bath/kitchen remodeling						
Sub-Total This Section:						\$3,500.00

35. Miscellaneous

RECAP SUBTOTALS

Construction Sub-Totals

1. Masonry	\$1,750.00
2. Siding	\$2,500.00
3. Gutters/Downspouts	\$400.00
4. Roof	\$0.00
5. Shutters	\$0.00
6. Exteriors	\$0.00
7. Walks	\$5,000.00
8. Driveways	\$6,500.00
9. Painting (Ext.)	\$0.00
10. Caulking	\$0.00
11. Fencing	\$1,500.00
12. Grading	\$0.00
13. Windows	\$1,000.00
14. Weatherstrip	\$0.00
15. Doors (Ext.)	\$1,200.00
16. Doors (Int.)	\$750.00
17. Partition Wall	\$0.00
18. Plaster/Drywall	\$900.00
19. Decorating	\$6,125.00
20. Wood Trim	\$0.00
21. Stairs	\$4,800.00
22. Closets	\$600.00
23. Wood Floors	\$3,725.00
24. Finished Floors	\$1,280.00
25. Ceramic Tile	\$900.00
26. Bath Accessories	\$620.00
27. Plumbing	\$10,900.00
28. Electrical	\$8,460.00
29. Heating	\$1,500.00
30. Insulation	\$0.00
31. Cabinetry	\$9,200.00
32. Appliances	\$2,600.00
33. Basements	\$750.00
34. Cleanup	\$3,500.00
35. Miscellaneous	\$0.00
Construction Cost Subtotal:	\$76,460.00

Allowable Fees & Recap Totals

CONSULTANT'S COMMENT

SIGNATURES

Date of Final Acceptance: _____

Consultant/Plan Reveiwer: Catherine L. Hall Date: 8/18/2003 ID No P0437

Borrower(s): _____ Date: _____

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General Contractor: _____ Date: _____