

Feasibility Report

Property Inspection Engineers, Inc.

(248) 644-8798

Inspection Date: 10/27/2010

Consultant's Job No: Fair_102710

Consultant: Christopher J. Daggy

Applicant

Mark Beard

Property Address

405 Fairgrove
Royal Oak, MI

LoanType:

HUD 203(k)

Construction Item

Consultant's Job No: Fair_102710

2. Siding

Siding-Fiber Cement

Level: M Unit: LS Hours: 0

Location: Exterior Walls Details: Cap existing and proposed walls with Pre-Finished Fiber Cement Board Siding. / Approximately 23 square.

Trim/Soffits

Level: M Unit: LS Hours: 0

Location: Exterior Details: Install Aluminum break metal around new windows to match / Wrap all fascias in aluminum and install vinyl soffits

Owner Contractor Subcontractor

3. Gutters/Downspouts

Install new gutters

Level: D Unit: LS Hours: 0

Location: Exterior Details: Extend gutter for addition 20 L.F. / Extend existing downspouts away from structure. / Attach loose downspouts.

Owner Contractor Subcontractor

4. Roof

Roof Shingles

Level: D Unit: SQ Hours: 0

Location: Exterior Details: Install layer of asphalt composite shingles at addition. / Similar to existing. / Approximately 3.5 square Permits.

Roof Shingles

Level: D Unit: LS Hours: 0

Location: Porch Details: Remove and replace porch roof shingles with similar to match house.

Owner Contractor Subcontractor

6. Exteriors

Sewer Repair Level: M Unit: LS Hours: 0

Location: Exterior Details: Replace defective section of sewer line. / Permits

Deck Repair Level: D Unit: LS Hours: 0

Location: Exterior Details: Extend deck and eliminate rear steps as per drawing.

Porch Repair Level: M Unit: LS Hours: 0

Location: Exterior Details: Repair and or replace all defective wood at front porch. / Paint and caulk.

Step Repair Level: M Unit: LS Hours: 0

Location: Exterior Details: Reset front steps to provide even gate (Eliminate trip hazard).

Garage Siding and Framing Level: M Unit: LS Hours: 0

Location: Garage Details: Repair garage structure to stop additional movement. / Repair defective siding and trim to make weath tight.

Soffit vents Level: M Unit: LS Hours: 0

Location: Exterior Walls Details: Install additional soffits vents.

Owner Contractor Subcontractor

9. Painting (Ext.)

Paint Exterior Level: M Unit: LS Hours: 0

Location: Exterior Details: Paint garage.

Owner Contractor Subcontractor

10. Caulking

Caulk: Exterior Level: M Unit: Ea Hours: 0

Location: Exterior Walls Details: Caulk exterior walls to make weather tight.

Owner Contractor Subcontractor

12. Grading/Landscaping

Grading Level: M Unit: LS Hours: 0

Location: Exterior Details: Re grade exterior to provide positive drainage. Cut back all vegetation against house. Remove shrubs front and side.

Owner Contractor Subcontractor

13. Windows

Move window _____ Level: D Unit: LS Hours: 0

Location: Exterior Walls Details: Move window from proposed front bedroom closet to proposed bathroom area.

Window Repair _____ Level: M Unit: LS Hours: 0

Location: Exterior Walls Details: Replace missing screens and make all windows operable.

Vinyl Windows _____ Level: D Unit: LS Hours: 0

Location: Exterior Details: Supply and install tempered window in bathroom (1) / Supply and install first floor windows to match (2)

Owner Contractor Subcontractor

15. Doors (Ext.)

Garage Vehicle Doors _____ Level: M Unit: EA Hours: 0

Location: Garage Details: Reframe and install (2) garage vehicle doors with operators./ Clopay uninsulated 9' X 7'.

Garage Entry Door _____ Level: M Unit: Ea Hours: 0

Location: Garage Details: Replace garage entry door with Jeldwen steel door.

Exterior Doors _____ Level: D Unit: EA Hours: 0

Location: Exterior Details: Supply and install Milliken Millwork Fiberglass Entry Door and hardware.

Owner Contractor Subcontractor

16. Doors (Int.)

Doors and Trim _____ Level: D Unit: LS Hours: 0

Location: Second Floor Details: Install 6 panel masonite doors as per plan. / Install casing at doors. Install base as required. / Install handrails.

Owner Contractor Subcontractor

17. Partition Wall

Framing of new walls and partitions _____ Level: D Unit: LS Hours: 0

Location: All Details: Frame roof deck assembly. / Frame exterior walls. / Frame interior partitions / As per plan. / Permits.

Repair framing _____ Level: M Unit: LS Hours: 0

Location: All Details: Repair deflection at floor decks.

Owner Contractor Subcontractor

18. Plaster/Drywall

Drywall _____ Level: D Unit: LS Hours: 0

Location: All Details: Install drywall at new walls, ceilings and open walls and ceilings. 1/2". / Approximately 3,500 sq. ft.

Plaster Repair--Custom _____ Level: D Unit: LS Hours: 0

Location: All Details: Repair damaged plaster as required.

Owner Contractor Subcontractor

19. Decorating

Paint _____ **Level:** D **Unit:** LS **Hours:** 0

Location: All **Details:** Paint all interior finishes.

Owner Contractor Subcontractor

23. Wood Floors

Flooring--Wood Custom _____ **Level:** D **Unit:** SF **Hours:** 0

Location: Kitchen **Details:** Replace existing wood floor in kitchen and laundry (nook) with 2-1/4" T&G Oak. Includes finish. 215 sq.ft.

Flooring--Wood Custom _____ **Level:** D **Unit:** EA **Hours:** 0

Location: Closet 3 **Details:** Replace existing wood floor in Closet 3 with 2-1/4" T&G Oak. Includes finish. 50 sq.ft.

Flooring--Wood Custom _____ **Level:** D **Unit:** LS **Hours:** 0

Location: Second Floor **Details:** Repair hardwood floors as required to accomidate partition relocation.

Flooring--Wood Custom _____ **Level:** D **Unit:** SF **Hours:** 0

Location: All **Details:** Refinish balance (Non new) of wood floors. Approximately 1,000 sq.ft.

Owner Contractor Subcontractor

25. Ceramic Tile

Ceramic Tile, Floor & Wall _____ **Level:** _____ **Unit:** LS **Hours:** 0

Location: Bath 2 **Details:**

Owner Contractor Subcontractor

26. Bath Accessories

Bathroom fixtures and accessories _____ **Level:** D **Unit:** EA **Hours:** 0

Location: Bath 2 **Details:** Bath Accessories as per attached proposal by Herald Wholesale

Bathroom fixtures and accessories _____ **Level:** D **Unit:** LS **Hours:** 0

Location: Bath 2 **Details:** Install bath accessories.

Glass Shower Enclosure _____ **Level:** D **Unit:** LS **Hours:** 0

Location: Bath 2 **Details:** Supply and install glass shower enclosure.

Owner Contractor Subcontractor

27. Plumbing

Plumbing--Systems Level: D Unit: LS Hours: 0

Location: All Details: Modify water and waste lines to comply with proposed floor plan and comply with code requirements. / Install fixtures (Labor only). / Move laundry to basement.

Bath Fixtures Level: D Unit: EA Hours: 0

Location: Bath 2/Kitchen Details: Fixtures and faucets as per attached proposal from Herald Wholesale

Bath Fixtures Level: D Unit: LS Hours: 0

Location: Bath 2 Details: Surface mount tub - Archer 5' X 19" H

Owner Contractor Subcontractor

28. Electrical

Electrical Level: M Unit: LS Hours: 0

Location: All Details: Replace exterior service. / Replace panel with 200 Amp Service. / Install interconnected smoke detectors. / Modify electrical per plan. / Install light fixtures(Labor only). / Install GFCI outlets as required. / Permits / Install Audio video cables / TV

Electrical Level: D Unit: LS Hours: 0

Location: Exterior Details: Prep for future exterior tub.

Light Fixtures Level: D Unit: Ea Hours: 0

Location: All Details: Supply light fixtures as per proposal provided by Herald Wholesale

Owner Contractor Subcontractor

29. Heating

HVAC System Level: D Unit: LF Hours: 0

Location: All Details: Modify ductwork for second floor modifications and addition. Includes permits

Bathroom Exhaust Fans Level: D Unit: LS Hours: 0

Location: Bath 2 Details: Supply and install bathroom exhaust fan.

Kitchen Exhaust Fan Duct Level: D Unit: LS Hours: 0

Location: Kitchen Details: Install ducting for kitchen exhaust fan

Owner Contractor Subcontractor

30. Insulation

Insulation--Custom Level: M Unit: LS Hours: 0

Location: n wall, ceiling and floor Details: Install fiberglass installation at new constuction to bring to code / new energy codes. Insulate balance attic.

Owner Contractor Subcontractor

31. Cabinetry

Kitchen cabinets Level: D Unit: EA Hours: 0

Location: Kitchen Details: Supply kitchen cabinets as per proposal and attached drawings.

Kitchen cabinets Level: D Unit: LS Hours: 0

Location: Kitchen Details: Install kitchen cabinets.

Kitchen Countertop Level: Unit: LS Hours: 0

Location: Kitchen Details: Supply and install granite counter top and SS sink.

Owner Contractor Subcontractor

32. Appliances

Appliances Level: D Unit: Ea Hours: 0

Location: Kitchen/Laudry Details: Dryer: Kenmore(49032) / Washer: Kenmore(89032) / Refridgerator: Kenmore SS(71603) / Stove: Kenmore SS(36903) / Microwave SS(85063/ Dishwasher:: Kenmore SS (13213) / Proposal by the Gre: Outdoors.

Appliances Level: D Unit: LS Hours: 0

Location: Kitchen/Laudry Details: Install appliances.

Owner Contractor Subcontractor

34. Cleanup

Cleaning--General Requirement Level: Unit: LS Hours: 0

Location: All Details: Broom clean property prior to turn over to client

Owner Contractor Subcontractor

35. Miscellaneous

Profit and Overhead Level: M Unit: LS Hours: 0

Location: Details: General Contractor Profit and Overhead

Demolition Level: D Unit: LS Hours: 0

Location: Basement Details: Remove all finishes

Demolition Level: D Unit: LS Hours: 0

Location: All Details: Remove finishes, walls and roof to comply with drawings

Dumpster Level: D Unit: LF Hours: 0

Location: Details:

Owner Contractor Subcontractor

Feasibility Totals

Construction Item Totals

1. Masonry	0.00
2. Siding	17,345.00
3. Gutters/Downspouts	405.00
4. Roof	1,200.00
5. Shutters	0.00
6. Exteriors	7,500.00
7. Walks	0.00
8. Driveways	0.00
9. Painting (Ext.)	650.00
10. Caulking	650.00
11. Fencing	0.00
12. Grading/Landscaping	400.00
13. Windows	1,700.00
14. Weatherstrip	0.00
15. Doors (Ext.)	3,900.00
16. Doors (Int.)	3,100.00
17. Partition Wall	13,230.00
18. Plaster/Drywall	4,500.00
19. Decorating	2,000.00
20. Wood Trim	0.00
21. Stairs	0.00
22. Closets	0.00
23. Wood Floors	6,255.00
24. Finished Floors	0.00
25. Ceramic Tile	6,000.00
26. Bath Accessories	2,124.44
27. Plumbing	7,283.70
28. Electrical	4,967.05
29. Heating	2,600.00
30. Insulation	1,200.00
31. Cabinetry	9,708.00
32. Appliances	3,918.20
33. Basements	0.00
34. Cleanup	200.00
35. Miscellaneous	2,700.00
Construction Cost Subtotal:	\$103,536.39

Borrower's Acceptance: _____

Date: _____