



Preliminary 203k Report

Consultant's Report

Prepared by

Todd Willis

7814 N. 121st East Ave.,
Owasso, 74055, Oklahoma
(918) 998-4240 , 203k@inquestinspections.com

Allen & Jaggars 203k Renovation Project



Inspected Address: 8420 Hwy 9, Bldg C, Wetumka, Oklahoma, 74883

Inspection Date: 12/03/2019

Client		Lender	
Client Name:	Zachary Allen	Lender:	Fairway Independent
Client Phone:	(405) 712-3733 (405) 712-3733		Mortgage Corporation
Client Email:	leahsj4@gmail.com	Lender Phone:	(405) 421-0418
		Loan Officer:	Anthony Stovall
		Loan Officer	
		Phone:	



12-11-2019

Zachary Allen
8228 Hwy 9
Wetumka, Oklahoma, 74883

Re: Preliminary 203k/Construction Report for:

8420 Hwy 9, Bldg C Wetumka, Oklahoma, 74883

Dear Zachary Allen,

Re: 203k Inspection

The attached report is the preliminary inspection report/feasibility study 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 Final Work Write Up and contractor bid package. Before documents are submitted to your lender, your initial payment of \$800.00 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,

Todd Willis

Inquest Inspections, Llc
7814 N. 121st East Ave.
Owasso, Oklahoma, 74055
918 998-4240



Rehabilitation Loan Permit Certification

(To be completed by local municipality or HUD Consultant)

Property: 8420 Hwy 9, Bldg C,
Wetumka, Oklahoma 74883

Applicant(s): Zachary Allen
Loan #: 256050023

Rehab Type: ☒ Full 203K ☐ Streamline 203k ☐ FnmA Homestyle ☐ SONYMA ☐ Other _____
Municipality Type: ☐ County ☐ Town ☒ City ☐ Village ☐ Other _____

Name of Municipality: Wetumka, OK Phone No: (405) 712-3733

☐ **Refinance** Borrower(s) must provide written evidence, prior to closing, from local municipality (county/city/town/village, etc.) that they have applied for (and when possible, been granted) permits for all work items listed in their 203K plan which require permits

☒ **Purchase** Borrower does not own subject property yet, but must validate, prior to closing, with local municipality (county / city/town/village, etc.) which permits (if any) will be required for all work items listed in their 203K plan.

ATTN: BUILDING DEPARTMENT/INSPECTOR:

The property listed above is subject to renovations. Lending guidelines require that all necessary permits and inspections be obtained from local municipality authorities. *Please review the attached plans & specifications to determine if any permits are required for the outlined work. Please indicate below which permits/inspections will be required, or if already issued.*

CONTRACTOR NAME	ANTICIPATED WORK (General Description)	APPROX. COST

-Please use the back of this form to include additional information-

PERMIT TYPE:	PERMIT REQUIRED?	INSPECTION REQUIRED?	COST OF EACH? (if any)
GENERAL BLDG PERMIT	Y / <input checked="" type="radio"/> N	Y / <input checked="" type="radio"/> N	\$ 0.00
HVAC	Y / <input checked="" type="radio"/> N	<input checked="" type="radio"/> Y / N	\$ 0.00
ROOFING	Y / <input checked="" type="radio"/> N	Y / <input checked="" type="radio"/> N	\$ 0.00
ELECTRICAL	Y / <input checked="" type="radio"/> N	Y / <input checked="" type="radio"/> N	\$ 0.00
PLUMBING	Y / <input checked="" type="radio"/> N	Y / <input checked="" type="radio"/> N	\$ 0.00
OTHER	Y / <input checked="" type="radio"/> N	Y / <input checked="" type="radio"/> N	\$ 0.00
NO PERMITS REQUIRED	<input checked="" type="radio"/> Y / N	Y / <input checked="" type="radio"/> N	\$ 0.00

Signature: _____

Date: 12-11-2019

☒ 203K Consultant* ID # D1147 (*By Signing, HUD Consultant certifies that s/he has verified the above information w/the municipality)
☐ City/Town/County Bldg Inspector/Code Enforcement Officer

Borrower Acknowledgement/Notice to Mortgage Applicant: You must have this form completed either by your local municipality building code enforcement department or your HUD 203k consultant, if applicable. Your mortgage lender may not permit the scheduling of your closing without verification of required permits, for refinance or purchase transactions.

➔ Borrower(s) SELECT ONE: ☐ I DO / ☒ I DO NOT request the sum of all permits to be financed into my 203k Rehabilitation Escrow. ⬅

Borrower Signature

Date

Borrower Signature

Date

Loan#:
Borrower:



Preliminary 203k Report

Allen & Jaggars 203k Renovation Project

Inspection Date: 12/03/2019**Consultant:** Todd Willis**Applicant:**

Zachary Allen
(405) 712-3733

Property Address:

8420 Hwy 9, Bldg C,
Wetumka, Oklahoma, 74883

Lender:

Fairway Independent Mortgage
Corporation

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)

	Material:	Tax:	Labor:	Total:
1. Masonry	\$500.00	\$0.00	\$0.00	\$500.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Point brick work	M	LS	1	LS	0	Contractor
.. Location: All Areas						
.. Repair Notes: Repair and repoint all exterior brick areas where cracks are evident.						

Category Details

All exterior brick and mortar areas on the south side of the home, west side of the home and the northwest side of the home to be repointed with new mortar. Small displacement cracks exist but do not show signs of significant nor active movement. A structural engineer is not required. Any estimates from foundation repair companies will include piers because they are in the business to make money installing piers. The interior of the home does not show significant cracks that would suggest extreme foundation movement.

	Material:	Tax:	Labor:	Total:
2. Siding	\$381.45	\$0.00	\$0.00	\$381.45

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Repair/Replace Siding on Gable	M	AL	1		0	Contractor
.. Location: Exterior Side						
.. Repair Notes: Repair/replace siding on east gable end of roof.						

Category Details

Contractor to repair/replace siding on the east gable end that is missing and secure all siding that is loose. Siding color is white.

3. Gutters/Downspouts

Material: \$600.00 Tax: \$0.00 Labor: \$0.00 Total: **\$600.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Install new gutters and downspouts .. Location: Exterior .. Repair Notes: Install new gutters and down spouts on front and rear eaves.	R	LS	1	EA	0	Contractor

Category Details

Contractor to install new 5" seamless gutters on the front and rear eaves of the home in order to divert water away from the home. Install 4" down spouts. Color shall be determined by borrower, but it is likely the color will be white.

4. Roof

Material: \$100.00 Tax: \$0.00 Labor: \$0.00 Total: **\$100.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Roof: Misc .. Location: Roof .. Repair Notes: Seal all boots, seal all exposed seams and remove leaves and debris from roof.	R	LS	1	LS	0	Contractor

Category Details

Remove all leaves and debris from roof. Seal all pipe jack boots, and open seams.

6. Exteriors

Material: \$1200.00 Tax: \$0.00 Labor: \$0.00 Total: **\$1200.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Exterior/Foundation Termite Treatment .. Location: Foundation .. Repair Notes: Licensed pest control to provide termite treatment.	M	AL	1		0	Contractor

Category Details

Evidence of termites found inside the home in various locations. A termite treatment is mandatory to prevent further termite infestation and to kill existing termite colonies.

10. Caulking

Material: \$750.00 Tax: \$0.00 Labor: \$0.00 Total: **\$750.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Caulk all windows and door frames. .. Location: Exterior	R	LS	1	EA	0	Contractor

.. **Repair Notes:** Caulk and seal all exterior windows and door frames.

2	Caulking:	R	LS	1	EA	0	Contractor
..	Location: All Areas						
..	Repair Notes: Caulk and seal all interior areas around trim, door frames and windows.						

Category Details

Caulk and seal all exterior windows and doors with high-grade (paintable) caulking. Caulk all interior areas on trim, door frames, windows, plumbing fixtures and cabinets with high-grade (paintable) caulking.

13. Windows

Material: \$500.00 Tax: \$0.00 Labor: \$0.00 Total: **\$500.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Install new vinyl thermal pane double hung window w/screen	M	LS	1	EA	0	Contractor
..	Location: Exterior Rear					
..	Repair Notes: Replace rear 34" x 35" double hung, double pane window with screen off sun room.					

Category Details

Contractor to replace broken window on the rear (north) side of the home off the sun room. Window to be double hung vinyl, double pane with screen.

16. Doors (Int.)

Material: \$3887.00 Tax: \$0.00 Labor: \$0.00 Total: **\$3887.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Removal of existing interior doors	D	LS	1	EA	0	Contractor
..	Location: All Areas					
..	Repair Notes: Doors - Interiors. Remove all interior swing doors and replace with 6 panel hollow core doors and jambs. Install double pocket doors in master bedroom.					

Category Details

GENERAL DEMOLITION

Contractor to remove all interior swing doors and sliding closet door and replace with 6 panel hollow core doors and jambs.

Prep and paint white with two (2) coats of premium interior paint.
Install double pocket doors in master bedroom.

Note: Sliding glass door off kitchen to remain.

INTERIOR DOORS (Final Door Measurements Provided by Contractor)
French (double) doors for closets.

17. Partition Wall

Material: \$2200.00 Tax: \$0.00 Labor: \$0.00 Total: **\$2200.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Framing of new walls and partitions (Do not include drywall cost).	D	LS	1	EA	0	Contractor
..	Location: Interior					

.. **Repair Notes:** Close in doorway from master bedroom into laundry room. Frame-in up to 36" x 80".

- | | | | | | | | |
|---|--|---|----|---|----|---|------------|
| 2 | Framing of new walls and partitions (Do not include drywall cost). | D | LS | 1 | EA | 0 | Contractor |
|---|--|---|----|---|----|---|------------|

.. **Location:** Living Room

.. **Repair Notes:** Demo and Install. Demo existing wall & closet between the living room and the southeast bedroom. Frame-in new partition wall & doorway between the living room and southeast bedroom. Includes labor and materials.

- | | | | | | | | |
|---|-----------------------|---|----|---|----|---|------------|
| 3 | Partition Walls:other | D | LS | 1 | EA | 0 | Contractor |
|---|-----------------------|---|----|---|----|---|------------|

.. **Location:** Laundry Room

.. **Repair Notes:** Contractor to build knee wall in laundry room to enclose existing plumbing piping and drain.

Category Details

GENERAL DEMOLITION

Contractor to demo gypsum drywall from existing wall between living room and southeast bedroom.

Contractor to demo existing selected wall between living room and southeast bedroom.

Contractor to demo partial wall in master bedroom on north end of room.

FRAMING

Contractor to frame-in new partition wall between living room and southeast bedroom and frame-in new wall wall between master bedroom and laundry room. Contractor to build knee wall in laundry room to enclose laundry room plumbing. Install new 1/2" drywall on new master bedroom wall, living room and bedroom walls and wall between master bedroom and laundry room. Includes tape drywall mud to finish.

18. Plaster/Drywall

Material:	Tax:	Labor:	Total:
\$1100.00	\$0.00	\$0.00	\$1100.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Repair/replace defective wall ceiling finish .. Location: All Areas .. Repair Notes: Contractor to replace all damaged ceilings.	M	LS	1	EA	0	Contractor
2 Install 1/2" drywall, tape, mud and sand smooth .. Location: All Areas .. Repair Notes: Contractor to install 1/2" drywall on all new partition walls and closets.	M	LS	1		0	Contractor

Category Details

GENERAL DEMOLITION

Remove all damaged drywall from ceiling and hallway bathroom. Bathroom drywall to be moisture resistant on shower walls.

Contractor to install new Plaster/Drywall on damaged ceilings in living room, kitchen, master bedroom, bedrooms, bathrooms, and bedroom closets.

WALL COVERINGS

Drywall for framed-in wall in living room, southeast bedroom, master bedroom, laundry room and bathroom in hallway. Drywall to be 1/2" and taped and finished to prep for paint.

19. Decorating

Material:	Tax:	Labor:	Total:
\$6100.00	\$0.00	\$0.00	\$6100.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Paint interior walls .. Location: All Areas .. Repair Notes: Paint all interior walls and ceilings with two (2) coats of premium interior paint. Two (2) colors.	D	LS	1	EA	0	Contractor
2 Prep & Paint Cabinetry .. Location: Kitchen and Bathrooms	D	LS	1	LS	0	Contractor

.. **Repair Notes:** Prep and paint kitchen cabinets and bathroom cabinets with semi-gloss white paint.

3	Prep & Paint Interior Trim/Mouldings	D	LS	1	0	Contractor
..	Location: All Areas					
..	Repair Notes: Prep and paint all interior trim and mouldings.					
4	Prep & Paint Interior Doors & Jambs	D	LS	1	0	Contractor
..	Location: All Interior Rooms					
..	Repair Notes: Prep and Paint all interior doors and door jambs. Two (2) coats premium interior paint and primer.					
5	Install New Locksets on All Interior Passage Doors	D	LS	1	0	Contractor
..	Location: All Interior Rooms					
..	Repair Notes: New locksets for all interior passage doors, closet doors and pocket doors.					
6	Install New Cabinet & Drawer Pulls Kitchen & Bath(s)	D	LS	1	0	Contractor
..	Location: Kitchen and Bathrooms					
..	Repair Notes: Install new cabinet door pulls and drawer pulls in the kitchen and bathroom(s).					

Category Details

Contractor to prep and paint all interior ceilings and walls with two (2) coats of premium interior paint. Prime with stain killer where necessary. Prep and paint all interior trim, mouldings, doors and door jambs with two (2) coats of premium semi-gloss white paint. Prep, prime and paint all cabinets with two (2) coats of premium semi-gloss white paint. Install new passage door locksets, closet door locksets, cabinet door pulls and drawer pulls. Client to choose style and color.

20. Wood Trim

Material: \$700.00 Tax: \$0.00 Labor: \$0.00 Total: **\$700.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Wood trim- mouldings	M	LS	1	EA	0	Contractor
..	Location: All Areas					
..	Repair Notes: Replace all damaged/missing wood trim mouldings. Install new wood trim mouldings.					

Category Details

Contractor to replace all damaged wood trim mouldings. Contractor to install new wood trim moulding on new partition walls, bathroom walls and new closet walls.

22. Closets

Material: \$800.00 Tax: \$0.00 Labor: \$0.00 Total: **\$800.00**

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Closet: build new unit	D	LS	1	EA	0	Contractor
..	Location: Bedroom 3					
..	Repair Notes: Build new closet shelving in northeast bedroom (3).					
2 Closet: build new unit	R	LS	1	EA	0	Contractor
..	Location: Hallway					
..	Repair Notes: Build new closet shelving unit in hallway closet.					
3 Install new clothing rods.	R	LS	1	EA	0	Contractor
..	Location: All Bedrooms					
..	Repair Notes: Install new closet rods in all bedroom closets.					

Category Details

Contractor to build new shelving in hallway closet, southeast bedroom closet, and northeast bedroom closet. Contractor to install new closet rods in all bedroom closets. Closet rods to be heavy duty. Client to choose color/style.

24. Finished Floors				Material:	Tax:	Labor:	Total:
				\$4400.00	\$0.00	\$0.00	\$4400.00
Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer	
1 Install New 12" x 12" Ceramic Type Tile in Kitchen & Bathroom(s) .. Location: Kitchen and Bathrooms .. Repair Notes: Install new 12" x 12" ceramic type tile, grout and mortar over fiber cement backer board.	M	LS	1		0	Contractor	
2 Install carpet & pad (includes removal of existing as needed) .. Location: All Areas .. Repair Notes: Install new carpeting, pad, nail strips in all living areas designated for carpeting. Approx 200 sq yds. Builder grade.	D	LS	1	SY	0	Contractor	
3 Install 12" x 12" Tile in Laundry Room .. Location: Laundry Room .. Repair Notes: Install new tiled floor in the laundry room.	D	LS	1		0	Contractor	

Category Details

Contractor to install ceramic tile in kitchen and bathroom(s) and laundry room. Tile to be 12" x 12" installed over fiber cement backer board. Includes color match grout. Install new builder-grade carpeting in all other areas designated for carpeting. Includes removal of existing carpeting and pad. Install new nailing strips and pad. No carpeting or tile to be installed in sun room area.

26. Bath Accessories				Material:	Tax:	Labor:	Total:
				\$425.00	\$0.00	\$0.00	\$425.00
Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer	
1 Install Hand Towel Rack Next To Sink .. Location: Bath 1 .. Repair Notes: Install new hand towel rack next to sink.	D	LS	1		0	Contractor	
2 Install New Mirror Over Sink .. Location: Bath 1 .. Repair Notes: Install new mirror above hallway bathroom (1) sink.	D	LS	1	selected	0	Contractor	
3 Install Hand Towel Rack Next To Sink .. Location: Bath 2 .. Repair Notes: Install new hand towel rack in bathroom off laundry room (2).	D	LS	1	selected	0	Contractor	
4 Install New Mirror Over Sink .. Location: Bath 2 .. Repair Notes: Install new mirror over sink in bathroom off laundry room (2).	D	LS	1		0	Contractor	

Category Details

Contractor to install new bath towel rack in hallway bathroom and install new hand towel racks next to sink in hallway bathroom and bathroom off laundry room and install a new mirrors above the vanity and sinks. Client to choose the mirror style.

27. Plumbing				Material:	Tax:	Labor:	Total:
				\$3750.00	\$0.00	\$0.00	\$3750.00
Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer	

1	Laundry Room Plumbing	R	LS	1	0	Contractor
..	Location: Laundry Room					
..	Repair Notes: Finish out laundry room plumbing after new wall installation.					
2	Install new 3 piece bath (toilet	D	LS	1	0	Contractor
..	Location: Bath 1					
..	Repair Notes: Install new 3 piece bathroom. Tub enclosure, two piece toilet and sink. Includes plumbing supply lines.					
3	Plumbing / fixtures	D	LS	1	EA	Contractor
..	Location: Bath 1					
..	Repair Notes: New plumbing fixtures in main bathroom. Includes faucets on sink and bathtub and shower head. Client to choose style.					
4	Septic Inspection & Certification & Pumping of Septic Tank	R	LS	1	0	Sub-contractor
..	Location: Exterior Rear					
..	Repair Notes: Complete septic system inspection and pumping services if necessary.					

Category Details

Contractor to install new 3 piece bathroom set in main bathroom. Remove existing bath/shower, sink and toilet. Install new bathroom fixtures. Contractor to install new plumbing lines and wall fixtures in laundry room, along with new drain & connection box for drain and valves. Complete septic system evaluation provided by licensed septic system provider & funds set aside in order to prepare for pumping of septic tank.

28. Electrical

Material:	Tax:	Labor:	Total:
\$3740.00	\$0.00	\$0.00	\$3740.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 New Breaker panel install	M	LS	1	EA	0	Contractor
..	Location: Interior					
..	Repair Notes: Contractor to install new electrical panel(s).					
2 Smoke detector(s)	M	LS	1	EA	0	Contractor
..	Location: All Areas					
..	Repair Notes: Install new CO/Smoke detectors outside all sleeping areas and living room.					
3 Install GFCI outlet	M	LS	1	EA	0	Contractor
..	Location: All Areas					
..	Repair Notes: Install GFCI outlets in kitchen, bathrooms and laundry room.					
4 Licensed electrician to provide certification of satisfactory condition	M	LS	1	EA	0	Contractor
..	Location: All Areas					
..	Repair Notes: Licensed contractor to provide final certification of satisfactory condition of total electrical system.					
5 Service entry cable	M	LS	1	EA	0	Contractor
..	Location: Roof					
..	Repair Notes: Raise service entrance cable mast to at least 3' above roof line.					
6 Rewire circuits.	D	LS	1	EA	0	Contractor
..	Location: Living Room					
..	Repair Notes: Move and/or install new wiring for two (2) outlets on wall between living room and southeast bedroom. Includes labor and materials.					

Category Details

Licensed electrician to replace existing electrical panel(s) and complete all necessary upgrades to the electrical system. Install mandatory GFCI outlets in kitchen, bathrooms and laundry room and exterior where existing outdoor outlets exist. Install new electrical outlet covers where necessary. Install wiring in partition wall between the living room and southeast bedroom. Final certification of electrical system condition. Service line mast must be raised to at least 3' above roof line. Includes all labor and materials.

31. Cabinetry				Material:	Tax:	Labor:	Total:
				\$200.00	\$0.00	\$0.00	\$200.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Kitchen Cabinet (Under Sink) .. Location: Kitchen .. Repair Notes: Repair damaged shelf and wall under kitchen sink.	M	LS	1		0	Contractor

Category Details

Contractor to repair/replace the shelf and repair the damaged wall under the kitchen sink.

32. Appliances				Material:	Tax:	Labor:	Total:
				\$2800.00	\$0.00	\$0.00	\$2800.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 New Appliances Package. Propane cook top and wall oven. Dishwasher & Refrigerator. .. Location: Kitchen .. Repair Notes: New propane wall oven and cook top. New dishwasher and refrigerator. No microwave.	D	LS	1		0	Contractor

Category Details

Contractor to provide and install new electric and propane kitchen appliances. Client to choose style/color.

34. Cleanup				Material:	Tax:	Labor:	Total:
				\$800.00	\$0.00	\$0.00	\$800.00

Repair Item	Repair Class	M.Unit	M.Qty	L.Unit	L.Qty	Repairer
1 Remove debris from job site .. Location: All Areas .. Repair Notes: Cleanup of demo debris final cleanup of renovation. Includes dump fees.	M	LS	1	EA	0	Contractor

Category Details

Contractor to provide final cleanup and debris removal.

Project Construction and Fee Estimate

Allen & Jaggars 203k Renovation Project

Construction Categories		Total \$
Section 1	Masonry	500.00
Section 2	Siding	381.45
Section 3	Gutters/Downspouts	600.00
Section 4	Roof	100.00
Section 5	Shutters	0.00
Section 6	Exteriors	1200.00
Section 7	Walks	0.00
Section 8	Driveways	0.00
Section 9	Painting (Ext.)	0.00
Section 10	Caulking	750.00
Section 11	Fencing	0.00
Section 12	Grading/Landscaping	0.00
Section 13	Windows	500.00
Section 14	Weatherstrip	0.00
Section 15	Doors (Ext.)	0.00
Section 16	Doors (Int.)	3887.00
Section 17	Partition Wall	2200.00
Section 18	Plaster/Drywall	1100.00
Section 19	Decorating	6100.00
Section 20	Wood Trim	700.00
Section 21	Stairs	0.00
Section 22	Closets	800.00
Section 23	Wood Floors	0.00
Section 24	Finished Floors	4400.00
Section 25	Ceramic Tile	0.00
Section 26	Bath Accessories	425.00
Section 27	Plumbing	3750.00
Section 28	Electrical	3740.00
Section 29	Heating	0.00
Section 30	Insulation	0.00
Section 31	Cabinetry	200.00
Section 32	Appliances	2800.00
Section 33	Basements	0.00
Section 34	Cleanup	800.00
Section 35	Miscellaneous	0.00
Section 1 - 35 Construction Cost SUBTOTAL		\$34933.45

Fee Name	Fee Details	Total \$
Draw Fees	3 Draws at 200.000	600.00
Mileage Fee	0 Miles at 0.000 * 3 trips	0.00
Consultant Up-front Fee	Feasibility Study and Final Work Write Up	800.00
TOTAL	Fee Grand Total	\$ 1,400.00

Sub Total Name	Notes	GRAND Total
Construction Subtotal		\$34933.45
Contingency Amount	10%	\$3493.35
Fee Total	Fee Grand Total	\$ 1,400.00
Grand Total		\$ 39,826.80

Date of Signature: 12-11-2019

CONSULTANT SIGNATURE: _____





Fee Details

FEES PAID BY BORROWER

Fee Name	Fee Details	Total \$
TOTAL	Fee Grand Total	\$ 0.00

FEES INCLUDED IN ESCROW

Fee Name	Fee Details	Total \$
Draw Fees	3 Draws at 200.000	600.00
Mileage Fee	0 Miles at 0.000 * 3 trips	0.00
Consultant Up-front Fee	Feasibility Study and Final Work Write Up	800.00
TOTAL	Fee Grand Total	\$ 1,400.00

CONSULTANT SIGNATURE: _____

Date of Signature: 12-11-2019



Consultant Comments

Borrower/Client: Zachary Allen

Property Address: 8420 Hwy 9, Bldg C, Wetumka, Oklahoma, 74883

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

- 1.) Reduced total rehab amount from the original amount planned based upon the total loan amount being confirmed at
\$149,000.
- 2.) Upgraded electrical panels and complete electrical evaluation performed by a licensed electrician/contractor.
- 3.) Termite inspection from a licensed pest control contractor due to initial inspection/feasibility study revealing termite damage.
- 4.) Septic system evaluation from a licensed septic service technician.
- 5.) Power of Attorney authorizing Leah Jaggars the right to sign for Zachary Allen.
- 6.) Selected Contractor to submit GL Policy, references and signed contract between Borrower and Contractor.
- 7.) Gift letter from Zachary Allen's father for the new HVAC system to be installed including the value of the gift and detailed equipment list.

Consultant Signature

12-11-2019

Date:



Classification of Repairs: **Mandatory** Allen & Jaggars 203k Renovation Project

Applicant:

Zachary Allen
(405) 712-3733

Property Address:

8420 Hwy 9, Bldg C,
Wetumka, Oklahoma, 74883

Lender:

Fairway Independent Mortgage
Corporation

Mandatory Items are required by the consultant and "must" be completed as part of the overall work as required by HUD.

1. Masonry

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Point brick work	\$500.00	\$0.00	\$0.00	\$500.00	\$500.00

2. Siding

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Repair/Replace Siding on Gable	\$381.45	\$0.00	\$0.00	\$381.45	\$381.45

6. Exteriors

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Exterior/Foundation Termite Treatment	\$1200.00	\$0.00	\$0.00	\$1200.00	\$1200.00

13. Windows

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Install new vinyl thermal pane double hung window w/screen	\$500.00	\$0.00	\$0.00	\$500.00	\$500.00

18. Plaster/Drywall

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Repair/replace defective wall ceiling finish	\$600.00	\$0.00	\$0.00	\$600.00	\$1100.00
2 Install 1/2" drywall, tape, mud and sand smooth	\$500.00	\$0.00	\$0.00	\$500.00	

20. Wood Trim

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Wood trim- mouldings	\$700.00	\$0.00	\$0.00	\$700.00	\$700.00

24. Finished Floors

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 Install New 12" x 12" Ceramic Type Tile in Kitchen & Bathroom(s)	\$1100.00	\$0.00	\$0.00	\$1100.00	\$1100.00

28. Electrical

<u>Mandatory Repair Item</u>	Material	Tax	Labor	Total	Category Total
1 New Breaker panel install	\$2500.00	\$0.00	\$0.00	\$2500.00	
2 Smoke detector(s)	\$190.00	\$0.00	\$0.00	\$190.00	
3 Install GFCI outlet	\$150.00	\$0.00	\$0.00	\$150.00	
4 Licensed electrician to provide certification of satisfactory condition	\$100.00	\$0.00	\$0.00	\$100.00	



5	Service entry cable	\$400.00	\$0.00	\$0.00	\$400.00	
						\$3340.00

31. Cabinetry

<u>Mandatory Repair Item</u>		Material	Tax	Labor	Total	Category Total
1	Kitchen Cabinet (Under Sink)	\$200.00	\$0.00	\$0.00	\$200.00	
						\$200.00

34. Cleanup

<u>Mandatory Repair Item</u>		Material	Tax	Labor	Total	Category Total
1	Remove debris from job site	\$800.00	\$0.00	\$0.00	\$800.00	
						\$800.00

Grand Total:	\$9821.45
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Approval Signature

Date



Classification of Repairs: **Recommended**
Allen & Jaggars 203k Renovation Project

Applicant:

Zachary Allen
 (405) 712-3733

Property Address:

8420 Hwy 9, Bldg C,
 Wetumka, Oklahoma, 74883

Lender:

Fairway Independent Mortgage
 Corporation

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

3. Gutters/Downspouts

	Recommended Repair Item	Material	Tax	Labor	Total	Category Total
1	Install new gutters and downspouts	\$600.00	\$0.00	\$0.00	\$600.00	\$600.00

4. Roof

	Recommended Repair Item	Material	Tax	Labor	Total	Category Total
1	Roof: Misc	\$100.00	\$0.00	\$0.00	\$100.00	\$100.00

10. Caulking

	Recommended Repair Item	Material	Tax	Labor	Total	Category Total
1	Caulk all windows and door frames.	\$450.00	\$0.00	\$0.00	\$450.00	
2	Caulking:	\$300.00	\$0.00	\$0.00	\$300.00	\$750.00

22. Closets

	Recommended Repair Item	Material	Tax	Labor	Total	Category Total
1	Closet: build new unit	\$200.00	\$0.00	\$0.00	\$200.00	
2	Install new clothing rods.	\$400.00	\$0.00	\$0.00	\$400.00	\$600.00

27. Plumbing

	Recommended Repair Item	Material	Tax	Labor	Total	Category Total
1	Laundry Room Plumbing	\$300.00	\$0.00	\$0.00	\$300.00	
2	Septic Inspection & Certification & Pumping of Septic Tank	\$650.00	\$0.00	\$0.00	\$650.00	\$950.00

Grand Total: \$3000.00

Approval Signature

Date



Classification of Repairs: **Desired**
Allen & Jaggars 203k Renovation Project

Applicant:

Zachary Allen
 (405) 712-3733

Property Address:

8420 Hwy 9, Bldg C,
 Wetumka, Oklahoma, 74883

Lender:

Fairway Independent Mortgage
 Corporation

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

16. Doors (Int.)

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Removal of existing interior doors	\$3887.00	\$0.00	\$0.00	\$3887.00	\$3887.00

17. Partition Wall

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Framing of new walls and partitions (Do not include drywall cost).	\$500.00	\$0.00	\$0.00	\$500.00	
2	Framing of new walls and partitions (Do not include drywall cost).	\$1400.00	\$0.00	\$0.00	\$1400.00	
3	Partition Walls:other	\$300.00	\$0.00	\$0.00	\$300.00	\$2200.00

19. Decorating

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Paint interior walls	\$2500.00	\$0.00	\$0.00	\$2500.00	
2	Prep & Paint Cabinetry	\$1200.00	\$0.00	\$0.00	\$1200.00	
3	Prep & Paint Interior Trim/Mouldings	\$900.00	\$0.00	\$0.00	\$900.00	
4	Prep & Paint Interior Doors & Jambs	\$800.00	\$0.00	\$0.00	\$800.00	
5	Install New Locksets on All Interior Passage Doors	\$450.00	\$0.00	\$0.00	\$450.00	
6	Install New Cabinet & Drawer Pulls Kitchen & Bath(s)	\$250.00	\$0.00	\$0.00	\$250.00	\$6100.00

22. Closets

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Closet: build new unit	\$200.00	\$0.00	\$0.00	\$200.00	\$200.00

24. Finished Floors

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Install carpet & pad (includes removal of existing as needed)	\$3000.00	\$0.00	\$0.00	\$3000.00	
2	Install 12" x 12" Tile in Laundry Room	\$300.00	\$0.00	\$0.00	\$300.00	\$3300.00

26. Bath Accessories

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Install Hand Towel Rack Next To Sink	\$75.00	\$0.00	\$0.00	\$75.00	
2	Install New Mirror Over Sink	\$200.00	\$0.00	\$0.00	\$200.00	
3	Install Hand Towel Rack Next To Sink	\$50.00	\$0.00	\$0.00	\$50.00	
4	Install New Mirror Over Sink	\$100.00	\$0.00	\$0.00	\$100.00	\$425.00

27. Plumbing



	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Install new 3 piece bath (toilet	\$2500.00	\$0.00	\$0.00	\$2500.00	
2	Plumbing / fixtures	\$300.00	\$0.00	\$0.00	\$300.00	
						\$2800.00

28. Electrical

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	Rewire circuits.	\$400.00	\$0.00	\$0.00	\$400.00	
						\$400.00

32. Appliances

	<u>Desired Repair Item</u>	Material	Tax	Labor	Total	Category Total
1	New Appliances Package. Propane cook top and wall oven. Dishwasher & Refrigerator.	\$2800.00	\$0.00	\$0.00	\$2800.00	
						\$2800.00

Grand Total:	\$22112.00
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Approval Signature

Date



REPAIR CLASSIFICATION LISTS of Allen & Jaggars 203k Renovation Project

Construction Categories		Total \$	Mandatory \$	Recommended \$	Desired \$
Section 1	Masonry	500.00	500.00	0.00	0.00
Section 2	Siding	381.45	381.45	0.00	0.00
Section 3	Gutters/Downspouts	600.00	0.00	600.00	0.00
Section 4	Roof	100.00	0.00	100.00	0.00
Section 5	Shutters	0.00	0.00	0.00	0.00
Section 6	Exteriors	1200.00	1200.00	0.00	0.00
Section 7	Walks	0.00	0.00	0.00	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	750.00	0.00	750.00	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	500.00	500.00	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.)	3887.00	0.00	0.00	3887.00
Section 17	Partition Wall	2200.00	0.00	0.00	2200.00
Section 18	Plaster/Drywall	1100.00	1100.00	0.00	0.00
Section 19	Decorating	6100.00	0.00	0.00	6100.00
Section 20	Wood Trim	700.00	700.00	0.00	0.00
Section 21	Stairs	0.00	0.00	0.00	0.00
Section 22	Closets	800.00	0.00	600.00	200.00
Section 23	Wood Floors	0.00	0.00	0.00	0.00
Section 24	Finished Floors	4400.00	1100.00	0.00	3300.00
Section 25	Ceramic Tile	0.00	0.00	0.00	0.00
Section 26	Bath Accessories	425.00	0.00	0.00	425.00
Section 27	Plumbing	3750.00	0.00	950.00	2800.00
Section 28	Electrical	3740.00	3340.00	0.00	400.00
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	200.00	200.00	0.00	0.00
Section 32	Appliances	2800.00	0.00	0.00	2800.00
Section 33	Basements	0.00	0.00	0.00	0.00
Section 34	Cleanup	800.00	800.00	0.00	0.00
Section 35	Miscellaneous	0.00	0.00	0.00	0.00
Section 1 - 35 GRAND TOTAL		34933.45	9821.45 Mandatory	3000.00 Recommended	22112.00 Desired

Rehab Total (Grand Total + Contingency 10%) **\$34933.45 + \$3493.35 = \$38426.80**

- 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:
8420 Hwy 9, Bldg C



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