

# Morrone Home Inspection

355 W. St Charles Rd.  
Lombard, IL 60148

Phone: (630) 746-7139

Fax: 000

Consultant: Giovanni Morrone Email: morrone\_giovanni@yahoo.com



## Specification Of Repairs

Inspection Date: 9/8/2022	Occupied During Construction: Not Occupied	Estimated Months To Completion: 6																
<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>Applicant:</b> Mr. J. Cash</td></tr> <tr><td><b>Property Address:</b> 458 Rockabilly way. Rockville, IL 65555</td></tr> <tr><td><b>Phone:</b> (773) 555-5555</td></tr> <tr><td><b>Contact Name:</b></td></tr> <tr><td><b>Contact Phone:</b></td></tr> <tr><td><b>Applicant's Phone:</b> (773) 555-5555</td></tr> <tr><td><b>Applicant's Cell Phone:</b></td></tr> </table>	<b>Applicant:</b> Mr. J. Cash	<b>Property Address:</b> 458 Rockabilly way. Rockville, IL 65555	<b>Phone:</b> (773) 555-5555	<b>Contact Name:</b>	<b>Contact Phone:</b>	<b>Applicant's Phone:</b> (773) 555-5555	<b>Applicant's Cell Phone:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td><b>FHA Case #:</b></td></tr> <tr><td><b>Loan Type:</b> HUD 203k</td></tr> <tr><td><b>Loan No.:</b></td></tr> <tr><td><b>Lender:</b> Guaranteed Rate</td></tr> <tr><td><b>Lender's Address:</b> 320 W. Ohio St., Suite 1 E Chicago, IL</td></tr> <tr><td><b>Loan Originator:</b></td></tr> <tr><td><b>Loan Originator Phone:</b></td></tr> </table>	<b>FHA Case #:</b>	<b>Loan Type:</b> HUD 203k	<b>Loan No.:</b>	<b>Lender:</b> Guaranteed Rate	<b>Lender's Address:</b> 320 W. Ohio St., Suite 1 E Chicago, IL	<b>Loan Originator:</b>	<b>Loan Originator Phone:</b>	<table border="1" style="width: 100%; border-collapse: collapse;"> <tr><td style="text-align: center;"><b>Contractor</b></td></tr> <tr><td style="height: 100px;"> </td></tr> </table>	<b>Contractor</b>	
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<b>Mr. J. Cash</b>	<b>Guaranteed Rate</b>	<b>Consultant's File No.</b>	<b>Dated</b>
458 Rockabilly way. Rockville, IL 65555	320 W. Ohio St., Suite 1 E Chicago, IL	77777	11/11/2022
		<b>Bank Loan #</b>	

### STEP-BY-STEP PROCEDURE

1. HUD accepted consultant who prepares this work write-up (or an architect, engineer or 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 to the document.
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 elevations at the property corners and building structure(s), walks, drives, streets, and other relevant detail. Include finished grade 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 dwelling.
  - c) Provide kitchen cabinet elevations, deck drawings and other exhibits as necessary to properly describe the required 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:  
 M = Mandatory By HUD, R = Recommended By Consultant/Other, D = Desired By Homeowner  
 EA = Each LF = Linear Foot LS = Lump Sum SF = Square Foot Sq = Square SY = Square Yard

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### 1. Masonry

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Brick Wall--Custom</b>	1	LS	\$3,000.00	<b>\$3,000.00</b>	0.00%	<b>\$6,000.00</b>
Location: <u>Exterior Walls</u> Level: <u>D</u>	Labor	1	LS	\$3,000.00	\$3,000.00	Completion Hrs: <u>0</u>
Details: Install/repair lintels. Spot tuck pointing where needed, and brick replacement where needed						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Sub-Total This Section:</b>						<b>\$6,000.00</b>

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

Summary/Narrative Of Work To Be Done:

Install/repair lintels. Spot tuck pointing where needed, and brick replacement where needed. All repairs are to be to local code requirements.

### 2. Siding

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install hardy board siding to upper floor addition.</b>	1	LS	\$7,750.00	<b>\$7,750.00</b>	0.00%	<b>\$15,500.00</b>
Location: <u>Exterior Walls</u> Level: <u>M</u>	Labor	1	LS	\$7,750.00	\$7,750.00	Completion Hrs: <u>0</u>
Details:						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Sub-Total This Section:</b>						<b>\$15,500.00</b>

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

### 3. Gutters/Downspouts

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install new gutters and downspouts to gabled roof</b>	1	LS	\$500.00	<b>\$500.00</b>	0.00%	<b>\$1,000.00</b>
Location: <u>Roof</u> Level: <u>M</u>	Labor	1	LS	\$500.00	\$500.00	Completion Hrs: <u>0</u>
Details:						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Sub-Total This Section:</b>						<b>\$1,000.00</b>

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

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**4. Roof**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install asphalt shingles to new gabled roof</b>	1	LS	\$3,500.00	<b>\$3,500.00</b>	0.00%	<b>\$7,000.00</b>
Material/LS	1	LS	\$3,500.00	<b>\$3,500.00</b>		
Labor	1	LS	\$3,500.00	<b>\$3,500.00</b>		
Location: <u>Roof</u> Level: <u>M</u> Completion Hrs: <u>0</u> Details: <input type="checkbox"/> EEM <input type="checkbox"/> Green						

**Sub-Total This Section: \$7,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**5. Shutters**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
Material/LS	0		\$0.00	<b>\$0.00</b>		
Labor	0		\$0.00	<b>\$0.00</b>		
Location: _____ Level: _____ Completion Hrs: <u>0</u> Details: <input type="checkbox"/> EEM <input type="checkbox"/> Green						

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

**6. Exteriors**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
Material/LS	0		\$0.00	<b>\$0.00</b>		
Labor	0		\$0.00	<b>\$0.00</b>		
Location: _____ Level: _____ Completion Hrs: <u>0</u> Details: <input type="checkbox"/> EEM <input type="checkbox"/> Green						

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

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### 7. Walks

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	
<b>No Repair Items Required For This Construction Item.</b>	Material/LS	0	\$0.00	<b>\$0.00</b>	0.00%	\$0.00	<b>\$0.00</b>
	Labor	0	\$0.00	<b>\$0.00</b>	Completion Hrs: <u>0</u>		
Location: _____	Level: _____						
Details: _____			<input type="checkbox"/> EEM <input type="checkbox"/> Green				

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

### 8. Driveways

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	
<b>No Repair Items Required For This Construction Item.</b>	Material/LS	0	\$0.00	<b>\$0.00</b>	0.00%	\$0.00	<b>\$0.00</b>
	Labor	0	\$0.00	<b>\$0.00</b>	Completion Hrs: <u>0</u>		
Location: _____	Level: _____						
Details: _____			<input type="checkbox"/> EEM <input type="checkbox"/> Green				

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

### 9. Painting (Ext.)

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	
<b>No Repair Items Required For This Construction Item.</b>	Material/LS	0	\$0.00	<b>\$0.00</b>	0.00%	\$0.00	<b>\$0.00</b>
	Labor	0	\$0.00	<b>\$0.00</b>	Completion Hrs: <u>0</u>		
Location: _____	Level: _____						
Details: _____			<input type="checkbox"/> EEM <input type="checkbox"/> Green				

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

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### 10. Caulking

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
	0		\$0.00	<b>\$0.00</b>		<b>\$0.00</b>

Completion Hrs: 0

Location: \_\_\_\_\_ Level: \_\_\_\_\_

Details:  EEM  Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

### 11. Fencing

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
	0		\$0.00	<b>\$0.00</b>		<b>\$0.00</b>

Completion Hrs: 0

Location: \_\_\_\_\_ Level: \_\_\_\_\_

Details:  EEM  Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

### 12. Grading/Landscaping

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
	0		\$0.00	<b>\$0.00</b>		<b>\$0.00</b>

Completion Hrs: 0

Location: \_\_\_\_\_ Level: \_\_\_\_\_

Details:  EEM  Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

**13. Windows**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Install new triple pane casement, and picture windows	Material/LS	1	LS	\$8,000.00	\$8,000.00	0.00% \$0.00 Completion Hrs: 0
	Labor	1	LS	\$0.00	\$0.00	

Location: General Level: M  
 Details: Labor cost will be included with partition wall labor cost.  EEM  Green

**Sub-Total This Section: \$8,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**14. Weatherstrip**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
No Repair Items Required For This Construction Item.	Material/LS	0		\$0.00	\$0.00	0.00% \$0.00 Completion Hrs: 0
	Labor	0		\$0.00	\$0.00	

Location: \_\_\_\_\_ Level: \_\_\_\_\_  
 Details:  EEM  Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

**15. Doors (Ext.)**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Install 3 new entry doors, and 2 garage doors	Material/LS	1	LS	\$3,000.00	\$3,000.00	0.00% \$0.00 Completion Hrs: 0
	Labor	1	LS	\$1,100.00	\$1,100.00	

Location: General Level: M  
 Details:  EEM  Green

**Sub-Total This Section: \$4,100.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**16. Doors (Int.)**

		Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install new interior doors to architectural exhibits</b>		Material/LS	1	LS	\$3,000.00	\$3,000.00	0.00% \$0.00 <b>\$5,000.00</b>
Location: <u>Interior</u>	Level: <u>M</u>	Labor	1	LS	\$2,000.00	\$2,000.00	Completion Hrs: <u>0</u>
<b>Details:</b>		<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Sub-Total This Section:</b>							<b>\$5,000.00</b>

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**17. Partition Wall**

		Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Demo existing roof, and main floor interior walls</b>		Material/LS	1	LS	\$0.00	\$0.00	0.00% \$0.00 <b>\$5,000.00</b>
Location: <u>Interior</u>	Level: <u>M</u>	Labor	1	LS	\$5,000.00	\$5,000.00	Completion Hrs: <u>0</u>
<b>Details:</b> This will include exterior walls on main floor		<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Sub-Total This Section:</b>							<b>\$39,000.00</b>

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to architectural exhibits. All repairs are to be to local code requirements.

**18. Plaster/Drywall**

		Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install new drywall,tape,mud sand ready to paint. for entire house.</b>		Material/LS	1	LS	\$4,000.00	\$4,000.00	0.00% \$0.00 <b>\$9,000.00</b>
Location: <u>General</u>	Level: <u>M</u>	Labor	1	LS	\$5,000.00	\$5,000.00	Completion Hrs: <u>0</u>
<b>Details:</b>		<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Sub-Total This Section:</b>							<b>\$9,000.00</b>

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**19. Decorating**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Spray primer to entire house. Ready to paint</b>	1	LS	\$500.00	<b>\$500.00</b>	0.00%	<b>\$2,000.00</b>
Location: <u>Interior</u> Level: <u>M</u>	Labor	1	LS	\$1,500.00		<b>\$1,500.00</b>
Details:						Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green

**Sub-Total This Section: \$2,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**20. Wood Trim**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install base, shoe, door, &amp; window trim</b>	1	LS	\$1,000.00	<b>\$1,000.00</b>	0.00%	<b>\$2,000.00</b>
Location: <u>Entire House</u> Level: <u>M</u>	Labor	1	LS	\$1,000.00		<b>\$1,000.00</b>
Details:						Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green

**Sub-Total This Section: \$2,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**21. Stairs**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install proper railings and guard rails.</b>	1	LS	\$2,000.00	<b>\$2,000.00</b>	0.00%	<b>\$2,500.00</b>
Location: <u>General</u> Level: <u>M</u>	Labor	1	LS	\$500.00		<b>\$500.00</b>
Details:						Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green

**Sub-Total This Section: \$2,500.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.



**22. Closets**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
	0		\$0.00	<b>\$0.00</b>	Completion Hrs: <u>0</u>	
Location: _____	Level: _____					
Details:					<input type="checkbox"/> EEM	<input type="checkbox"/> Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

**23. Wood Floors**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install engineered flooring to main, upper floor. Carpeting in bedrooms.</b>	1	LS	\$5,000.00	<b>\$5,000.00</b>	0.00%	<b>\$0.00</b>
	1	LS	\$5,000.00	<b>\$5,000.00</b>	Completion Hrs: <u>0</u>	
Location: <u>Interior</u>	Level: <u>M</u>					
Details: Install new engineered floor to main level and upper floor. Install new carpet and padding to bedrooms only.					<input type="checkbox"/> EEM	<input type="checkbox"/> Green

**Sub-Total This Section: \$10,000.00**

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

Summary/Narrative Of Work To Be Done:

Install new engineered floor to main level and upper floor. Install new carpet and padding to bedrooms only. All repairs are to be to local code requirements.

**24. Finished Floors**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
	0		\$0.00	<b>\$0.00</b>	Completion Hrs: <u>0</u>	
Location: _____	Level: _____					
Details:					<input type="checkbox"/> EEM	<input type="checkbox"/> Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

**25. Ceramic Tile**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
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Install new tile to main floor, and 2 upper bathrooms

Material/LS	1	LS	\$750.00	<b>\$750.00</b>	0.00%	\$0.00	<b>\$2,250.00</b>
Labor	1	LS	\$1,500.00	<b>\$1,500.00</b>			

Completion Hrs: 0  
 EEM  Green

Location: Bathrooms Level: M  
Details:

Install new tile to shower surround to bathrooms, and install shower pans

Material/LS	1	EA	\$750.00	<b>\$750.00</b>	0.00%	\$0.00	<b>\$2,250.00</b>
Labor	1	EA	\$1,500.00	<b>\$1,500.00</b>			

Completion Hrs: 0  
 EEM  Green

Location: Bathrooms Level: M  
Details:

Install new tile to kitchen floor

Material/LS	1	LS	\$800.00	<b>\$800.00</b>	0.00%	\$0.00	<b>\$2,300.00</b>
Labor	1	LS	\$1,500.00	<b>\$1,500.00</b>			

Completion Hrs: 0  
 EEM  Green

Location: Kitchen Level: M  
Details:

**Sub-Total This Section: \$6,800.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**26. Bath Accessories**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
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No Repair Items Required For This Construction Item.

Material/LS	0		\$0.00	<b>\$0.00</b>	0.00%	\$0.00	<b>\$0.00</b>
Labor	0		\$0.00	<b>\$0.00</b>			

Completion Hrs: 0  
 EEM  Green

Location: Level: \_\_\_\_\_  
Details:

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

Mr. J. Cash  
 458 Rockabilly way.  
 Rockville, IL 65555

**Guaranteed Rate**  
 320 W. Ohio St., Suite 1 E  
 Chicago, IL

**Consultant's File No.** 77777  
**Dated** 11/11/2022

**Bank Loan #** \_\_\_\_\_

**27. Plumbing**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install new rough plumbing to entire house per architectural exhibits</b>	1	LS	\$4,500.00	<b>\$4,500.00</b>	0.00%	<b>\$8,500.00</b>
Material/LS	1	LS	\$4,500.00	<b>\$4,500.00</b>		
Labor	1	LS	\$4,000.00	<b>\$4,000.00</b>		
Location: <u>General</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details: This will include all water supply, drains, and venting	<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Install new electric 40 gallon water heater</b>	1	EA	\$800.00	<b>\$800.00</b>	0.00%	<b>\$1,100.00</b>
Material/LS	1	EA	\$800.00	<b>\$800.00</b>		
Labor	1	EA	\$300.00	<b>\$300.00</b>		
Location: <u>General</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details:	<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Install new laundry hook up system</b>	1	LS	\$300.00	<b>\$300.00</b>	0.00%	<b>\$800.00</b>
Material/LS	1	LS	\$300.00	<b>\$300.00</b>		
Labor	1	LS	\$500.00	<b>\$500.00</b>		
Location: <u>Laundry Room</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details:	<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Install new toilets to 3 bathrooms</b>	3	EA	\$250.00	<b>\$750.00</b>	0.00%	<b>\$1,050.00</b>
Material/LS	3	EA	\$250.00	<b>\$750.00</b>		
Labor	3	EA	\$100.00	<b>\$300.00</b>		
Location: <u>Bathrooms</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details:	<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Install shower hook ups (QTY3)</b>	3	EA	\$400.00	<b>\$1,200.00</b>	0.00%	<b>\$1,800.00</b>
Material/LS	3	EA	\$400.00	<b>\$1,200.00</b>		
Labor	3	EA	\$200.00	<b>\$600.00</b>		
Location: <u>Bathrooms</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details:	<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Install new fixtures/trimming to all plumbing</b>	1	LS	\$1,100.00	<b>\$1,100.00</b>	0.00%	<b>\$1,800.00</b>
Material/LS	1	LS	\$1,100.00	<b>\$1,100.00</b>		
Labor	1	LS	\$700.00	<b>\$700.00</b>		
Location: <u>General</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details:	<input type="checkbox"/> EEM <input type="checkbox"/> Green					
<b>Install new water main from city.</b>	1	LS	\$7,000.00	<b>\$7,000.00</b>	0.00%	<b>\$12,000.00</b>
Material/LS	1	LS	\$7,000.00	<b>\$7,000.00</b>		
Labor	1	LS	\$5,000.00	<b>\$5,000.00</b>		
Location: <u>General</u> Level: <u>M</u>	Completion Hrs: <u>0</u>					
Details:	<input type="checkbox"/> EEM <input type="checkbox"/> Green					

**Sub-Total This Section: \$27,050.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**28. Electrical**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Install new service panel, meter housing and service pole Location: <u>General</u> Level: <u>M</u> Details:	Material/LS	1	LS	\$1,200.00	\$1,200.00	0.00% \$0.00 <b>\$2,200.00</b> Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green
	Labor	1	LS	\$1,000.00	\$1,000.00	
Install new rough electrical system to entire house. Location: <u>General</u> Level: <u>M</u> Details:	Material/LS	1	LS	\$3,000.00	\$3,000.00	0.00% \$0.00 <b>\$6,000.00</b> Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green
	Labor	1	LS	\$3,000.00	\$3,000.00	
Install new hard wired smoke and carbon monoxide detectors. Location: <u>General</u> Level: <u>M</u> Details:	Material/LS	1	LS	\$400.00	\$400.00	0.00% \$0.00 <b>\$800.00</b> Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green
	Labor	1	LS	\$400.00	\$400.00	
Install light fixtures per architectural exhibits Location: <u>General</u> Level: <u>M</u> Details:	Material/LS	1	LS	\$1,000.00	\$1,000.00	0.00% \$0.00 <b>\$2,000.00</b> Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green
	Labor	1	LS	\$1,000.00	\$1,000.00	

**Sub-Total This Section: \$11,000.00**

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

Summary/Narrative Of Work To Be Done:

**29. Heating**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Mitsubishi Air handling system, condenser, and complete duct work Location: <u>General</u> Level: <u>M</u> Details:	Material/LS	1	LS	\$10,000.00	\$10,000.00	0.00% \$0.00 <b>\$16,000.00</b> Completion Hrs: <u>0</u> <input type="checkbox"/> EEM <input type="checkbox"/> Green
	Labor	1	LS	\$6,000.00	\$6,000.00	

**Sub-Total This Section: \$16,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**30. Insulation**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install insulation to exterior wall, and roof/attic</b>	1	LS	\$5,000.00	<b>\$5,000.00</b>	0.00%	<b>\$10,000.00</b>
Material/LS	1	LS	\$5,000.00	<b>\$5,000.00</b>		
Labor	1	LS	\$5,000.00	<b>\$5,000.00</b>		
Location: <u>General</u> Level: <u>M</u>						Completion Hrs: <u>0</u>
Details:						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Sub-Total This Section: \$10,000.00</b>						

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**31. Cabinetry**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Install new kitchen cabinets, and bathroom vanities</b>	1	LS	\$6,800.00	<b>\$6,800.00</b>	0.00%	<b>\$8,800.00</b>
Material/LS	1	LS	\$6,800.00	<b>\$6,800.00</b>		
Labor	1	LS	\$2,000.00	<b>\$2,000.00</b>		
Location: <u>Kitchen &amp; Baths</u> Level: <u>M</u>						Completion Hrs: <u>0</u>
Details:						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Install new custom counter tops to kitchen and bathrooms</b>	1	EA	\$5,000.00	<b>\$5,000.00</b>	0.00%	<b>\$5,000.00</b>
Material/LS	1	EA	\$5,000.00	<b>\$5,000.00</b>		
Labor	1	EA	\$0.00	<b>\$0.00</b>		
Location: <u>Kitchen &amp; Baths</u> Level: <u>M</u>						Completion Hrs: <u>0</u>
Details: Install from fabricator is included to material cost Kitchen, and bathroom sinks also included in cost.						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Sub-Total This Section: \$13,800.00</b>						

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**32. Appliances**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
Material/LS	0		\$0.00	<b>\$0.00</b>		
Labor	0		\$0.00	<b>\$0.00</b>		
Location: _____ Level: _____						Completion Hrs: <u>0</u>
Details:						<input type="checkbox"/> EEM <input type="checkbox"/> Green
<b>Sub-Total This Section: \$0.00</b>						

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

Summary/Narrative Of Work To Be Done:

Mr. J. Cash  
 458 Rockabilly way.  
 Rockville, IL 65555

**Guaranteed Rate**  
 320 W. Ohio St., Suite 1 E  
 Chicago, IL

**Consultant's File No.** 77777  
**Dated** 11/11/2022

**Bank Loan #** \_\_\_\_\_

**33. Basements**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>No Repair Items Required For This Construction Item.</b>	0		\$0.00	<b>\$0.00</b>	0.00%	<b>\$0.00</b>
Material/LS	0		\$0.00	<b>\$0.00</b>		
Labor	0		\$0.00	<b>\$0.00</b>		
Completion Hrs: <u>0</u>						
Location: _____ Level: _____						
Details: _____						<input type="checkbox"/> EEM <input type="checkbox"/> Green

**Sub-Total This Section: \$0.00**

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

Summary/Narrative Of Work To Be Done:

**34. Cleanup**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Dumpsters</b>	1	LS	\$3,000.00	<b>\$3,000.00</b>	0.00%	<b>\$0.00</b>
Material/LS	1	LS	\$3,000.00	<b>\$3,000.00</b>		
Labor	1	LS	\$0.00	<b>\$0.00</b>		
Completion Hrs: <u>0</u>						
Location: <u>General</u> Level: <u>M</u>						
Details: _____						<input type="checkbox"/> EEM <input type="checkbox"/> Green

**Sub-Total This Section: \$3,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**35. Miscellaneous**

	Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
<b>Tree rimming to trees near house</b>	1	LS	\$500.00	<b>\$500.00</b>	0.00%	<b>\$0.00</b>
Material/LS	1	LS	\$500.00	<b>\$500.00</b>		
Labor	1	LS	\$500.00	<b>\$500.00</b>		
Completion Hrs: <u>0</u>						
Location: <u>Exterior</u> Level: <u>D</u>						
Details: _____						<input type="checkbox"/> EEM <input type="checkbox"/> Green

**Sub-Total This Section: \$1,000.00**

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

Summary/Narrative Of Work To Be Done:

All repairs are to be to local code requirements.

**CONSULTANT'S COMMENT**

# Recap Subtotals

Construction Sub-Totals	
1. Masonry	\$6,000.00
2. Siding	\$15,500.00
3. Gutters/Downspouts	\$1,000.00
4. Roof	\$7,000.00
5. Shutters	\$0.00
6. Exteriors	\$0.00
7. Walks	\$0.00
8. Driveways	\$0.00
9. Painting (Ext.)	\$0.00
10. Caulking	\$0.00
11. Fencing	\$0.00
12. Grading/Landscaping	\$0.00
13. Windows	\$8,000.00
14. Weatherstrip	\$0.00
15. Doors (Ext.)	\$4,100.00
16. Doors (Int.)	\$5,000.00
17. Partition Wall	\$39,000.00
18. Plaster/Drywall	\$9,000.00
19. Decorating	\$2,000.00
20. Wood Trim	\$2,000.00
21. Stairs	\$2,500.00
22. Closets	\$0.00
23. Wood Floors	\$10,000.00
24. Finished Floors	\$0.00
25. Ceramic Tile	\$6,800.00
26. Bath Accessories	\$0.00
27. Plumbing	\$27,050.00
28. Electrical	\$11,000.00
29. Heating	\$16,000.00
30. Insulation	\$10,000.00
31. Cabinetry	\$13,800.00
32. Appliances	\$0.00
33. Basements	\$0.00
34. Cleanup	\$3,000.00
35. Miscellaneous	\$1,000.00
Construction Cost Subtotal:	\$199,750.00

Allowable Fees & Recap Totals		
Construction Costs Subtotal :		\$199,750.00
ALLOWABLE FEES		
Note		Fee
Architectural fees		\$3,000.00
Draw Fee	5 Draw @ 250.00	\$1,250.00
Permit		\$2,000.00
Plan Review		\$1,000.00
Allowable Fees Total :		\$7,250.00
Contingency Reserve: 15.00 %		\$29,962.50
Grand Total:		\$236,962.50

**All repairs must be performed in conformance with local zoning ordinances and codes. Applicant(s) and Contractor (if any) to sign and date upon final acceptance.**

Date of Final Acceptance: \_\_\_\_\_

Consultant/Plan Reviewer: \_\_\_\_\_ Date: \_\_\_\_\_ Giovanni Morrone ID No: A1049

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_ Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_ Applicant(s): \_\_\_\_\_ Date: \_\_\_\_\_

Contractor: \_\_\_\_\_ Date: \_\_\_\_\_

EA = Each LF = Linear Foot LS = Lump Sum SF = Square Foot Sq = Square SY = Square Yard