

SCOPE OF WORK FORM

Property Address _____ Key Map _____

Square Feet of Living space: per county records _____ SF, per measurement _____ SF

House: 1 story 2 story; Foundation: slab block & beam other _____

Bedrooms _____ Bathrooms _____ Garage: # _____ car, attached, detached, garage converted

Utilities at inspection: Electricity on off; Gas: on off none; Water: on off.

Bids Obtained: _____

Permits Required: none, general building structural, electrical, plumbing, HVAC

Abbreviations: ea = each, LF = linear feet, SF = square feet, HSF = square feet of living area (including garage conversion space)

| | <u>Estimated Cost</u> |
|---|-----------------------|
| 1. DEMO & TRASH HAUL | |
| <input type="checkbox"/> Initial demo & trash haul | \$ _____ |
| <input type="checkbox"/> Construction trash haul | \$ _____ |
| <input type="checkbox"/> Total | \$ _____ |
| 2. TREES/BUSHES/YARD | |
| <input type="checkbox"/> Remove _____ trees & _____ bushes | \$ _____ |
| <input type="checkbox"/> Trim _____ trees & _____ bushes | \$ _____ |
| <input type="checkbox"/> Grind _____ tree stumps | \$ _____ |
| <input type="checkbox"/> Correct yard drainage _____ | \$ _____ |
| <input type="checkbox"/> Other: _____ | \$ _____ |
| <input type="checkbox"/> Total | \$ _____ |
| 3. CONCRETE | |
| <input type="checkbox"/> Replace <input type="checkbox"/> sidewalk, <input type="checkbox"/> driveway, <input type="checkbox"/> patio <input type="checkbox"/> garage floor | \$ _____ |
| <input type="checkbox"/> Repair <input type="checkbox"/> sidewalk, <input type="checkbox"/> driveway, <input type="checkbox"/> patio <input type="checkbox"/> garage floor | \$ _____ |
| <input type="checkbox"/> Other: _____ | \$ _____ |
| <input type="checkbox"/> Total | \$ _____ |
| 4. FENCES/GATES | |
| <input type="checkbox"/> Replace <input type="checkbox"/> Repair _____ LF of _____ (type of fencing) | \$ _____ |
| <input type="checkbox"/> Replace <input type="checkbox"/> Repair _____ gates | \$ _____ |
| <input type="checkbox"/> Replace gate hardware | \$ _____ |
| <input type="checkbox"/> Other: _____ | \$ _____ |
| <input type="checkbox"/> Total | \$ _____ |
| 5. POOLS & SPAS | |
| <input type="checkbox"/> Demo pool & fill with dirt | \$ _____ |
| <input type="checkbox"/> Drain pool, power wash or acid wash | \$ _____ |
| <input type="checkbox"/> Paint existing plaster | \$ _____ |
| <input type="checkbox"/> Re-plaster entire pool & spa | \$ _____ |
| <input type="checkbox"/> Repair or replace <input type="checkbox"/> pool equipment <input type="checkbox"/> pool heater | \$ _____ |
| <input type="checkbox"/> Other: _____ | \$ _____ |
| <input type="checkbox"/> Total | \$ _____ |

6. FOUNDATION REPAIR

- Level foundation: house porches garage \$ _____
- Other: _____ \$ _____
- Total \$ _____

7. EXTERIOR CARPENTRY

House

- Replace rotted sills, floor joists & sub flooring \$ _____
- Repair all wood rot \$ _____
- Replace _____ LF of fascia & _____ LF of soffit \$ _____
- Replace or repair soffit vents \$ _____
- Replace _____ SF of wood siding Hardi siding \$ _____
- Replace _____ 4x8 sheets of Hardi plank or T1-11 \$ _____
- Replace _____ solid core doors, including jambs, casing/trim & threshold \$ _____
- Replace _____ solid core doors only (excluding jambs, etc) \$ _____
- Add for: window in _____ door(s), stain grade door, side window panels, custom front door \$ _____
- Replace _____ 6' sliding patio doors \$ _____
- Replace _____ 6' sliding patio doors with French doors \$ _____
- Repair front porch back porch patio cover \$ _____
- Build new deck, repair, or replace existing deck(s) _____ \$ _____
- Encase house in vinyl siding, soffits and facia \$ _____

Garage

- Build new garage 1 car 2 car \$ _____
- Repair all wood rot _____ \$ _____
- Replace _____ LF of fascia & _____ LF of soffit \$ _____
- Replace _____ SF of wood siding \$ _____
- Replace _____ 4x8 sheets of Hardi plank or T1-11 \$ _____
- Replace 2" x 8" door jamb & trim 8'x7' two 8'x7' 16'x7' \$ _____
- Replace jamb only trim only 8'x7' two 8'x7' 16'x7' \$ _____
- Replace solid core entry door \$ _____
- Encase garage in vinyl siding, soffits and facia \$ _____
- Other: _____ \$ _____
- Total \$ _____

8. EXTERIOR PLUMBING

- Repair clogged or leaking sewer lines \$ _____
- Gas test when install gas meter (not including repairs) \$ _____
- Other: _____ \$ _____
- Total \$ _____

9. EXTERIOR ELECTRICAL

- Replace service panel (including breakers, meter socket, piping, cables, riser, etc.) \$ _____
- Repair electrical service: _____ \$ _____
- Replace _____ exterior light fixtures \$ _____
- Other: _____ \$ _____
- Total \$ _____

10. ROOF/GUTTERS/CHIMNEY

- Tear off all layers of shingles and replace roof house, garage \$ _____
- Repair roof _____ \$ _____
- Re-deck roof entire part -- with _____ 4'x8' sheets of 1/2 in. plywood \$ _____
- Replace _____ LF of gutters & down spouts \$ _____
- Clean chimney Replace chimney cap \$ _____
- Other: _____ \$ _____
- Total \$ _____

11. WINDOWS

- Replace _____ broken window panes \$ _____
- Install _____ new replacement windows _____ (type of window) \$ _____
- Other: _____ \$ _____
- Total \$ _____

12. BRICKWORK

- Replace _____ SF of bricks or brick veneer siding chimney \$ _____
- Tuck & point brick or brick veneer siding chimney \$ _____
- Repair brickwork on chimney fireplace \$ _____
- Other: _____ \$ _____
- Total \$ _____

13. METAL GARAGE DOORS/CARPORTS

- Replace garage door, tracks & hardware 8'x7' two 8'x7' 16'x7' \$ _____
- Replace _____ garage door opener(s) \$ _____
- Erect metal carport 1 car 2 car \$ _____
- Repair existing carport _____ \$ _____
- Other: _____ \$ _____
- Total \$ _____

14. EXTERIOR PREP/PAINTING

- Prep exterior of house, detached garage, and shed to be painted \$ _____
- Paint frame house frame detached garage \$ _____
- Paint wood/Hardi/T1-11 siding on brick house detached garage \$ _____
- Paint fascia & soffit on brick house detached garage \$ _____
- Paint siding of cedar shakes, brick veneer, or concrete block \$ _____
- Paint exterior solid core doors house garage \$ _____

- Paint overhead garage door(s) \$ _____
- Paint shed \$ _____
- Paint _____ wood windows \$ _____
- Caulk and glaze _____ windows \$ _____
- Other: _____ \$ _____
- Total \$ _____

15. INTERIOR ROUGH CARPENTRY

_____ \$ _____

16. INTERIOR ROUGH ELECTRICAL

- Rewire entire house part of house _____ \$ _____
 - Wire for telephones cable TV smoke alarms security system \$ _____
 - Other _____
- _____
- _____ \$ _____

17. INTERIOR ROUGH PLUMBING

_____ \$ _____

18. HVAC SYSTEM

- Install original HVAC system & ducts: gas electric \$ _____
- Replace HVAC system & ducts: gas electric \$ _____
- Replace HVAC system (not ducts): gas electric \$ _____
- Replace inside components only:
 - gas heater & evaporator coil gas heater only \$ _____
 - evaporator coil only electric heater & air handler \$ _____
- Replace outside AC condensing unit(s) only \$ _____
- Replace ceiling and sidewall air vents return air vents \$ _____
- Service HVAC system \$ _____
- Other: _____ \$ _____
- Total \$ _____

19. SHEET ROCK/INSULATION

- Replace _____ 4' x 8' sheets of sheet rock (hang, tape & float) \$ _____
- Fix all holes & cracks in sheetrock (tape & float) \$ _____
- Replace or add ceiling insulation \$ _____
- Install _____ SF of new wall insulation \$ _____
- Other: _____ \$ _____
- Total \$ _____

20. INTERIOR CARPENTRY

Kitchen

- Build custom cabinets \$ _____
- Replace kitchen cabinets lower upper \$ _____
- Repair kitchen cabinets _____ \$ _____

Bathrooms

- | | MB | B2 | B3 | 1/2 B | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> Build custom vanities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace vanities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Repair vanities _____ | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install recessed medicine cabinet/mirror combination | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Build frame, decking & skirting for Jacuzzi type tubs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install towel racks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install toilet paper holders | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |

Bedrooms

- | | MB | B2 | B3 | B4 | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> Replace louver bi-fold closet door | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace sliding closet door | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |

Throughout House

- Replace hollow core doors #_____ pre-hung, #_____ doors only \$ _____
- Repair #_____ doors & frames \$ _____
- Install _____ LF crown molding, _____ LF base trim, _____ LF quarter round crown molding in _____ rooms \$ _____
- base trim in _____ rooms
- quarter round in _____ rooms

Other

- Install or replace closet shelves, shelving support & rods as needed \$ _____
- Install _____ new folding stair attic access door(s) \$ _____
- Repair _____ attic access door(s) \$ _____
- Other: _____ \$ _____
- Total \$ _____

21. COUNTERTOPS (for ceramic tile countertops, see category 23)

Kitchen

- Put laminate, Corian, Silestone, or Granite on kitchen countertops, with/ new decking \$ _____
- Put _____ on back splashes, _____ on kitchen island \$ _____

Bathrooms

- | | MB | B2 | B3 | 1/2 B | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> Replace vanity countertop with: cultured marble combo sink/countertop, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| laminated, | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| Corian, Silestone, or granite | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |

Wet Bar

- Put laminate, Corian, Silestone, or granite on wet bar \$ _____
- Total \$ _____

22. INTERIOR PLUMBING

Kitchen

- Replace kitchen sink \$ _____
- Replace kitchen sink faucet \$ _____
- Replace garbage disposal \$ _____

Bathrooms

- | | MB | B2 | B3 | 1/2 B | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> Replace sink | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install new pedestal sink | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace sink faucet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace complete toilet | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace toilet flush mechanism & toilet seat only | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace standard tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install Jacuzzi type tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install fiberglass shower surround | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install fiberglass combo tub/shower surround | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace shower door | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace shower pan | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace hardware for tub | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Replace hardware for shower | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |

Other

- Replace hot water heater \$ _____
- Raise hot water heater 18 in and redo connections \$ _____
- Repair hot water heater connections _____ \$ _____
- Rework washer/dryer connections _____ \$ _____
- Other: _____ \$ _____
- Total \$ _____

23. CERAMIC TILE

Counter Tops

- Install CT on kitchen counter top w/ new decking \$ _____
- Install CT on kitchen island counter top w/ new decking \$ _____
- Install CT on wet bar counter top w/ new decking \$ _____

Bathrooms

- | | MB | B2 | B3 | 1/2 B | |
|---|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> Install CT & new decking on vanities | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install CT on tub surround | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Install CT on shower walls/floors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |

Flooring

- Install CT floors in entry hall kitchen master bathroom other
bathrooms _____ other areas of house _____ \$ _____
- Other _____ \$ _____
- Total \$ _____

24. RESURFACING & TEXTURE/PREP/PAINT

Resurfacing

| | | | | | |
|--|--------------------------|--------------------------|--------------------------|--------------------------|----------|
| <input type="checkbox"/> Resurface <input type="checkbox"/> kitchen counter tops <input type="checkbox"/> kitchen island top <input type="checkbox"/> kitchen sink | | | | | \$ _____ |
| | MB | B2 | B3 | 1/2 B | |
| <input type="checkbox"/> Resurface bathroom vanity tops | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Resurface bathroom sinks | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Resurface bathroom tubs | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Resurface CT tub surrounds | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Resurface CT showers | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Resurface CT floors | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | \$ _____ |
| <input type="checkbox"/> Other _____ | | | | | \$ _____ |
| <input type="checkbox"/> Total | | | | | \$ _____ |

Texture/Prep/Paint

| | | | | | |
|---|--|--|--|--|----------|
| <input type="checkbox"/> Retexture all walls – type of texture _____ | | | | | \$ _____ |
| <input type="checkbox"/> Retexture all ceilings – type of texture _____ | | | | | \$ _____ |
| <input type="checkbox"/> Partial texture as needed: <input type="checkbox"/> walls, <input type="checkbox"/> ceilings | | | | | \$ _____ |
| <input type="checkbox"/> Prep & paint walls & ceilings | | | | | \$ _____ |
| <input type="checkbox"/> Prep & paint wall paneling | | | | | \$ _____ |
| <input type="checkbox"/> Prep & paint all interior doors and all wood trim | | | | | \$ _____ |
| <input type="checkbox"/> Prep & paint kitchen cabinets in & out | | | | | \$ _____ |
| <input type="checkbox"/> Prep & paint vanities in & out | | | | | \$ _____ |
| <input type="checkbox"/> Stain kitchen cabinets | | | | | \$ _____ |
| <input type="checkbox"/> Stain vanities | | | | | \$ _____ |
| <input type="checkbox"/> Other: _____ | | | | | \$ _____ |
| <input type="checkbox"/> Total | | | | | \$ _____ |

25. ELECTRICAL FIXTURES

| | | |
|---|--|----------|
| <input type="checkbox"/> Install _____ interior light fixtures | | \$ _____ |
| <input type="checkbox"/> Install _____ ceiling fans without light fixtures | | \$ _____ |
| <input type="checkbox"/> Install _____ combo ceiling fans with light fixtures | | \$ _____ |
| <input type="checkbox"/> Install _____ chandeliers | | \$ _____ |
| <input type="checkbox"/> Install _____ 24" x 48" kitchen fluorescent light fixtures | | \$ _____ |
| <input type="checkbox"/> Install _____ light bars over vanities | | \$ _____ |
| <input type="checkbox"/> Replace _____ light switches and _____ outlet plugs throughout the house | | \$ _____ |
| <input type="checkbox"/> Other: _____ | | \$ _____ |
| <input type="checkbox"/> Total | | \$ _____ |

| | | |
|---|--|-----------------|
| 26. MIRRORS | | |
| <input type="checkbox"/> Install _____ SF of mirrors in bathrooms | | \$ _____ |
| <input type="checkbox"/> Other _____ | | \$ _____ |
| <input type="checkbox"/> Total | | \$ _____ |
| 27. FLOORING (for ceramic tile flooring, see category 23) | | |
| <input type="checkbox"/> Repair floors in _____ | | \$ _____ |
| <input type="checkbox"/> Refinish wood floors in _____ | | \$ _____ |
| <input type="checkbox"/> Put vinyl squares in _____ | | \$ _____ |
| <input type="checkbox"/> Put linoleum in _____ | | \$ _____ |
| <input type="checkbox"/> Put carpet & pad in _____ | | \$ _____ |
| <input type="checkbox"/> Put new <input type="checkbox"/> wood <input type="checkbox"/> laminate floors in _____ | | \$ _____ |
| <input type="checkbox"/> Total | | \$ _____ |
| 28. APPLIANCES | | |
| <input type="checkbox"/> Install new appliances: <input type="checkbox"/> dishwasher, <input type="checkbox"/> range, <input type="checkbox"/> cook top, <input type="checkbox"/> vent hood vent hood/microwave combo, <input type="checkbox"/> built-in oven, <input type="checkbox"/> built-in double oven | | \$ _____ |
| <input type="checkbox"/> Other: _____ | | \$ _____ |
| <input type="checkbox"/> Total | | \$ _____ |
| 29. MISCELLANEOUS | | |
| <input type="checkbox"/> Exterior door handles & locks, interior door handles, cabinet & vanity knobs and pulls, electrical switch and outlet plates, mail box, door bell, smoke alarms, light bulbs, etc. | | \$ _____ |
| 30. MAKE READY TO SELL | | |
| <input type="checkbox"/> Power wash to clean brick or concrete | | \$ _____ |
| <input type="checkbox"/> Clean house | | \$ _____ |
| <input type="checkbox"/> Landscape the property: _____ | | \$ _____ |
| <input type="checkbox"/> Other: _____ | | \$ _____ |
| <input type="checkbox"/> Total | | \$ _____ |
| TOTAL ESTIMATED LABOR, MATERIALS & TAXES | | \$ _____ |

Note: If you plan to use our loan program, please understand that we require our inspector to inspect the property. We will not accept inspection reports prepared by other inspectors.