



Broker's Scope Of Repair / Contractor Bid



RESIDENTIAL PROPERTY

LOCATED AT:

456-A Rainbow Drive Wilmington, NC 28412

FOR:

DS McCormick

AS OF:

06/02/11

CONTRACTOR:

RD Furr

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Fannie Mae REO #: M888777 **Fannie Mae Loan #:** 000896 **County:** New Hanover
Property Address, City, State, Zip: 456-A Rainbow Drive Wilmington, NC 28412
Contractor Name: RD Furr **Broker Name:** DS McCormick
Contractor Off. Phone: 800-235-1600 **VendorID:** 222333 **Agent Phone:** 910-200-1600 **BrokerID:** 54522
Contractor Cell Phone: _____ **Map Guide:** _____
Est. Days to Complete: 30 **Approx. Sq. Footage:** 2000 **Bedrooms:** 3 **Baths:** 2
Lock Box Combination: 56987
Utilities on (Yes/No): Electricity Water Gas

1. APPLIANCES

	<u>Materials</u>	<u>Labor Only</u>	
1. Dishwasher	Replace Dishwasher		600.00
2. Disposal	Replace Disposal		200.00
3. Range			
4. Vent Hood			
5. Oven			
6. Other			
Sub-Total		APPLIANCES	800.00

2. CARPENTRY

1. Cabinets, Hardware			
2. Counter Tops			
3. Interior Doors, Hardware, Trim			
4. Windows, Screens			
5. Exterior Doors, Hardware			
6. Exterior Trim, Siding			
7. Fence Repair/Replace			
8. Garage Doors			
9. Other	Install pool access gate per Uniform Building Code		875.00
Sub-Total		CARPENTRY	875.00

3. ENVIRONMENTAL

Sub-Total	ENVIRONMENTAL	
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4. FLOORING

1. Carpet Replace	34 Oz., with 1/2", 6 lbs, rebound pad.	81.00 yards @	20.00 \$/yd	1620.00
2. Vinyl Replace	Armstrong - Memories 62913	yards @	\$/yd	
3. Subfloor				
4. Toilet R/R	each @	\$/ea.		
5. Other				
Sub-Total		FLOORING		1620.00

5. PAINT

1. Interior				
2. Interior Cabinets				
3. Exterior Trim Only				
4. Exterior Total				
5. Wallpaper, Sheetrock, Mirrors				
6. Other	Clean, scrape, fill, sand, prime, paint, (two coats) 16' garage door			295.00
Sub-Total		PAINT		295.00

Sub-Total (FOR ITEMS 1 to 5) **3590.00**

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6. STRUCTURAL

ELECTRICAL

1. Breaker or Wiring	Replace Square D 15amp Breaker	90.00
2. Fixture Repair/Replace	_____	_____
3. Outlets, Switches, Cover plate	_____	_____
4. Other	_____	_____
Sub-Total		ELECTRICAL
		<u>90.00</u>

HEAT & AIR

1. Condenser, Repair/Replace	_____	_____
2. Furnace, Repair/Replace	_____	_____
3. Thermostat, Replace	Replace Master & Slave Thermostat	189.00
4. Other	_____	_____
Sub-Total		HEAT / AIR
		<u>189.00</u>

PLUMBING

1. Water Heater	_____	_____
2. Interior	_____	_____
3. Exterior	_____	_____
4. Faucets	_____	_____
5. Sinks/Toilets	_____	_____
6. Showers	_____	_____
7. Tubs	_____	_____
8. Tile/Enclosure	_____	_____
9. Other	Install Reverse Osmosis Filtration System For Pool	1990.00
Sub-Total		PLUMBING
		<u>1990.00</u>

POOL

1. Repairs	Check & Repair Where Necessary	429.00
2. Other	All Sensors on doors & gates to pool area	_____
Sub-Total		POOL
		<u>429.00</u>

ROOF

1. Repair Roof Leak	Replace plumbing (1) roof vent boot	149.00
2. Replacement- Tear-off/Overlay (House)	GLA/SQ's @ _____ \$/ GLA/SQ's	_____
	(Garage, Porch & extra over hangs)	_____
3. Decking	GLA/SQ's @ _____ \$/ GLA/SQ's	_____
4. Other	_____	_____
Sub-Total		ROOF
		<u>149.00</u>

STRUCTURE

1. Engineer Inspection	_____	_____
2. Grading	_____	_____
3. Gutters	Fabricate & Install 100' 6" half round gutter	600.00
4. Foundation Piers	_____	_____
5. Termite Repairs	_____	_____
6. Other	_____	_____
Sub-Total		STRUCTURE
		<u>600.00</u>
SUB-TOTAL		STRUCTURAL
		<u>3447.00</u>

7. MAINTENANCE

Clean Window inside/out	_____	389.00
Sub-Total		MAINTENANCE
		<u>389.00</u>

GRAND TOTAL (FOR ITEMS 1-7) 7426.00

Comments/Other Repairs None

Waiver. If Contractor's bid is accepted by Fannie Mae, Contractor hereby waives and releases any lien Contractor has, or claim of lien Contractor may have, on the above referenced real property and improvements on account of labor and/or materials furnished or to be furnished pursuant to this bid (including any attachments). Further, Contractor also agrees to indemnify and hold Fannie Mae harmless from and against any and all claims (including, any claim made or lien filed by any third party), expenditures or losses Fannie Mae incurs as a result of Contractor's failure to honor this waiver of mechanic's lien(s) or Contractor's failure to pay for materials and services when due.

Safety. As an independent contractor, you must take all appropriate precautions to ensure the health and safety of yourself, your employees and anyone who, in any way works for you. In dealing with the property, you may come across health and safety issues that give cause for concern. These issues could include risks related to physical damage to the property, criminal activity and environmental concerns, including toxic mold and hazardous substances. You should use reasonable judgement when dealing with health and safety issues. Do not enter upon the property if you believe that doing so will pose a risk to your health or safety.

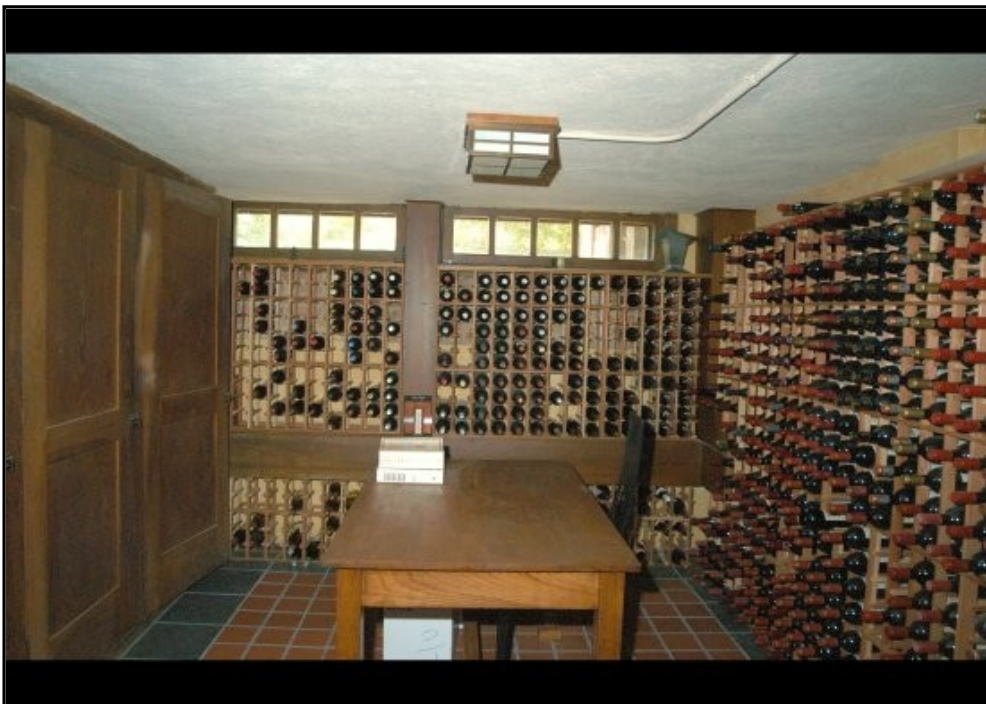
Date: 06/02/11 Approved Date: 06/02/11 Initials: RDF

Contractor's Signature: _____

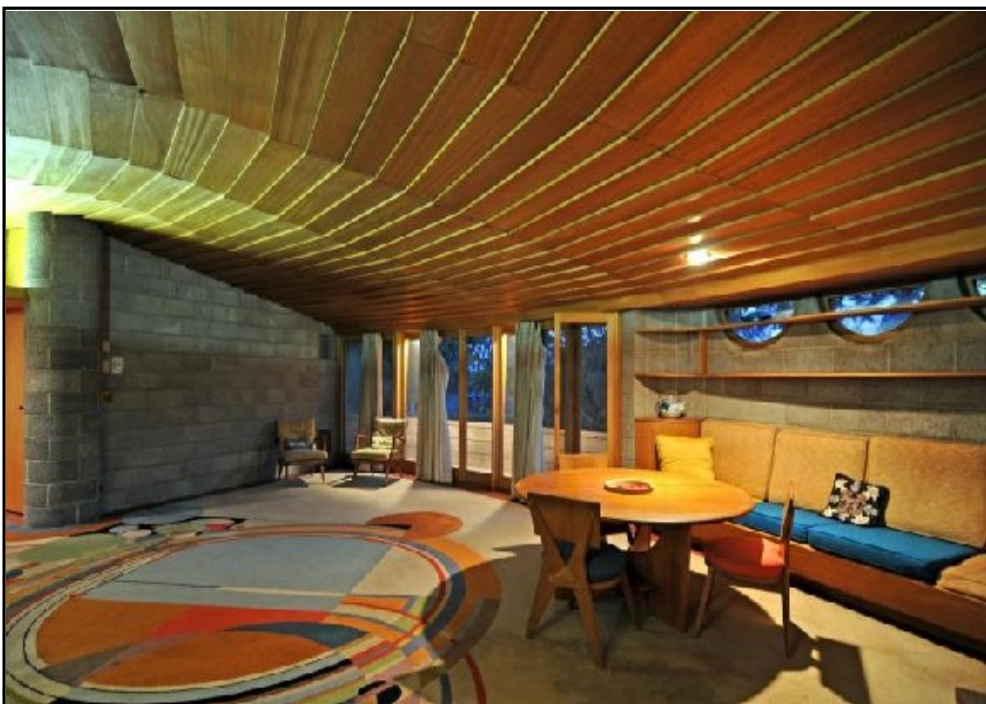
(MUST BE SIGNED AND DATED BY CONTRACTOR ONLY)



PATIO



CELLAR



GAME ROOM

ADDITIONAL PHOTOGRAPHS