



REPAIR BID / INSPECTION



REAL PROPERTY

LOCATED AT:

123 Oleander Drive Wilmington, NC 28411

AS OF:

05/25/2011

CONTRACTOR:

John Brown

BY:

James Scott



Broker's Scope of Repair / Contractor Bid

REO / File #: REO1234578	Loan Number: 00055600	County: New Hanover
Property Address, City, State, Zip: 123 Oleander Drive		Wilmington, NC 28411
Contractor Name: John Brown		Broker Name: James Scott
Office Phone: 910-200-1600	Vender ID: 81000	Agent Ph.#: 910-200-0001 Broker ID: GPR2225
Cell Phone #: _____		Map Guide: _____
Est. Days to Complete: 30	Approx. Sq. Footage: 3000	Bedrooms: 3 Baths: 2
Lock Box Combination: _____		
Utilities on (Yes/No): Electricity <input checked="" type="checkbox"/> Water <input checked="" type="checkbox"/> Gas _____		

1. APPLIANCES

Materials

Labor Only

1. Dishwasher	_____	_____
2. Disposal	_____	_____
3. Range White Four Burner	_____	600.00
4. Vent Hood White	_____	150.00
5. Oven	_____	_____
6. Other	_____	_____
Sub-Total		APPLIANCES 750.00

2. CARPENTRY

1. Cabinets, Hardware Replace Cabinet Pulls	_____	200.00
2. Counter Tops	_____	_____
3. Interior Doors, Hardware, Trim	_____	_____
4. Windows, Screens	_____	_____
5. Exterior Doors, Hardware, Trim	_____	_____
6. Exterior Trim, Siding	_____	_____
7. Fence Repair/Replace Replace Broken Slats	_____	500.00
8. Garage Doors	_____	_____
9. Other	_____	_____
Sub-Total		CARPENTRY 700.00

3. ENVIRONMENTAL

Remove & Dispose per regulations non friable asbestos	_____	1400.00
Sub-Total		ENVIRONMENTAL 1400.00

4. FLOORING

1. Carpet Repair/Replace	10.00 yds @ \$ 35.00 /yd	350.00
2. Vinyl Replace	_____ yds @ \$ _____ /yd	_____
3. Subfloor	_____	_____
4. Toilet Remove/Replace	@ \$ _____ / each	_____
5. Other	_____	_____
Sub-Total		FLOORING 350.00

5. PAINT

1. Interior	_____	_____
2. Interior Cabinets 14 Interior (Kitchen) Cabinets	_____	400.00
3. Exterior Trim Only	_____	_____
4. Exterior Siding, Etc.	_____	_____
5. Wallpaper, Sheetrock, Mirrors	_____	_____
6. Other	_____	_____
Sub-Total		PAINT 400.00

Sub-Total (FOR ITEMS 1 to 5) 3600.00

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Sub-Total (FOR ITEMS 1 to 5)

3600.00

6. STRUCTURAL

ELECTRICAL

1. Breaker or Wiring			
2. Smoke Detectors Install (2) @\$99 ea.			198.00
3. Fixture Repair/Replace			
4. Outlets, Switches, Cover plate			
5. Other			
	Sub-Total	ELECTRICAL	<u>198.00</u>

HEAT & AIR

1. Condenser,Repair/Repl			
2. Furnace,Repair/Repl			
3. Thermostat, Replace			
4. Other Change Filters (2)			185.00
	Sub-Total	HEAT / AIR	<u>185.00</u>

PLUMBING

1. Water Heater			
2. Interior			
3. Exterior			
4. Faucets Adjust lever handles for asthetics			35.00
5. Sinks/Toilets			
6. Showers			
7. Tubs			
8. Tile / Enclosure			
9. Other			
	Sub-Total	PLUMBING	<u>35.00</u>

POOL

1. Repairs Repair pool fence gate latch			45.00
2. Other			
	Sub-Total	POOL	<u>45.00</u>

ROOF

1. Repair Roof Leak			
2. Replacement-Tear-off/Overlay (House,Garage,Porch,overhangs)	Squares @ \$	/Square	
3. Decking	Squares @ \$	/Square	
4. Other Add new chimney cap (Copper)			499.00
	Sub-Total	ROOF	<u>499.00</u>

CLEANING

1. Trash Removal 20 Yard Dumpster			415.00
2. Initial Yard			
3. Initial Interior Clean			
4. FinalSalesCleanAfterRepairs			
5. Other			
	Sub-Total	CLEANING	<u>415.00</u>

SUB-TOTAL

STRUCTURAL

1377.00

7. MAINTENANCE

Wash Garage Floor & Rinse			150.00
	Sub-Total	MAINTENANCE	<u>150.00</u>

GRAND TOTAL (FOR ITEMS 1-7)

5127.00

Comments / Other Repairs

HOME IS STRUCTURALLY SOUND

Approved Date: 05 / 25 / 2011

John Brown
Contractor's Signature
Date: 06 / 02 / 2011

Initials: _____