

Charles H. Gaulden  
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HUD/FHA 203K Consultant A0752  
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Feasibility Study Inspection  
Rough Cost Write-up

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Monday, February 18, 2013

Buyer: Yana Gorlachev

Property Address: 1592 Country Charm Lane Jacksonville, Florida 32225

The following Improvement that must be completed to meet HUDas Minimum Property Standards (24 CFR 200.92d/or HUD handbook 4905.1) and Local Code ordinance for the 203(K) Rehabilitation Mortgage Insurance (Handbook 4240.4 or it successors)

Exterior / General

Replace Shingle Roof	Total Cost: \$7,200.00
Remove Tree from Corner for of Home	Total Cost: \$800.00

Interior Repairs

Laundry

Wall Repair	Total Cost: \$75.00
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### Garage Interior

Replace Water Heater	Total Cost: \$680.00
Wall Repair	Total Cost: \$300.00
Replace Attic Access Ladder	Total Cost: \$425.00
Weather-strip Exterior Back Door	Total Cost: \$100.00

### Hallway

Replace Floor Covering	Total Cost: \$276.00
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### Bedroom #1

Replace Floor Covering (Carpet)	Total Cost: \$368.00
Window Repair	Total Cost: \$65.00

### Bedroom #2

Replace Floor Covering (Carpet)	Total Cost: \$368.00
Window Repair	Total Cost: \$65.00
Replace Closet Door	Total Cost: \$125.00

### Hall Bathroom

Replace Floor Covering (Vinyl)	Total Cost: \$425.00
Replace Shower Head	Total Cost: \$25.00

### Family room

Replace Floor Covering (Carpet)	Total Cost: \$950.00
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Wall Repair Total Cost: \$300.00

Weather-strip Exterior Back Door Total Cost: \$125.00

Dining room

Replace Floor Covering (Carpet) Total Cost: \$325.00

Weather-strip Exterior Back Door Total Cost: \$100.00

Kitchen

Replace #2 GFI Outlets Total Cost: \$85.00

Replace Pantry Door Locke set Total Cost: \$55.00

Bedroom #3 Master

Replace Floor Covering (Carpet) Total Cost: \$650.00

Master Bathroom

Replace Shower Head Total Cost: \$25.00

Replace #2 GFI Outlets Total Cost: \$85.00

Total Cost of Needed Repairs: \$13,997.00

Sincerely,



**Charles H. Gaulden**

**State of Florida Certified Building Inspector BN 0003843**

**State of Florida Certified Residential Contractor CRC 022361**

**International Code Council Certified Building Inspector 5190293-B5**

**EPA Certified Lead Renovator R-I-8865-10-09382**

**V.A Specialty Adapted Housing Inspector 0052**

**State of Florida Certified Home Inspector HI3983**