

# Feasibility Analysis

## Consultant's Report

Prepared By

## Corporate Niche

234 Any St.  
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### Inspection Date

10/5/04

**Client's Name:** Jane Johnson

**Inspected Address:** 7802 Any St.  
Any Town, US. 55555

**Client's Phone:** (555) 555-5555

**Client's Email:** [Jane@email.com](mailto:Jane@email.com)

**Lender:** Bank of America

**Address:**

**Phone:**

**Loan Officer:** Joe Sample

**Phone:** (555) 555-5555    **Ext:** 543



# Feasibility Analysis

This Report is a preliminary evaluation only. It should be used to determine the desirability of continuing with the 203k Process or as a tool for borrower seeking to use the Streamlined 203k loan. It is NOT to be considered as a completed Specification of Repairs (SOR) work write up and should not be used for underwriting or appraisal purposes.

Items listed below may change on further inspection, applicant's requests or contractor evaluation. If desired, contact FHA 203k consultant to prepare a final SOR.

<b>Inspection Date:</b> <u>10/5/04</u>	<b>Consultant's Job No:</b> <u>J.Johnson</u>	<b>Consultant:</b> <u>Larry D. Madison</u>
<b>Applicant</b> Jane Johnson (555) 555-5555	<b>Property Address</b> 7802 Any St. Any Town, US. 55555	<b>Lender: Bank of America</b>

## Construction Item

<b>1. Masonry</b>	<b>Feasibility Total: \$1,375.00</b>
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<b>Block Lintel--Custom</b>	<b>Level:</b> <u>D</u>	<b>Unit:</b> <u>LS</u>	<b>Hours:</b> <u>16</u>
<b>Location:</b> <u>Exterior</u> <b>Details:</b>			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor    Tuck point all necessary joints in walls and foundation. Rebuild failing portions of porch skirt. Mortar joints to match that of existing masonry.			

<b>2. Siding</b>	<b>Feasibility Total: \$0.00</b>
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<b>Brick</b>	<b>Level:</b> _____	<b>Unit:</b> _____	<b>Hours:</b> <u>50</u>
<b>Location:</b> <u>Main House</u> <b>Details:</b> Brick to be owners choice and color.			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor    Furnish all materials and labor for exterior brick walls and chimneys - see blue prints Brick to be owners choice and color			

<b>3. Gutters/Downspouts</b>	<b>Feasibility Total: \$750.00</b>
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<b>Replace bad gutters &amp; downspouts.</b>	<b>Level:</b> <u>M</u>	<b>Unit:</b> <u>LF</u>	<b>Hours:</b> _____
<b>Location:</b> <u>Exterior</u> <b>Details:</b> Hours to Complete - 30, Install new gutters and downspouts			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor    Install seamless 5" K style gutter with appropriate hangers located every 24" for support. Installation will include outside corners and downspouts. Slope will be 1/4 inch for every 25 ft of gutter.			

<b>4. Roof</b>	<b>Feasibility Total: \$150.00</b>
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<b>Chimney</b>	<b>Level:</b> _____	<b>Unit:</b> <u>SF</u>	<b>Hours:</b> _____
<b>Location:</b> _____ <b>Details:</b>			
<input type="checkbox"/> Owner <input checked="" type="checkbox"/> Contractor <input type="checkbox"/> Subcontractor    Inspect roof for leaks and repair all areas as needed. Metal roof will be replaced and repaired per local building codes. Inspect and repair all flashing around chimneys and valleys Repair or replace as necessary Replace or repair all boots around vent stacks  Paint metal roof with exterior roof coating fiberglass asphalt type			

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### 6. Exteriors

**Feasibility Total: \$1,450.00**

#### Power Wash

Level:  D  Unit:  EA  Hours:

Location:  Entire House  Details: Hours to Complete - 3, Power wash main house and exterior building

#### Provide a structurally sound porch floor, property finished.

Level:  M  Unit:  EA  Hours:

Location:  Front Entrance  Details: Hours to Complete - 30, Repair front and side porch

#### Remove tanks

Level:  M  Unit:  EA  Hours:

Location:  Landscape  Details: Hours to Complete - 5, Remove oil tank and gas tank

Owner  Contractor  Subcontractor

All exterior siding will be power washed  
All areas on the exterior of the house that can be power washed will be power washed.  
Porches windows doors

### 7. Walks

**Feasibility Total: \$450.00**

#### Concrete--General Requirement

Level:   Unit:  EA  Hours:

Location:  Front Entrance  Details: Hours to Complete - 3

Owner  Contractor  Subcontractor

Walks will have a broom texture finish.

### 9. Painting (Ext.)

**Feasibility Total: \$1,600.00**

#### Scrape, sand smooth and paint a min 2 coats of good quality paint at all exterior woodwork and metal.

Level:  M  Unit:  EA  Hours:

Location:  Entire House  Details: Hours to Complete - 40, Paint all exterior exposed wood

Owner  Contractor  Subcontractor

All loose flaking paint on exterior of building must be scraped, primed and double coated.  
All exterior surfaces will receive a minimum one coat of a good grade primer.  
All exterior surfaces will receive 2 coats minimum of a good quality exterior house paint of color picked by owner.  
Top coat of painting will be 100% acrylic paint of owners color choice.

### 10. Caulking

**Feasibility Total: \$225.00**

#### Caulk all windows and door frames.

Level:  M  Unit:  EA  Hours:

Location:  New Addition  Details: Hours to Complete - 20, Caulk all exterior trim moldings , windows, doors etc

Owner  Contractor  Subcontractor

Caulk all openings, cracks or joints in the building to reduce air infiltration and water leaks.  
All windows - doors - inside corners - outside corners - fireplaces - trim areas.  
Any and all areas that need to be caulked

### 11. Fencing

**Feasibility Total: \$310.00**

#### Repair and paint wrought iron fence

Level:  D  Unit:  EA  Hours:

Location:  Exterior  Details: Hours to Complete - 20, repair or install new fencing

Owner  Contractor  Subcontractor

Repair & Paint fencing.

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**12. Grading/Landscaping**

**Feasibility Total: \$200.00**

**Trim all existing growth, clean yard, fence line, trees etc.**

Level:  M  Unit:  EA  Hours:

Location:  Exterior  Details: Hours to Complete - 2, Trim all bushes and trees back

Owner  Contractor  Subcontractor Cut shrubs & Trees back off the house.

**13. Windows**

**Feasibility Total: \$2,200.00**

**Install new windows**

Level:  M  Unit:  EA  Hours:

Location:  Exterior  Details: Hours to Complete - 40, Install new replacement windows

Owner  Contractor  Subcontractor  
Windows installed will be new materials.  
Windows will be placed in adequate framing and mounted per manufacturers recommendations.  
Window type and color will be owners choice.

**15. Doors (Ext.)**

**Feasibility Total: \$525.00**

**Install new sliding glass doors**

Level:  M  Unit:  EA  Hours:

Location:  Exterior  Details: Hours to Complete - 10, Replace entrance door on rear off kitchen

Owner  Contractor  Subcontractor  
Doors will be of type and color selected by owner.  
Doors will be installed per manufacturers recommendations.  
Doors will operate freely  
Locksets/deadbolts will be installed and operating properly where applicable.  
Doors will be mounted in framing that complies with local building codes.

**16. Doors (Int.)**

**Feasibility Total: \$800.00**

**Interior Doors**

Level:  D  Unit:  EA  Hours:

Location:  Interior  Details: Hours to Complete - 10, Bedroom areas, laundry room area, bath areas

Owner  Contractor  Subcontractor  
Doors will be of type and color selected by owner.  
Doors will be installed per manufacturers recommendations.  
Doors will operate freely  
Doors will be manufactured for interior use.

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**17. Partition Wall**

**Feasibility Total: \$700.00**

**Rough Carpentry General Requirements**

**Level:**  D  **Unit:**  EA  **Hours:** \_\_\_\_\_

**Location:**  Interior  **Details:** Hours to Complete - 5, Frame in walls for closets baths doors

**Beam--Custom**

**Level:**  D  **Unit:**  EA  **Hours:** \_\_\_\_\_

**Location:**  Interior  **Details:** Hours to Complete - 20, Close old door - open new doorway

Owner  Contractor  Subcontractor

Wall construction will consist of a bottom/sill plate, stud members and a double upper plate.  
Stud members can be spaced at 16" or (where codes permit) 24" on center.  
When 16" centers are used wall sheathing will be 7/16 or 1/2 inch thickness.  
When 24 inch centers are used wall sheathing will be 5/8 or thicker.  
Pressure treated lumber will be used for bottom plates that are in contact with concrete slab.  
Stud members can be nominal dimensions appropriate for use.  
Sill seal material will be used under bottom/sill plate on exterior walls to reduce air infiltration.  
Wall framing for doors and windows or other openings will consist of headers, cripples, trimmers, rough sills and studs.  
Cripples will support the rough sills (doubled 2x materials at the bottom of window type openings).  
Trimmers attached to studs will support headers for door type openings.  
Headers will be sized with nominal lumber to support span of opening.  
Ends of lower upper plates will be 4 feet or more from ends of top upper plates.  
Top upper plates will overlap perpendicular wall lower upper plates.

**18. Plaster/Drywall**

**Feasibility Total: \$2,500.00**

**Drywall: Install new board, mud and tape**

**Level:**  D  **Unit:**  EA  **Hours:** \_\_\_\_\_

**Location:**  Interior  **Details:** Hours to Complete - 20, All walls and ceilings to have new sheetrock installed

Owner  Contractor  Subcontractor

Drywall to be hung with a minimum 1 1/4 " drywall screws.  
All drywall joints to have stud backing behind them.  
  
Joints will have mud and tape feathered and sanded to smooth finish.  
Corners will have corner bead of metal or plastic.  
Surfaces will be sanded and finished smooth and ready for painting.

**19. Decorating**

**Feasibility Total: \$1,500.00**

**Paint**

**Level:**  M  **Unit:**  EA  **Hours:** \_\_\_\_\_

**Location:**  Interior  **Details:** Hours to Complete - 20, Paint all walls and ceilings

Owner  Contractor  Subcontractor

Paint all walls & ceiling to homeowners requests.

**22. Closets**

**Feasibility Total: \$225.00**

**Paint and repair any damaged areas**

**Level:**  M  **Unit:**  EA  **Hours:** \_\_\_\_\_

**Location:**  Entire House  **Details:** Hours to Complete - 2, Repair all existing closet areas

Owner  Contractor  Subcontractor

Repair all existing closet areas

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**23. Wood Floors**

**Feasibility Total: \$1,500.00**

**Sand, fill and refinish hardwood floors.**

Level:  D  Unit:  SF  Hours:

Location:   Floors   Details: Hours to Complete - 20,

Level:  M  Unit:   Hours:

Location:   Floors   Details: repair damaged floor areas bath and kitchen rear entrance

Owner  Contractor  Subcontractor Sand and refinish floors

**24. Finished Floors**

**Feasibility Total: \$1,250.00**

**Install vinyl flooring**

Level:  M  Unit:  EA  Hours:

Location:   Floors   Details: Hours to Complete - 20, Install new vinyl in all bathrooms, laundry and kitchen

Owner  Contractor  Subcontractor

Install vinyl of customers choice in bath and sewing rooms.  
Underlayment for vinyl flooring will be screwed/nailed in an eight inch nail pattern.  
Nail dimples and underlayment seams will be mudded and feathered with an approved leveling compound.  
Appropriate adhesive will be used per type of vinyl flooring purchased.

**26. Bath Accessories**

**Feasibility Total: \$3,000.00**

**Bathroom fixtures and accessories**

Level:  D  Unit:  EA  Hours:

Location:   Bathrooms   Details: Hours to Complete - 10,

Owner  Contractor  Subcontractor

Install new tub shower , toilet and sinks, Install mirrors, toilet paper holders, and towel bars in bathrooms.  
Materials and locations of installation will be approved by owner.  
Installations will be per manufacturers recommendations.

**27. Plumbing**

**Feasibility Total: \$1,825.00**

**Install 30 gal. (min) glass lined gas hot water heater (52 gal. if electric)**

Level:  M  Unit:  EA  Hours:

Location:   Interior   Details: install new h2o heater

**Install all new plumbing to kitchen laundry and baths**

Level:  M  Unit:  EA  Hours:

Location:   Entire House   Details: Hours to Complete - 10, Install new plumbing to all baths and kitchen areas

Owner  Contractor  Subcontractor

Purchase stools, sinks, tub, & fixtures as needed per owners choice.  
Pruchase waste, vent, & supply lines as needed per complete job.  
New copper supply lines will be installed.  
New PVC waste lines where needed will be installed.  
Perform all trimout functions regarding faucets and fixtures for sinks, tubs and showers.  
All sink installations will be caulked.  
All supply lines to fixtures will have stop valves.  
All plumbing will be performed according to local building codes.

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**28. Electrical**

**Feasibility Total: \$4,000.00**

**Upgrade electrical system**

**Level: M Unit: EA Hours:**

**Location: Entire House** **Details:** Hours to Complete - 80, Install new 200 amp service and all new wiring - complete

Owner  Contractor  Subcontractor

Upgrade electrical system to 200 amp minimum  
install new panel box with ample breakers to grow more & remove old wiring and boxes  
outside and inside of the home.  
Purchase and install lighting fixtures, outlets, switches, phone jacks, cover plates and all  
trims per owners choice.  
GFCI outlets will be used in bathrooms, kitchen counter areas, laundry areas, outdoor  
deck areas and any areas subject to water flow.  
Outlets to be placed approximately every 6 feet at standard height above flooring.  
All wiring to be stapled to framing members per local building codes.  
20 amp circuits will have 12 gauge wiring.  
15 amp circuits will have 14 gauge wiring.

All electrical work will be subject to local building codes.

Remove all panel boxes and wiring.

replace all receptacles and run new wiring in walls to all new outlets and switches and  
fixtures.

Install dedicated lines for computer hook-up in various rooms  
run dedicated lines for microwaves and various kitchen appliances  
run exterior lines for outside electrical connections on porches etc.  
Install security lights around the house and switches to control them on the front and rear  
entrances  
install lights for the parking areas at the front and rear entrances

check wiring and correct any faults to back building  
This does not have to be upgraded but it must be up to codes if it is wired.  
Correct any code violations here.

**29. Heating**

**Feasibility Total: \$5,550.00**

**Install new heat pump systems**

**Level: M Unit: EA Hours:**

**Location: Entire House** **Details:** Hours to Complete - 30, Install new heat pump system

Owner  Contractor  Subcontractor

Remove existing boiler system and all radiators and plumbing from premises cap off  
water to old system  
Inspect and clean chimney

**31. Cabinetry**

**Feasibility Total: \$2,000.00**

**Repair cabinets & countertops**

**Level: M Unit: EA Hours:**

**Location: Kitchen** **Details:** Hours to Complete - 10, Install new cabinets and counter tops

Owner  Contractor  Subcontractor

Remove old cabinets in kitchen  
Kitchen install new cabinets and counter tops  
Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2"  
minimum cabinet screws .  
Countertops will be installed per industry standards and caulked at all locations where  
tops abutt walls.  
Cabinets will have one piece toe kick installed.

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**32. Appliances**

**Feasibility Total: \$4,000.00**

**Kitchen appliances**

**Level:**   M   **Unit:**   EA   **Hours:**           

**Location:**   Kitchen   **Details:** Hours to Complete - 15, Install new kitchen appliances

- Owner  Contractor  Subcontractor
- Install all new appliances  
Stove  
Range Hood  
Refrigerator-icemaker,  
Dishwasher  
Garbage disposal  
Microwave Oven

**34. Cleanup**

**Feasibility Total: \$560.00**

**Cleanup**

**Level:**   M   **Unit:**   EA   **Hours:**           

**Location:**   Entire House   **Details:** Hours to Complete - 10, Clean all debris from inside and outside of house

- Owner  Contractor  Subcontractor

**35. Miscellaneous**

**Feasibility Total: \$500.00**

**Clean up**

**Level:**   M   **Unit:**   EA   **Hours:**   10  

**Location:**   Entire House   **Details:**

- Owner  Contractor  Subcontractor
- All debris will be removed from jobsite.  
Jobsite will be returned to condition as before work.  
Clean yard for mowing  
Trim trees away from house  
Clean fence line

Clean all trash around the house and inside the house is to be removed,  
All trash inside the back building is to be removed & all trash from yard work is to be removed



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## Feasibility Totals

<b>Construction Item Totals</b>	
1. Masonry	1,375.00
2. Siding	0.00
3. Gutters/Downspouts	750.00
4. Roof	150.00
5. Shutters	0.00
6. Exteriors	1,450.00
7. Walks	450.00
8. Driveways	0.00
9. Painting (Ext.)	1,600.00
10. Caulking	225.00
11. Fencing	310.00
12. Grading/Landscaping	200.00
13. Windows	2,200.00
14. Weatherstrip	0.00
15. Doors (Ext.)	525.00
16. Doors (Int.)	800.00
17. Partition Wall	700.00
18. Plaster/Drywall	2,500.00
19. Decorating	1,500.00
20. Wood Trim	0.00
21. Stairs	0.00
22. Closets	225.00
23. Wood Floors	1,500.00
24. Finished Floors	1,250.00
25. Ceramic Tile	0.00
26. Bath Accessories	3,000.00
27. Plumbing	1,825.00
28. Electrical	4,000.00
29. Heating	5,550.00
30. Insulation	0.00
31. Cabinetry	2,000.00
32. Appliances	4,000.00
33. Basements	0.00
34. Cleanup	560.00
35. Miscellaneous	500.00
<b>Construction Cost Subtotal:</b>	<b>\$39,145.00</b>

<b>Allowable Fees &amp; Feasibility Totals</b>		
<b>Construction Costs Subtotal :</b>		<b>\$39,145.00</b>
<b>ALLOWABLE FEES</b>		
<b>Note</b>		<b>Fee</b>
Mileage	Mileage - 100 miles	\$190.00
Draw Fee	All Draws	\$625.00
<b>Allowable Fees Total :</b>		<b>\$815.00</b>
<b>Contingency Reserve:</b>		<b>10%</b>
		<b>\$3,914.50</b>
<b>Grand Total:</b>		<b>\$43,874.50</b>

**Borrower's Acceptance:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Consultant:** \_\_\_\_\_ **Larry D. Madison**

**Date:** \_\_\_\_\_