HUD 203k Work Write-Up Consultant's Report

Prepared By

Property Inspection Engineers, Inc.

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Inspection Date 5/8/2012

Client's Name: Ian Hadden

Inspected Address: 2022 Austin Rd

Walled Lake, Michigan

Client's Phone: (248) 000-0000

Client's Email: Ian.Hadden@gmail.com

Lender: John Adams Mortgage

Address: 6960 Orchard Lake Rd

West Bloomfield, MI 48322

Phone: (248) 855-8800

Loan Officer: David Kaner

Phone: Ext:

Specification Of Repairs

Borrower: Ian Hadden

5/8/2012

Property 2022 Austin Rd **Address:** Walled Lake, Michigan

Phone: (248) 000-0000

Contact Name:
Contact Phone:

Inspection Date:

Applicant's Phone: (248) 000-0000

Applicant's Cell Phone:

Occupied During Construction: Habitable in 6 Mos.

FHA Case #:

Loan Type: HUD 203k

Loan No.

Lender: John Adams Mortgage

Lender's 6960 Orchard Lake Rd **Address:** West Bloomfield, MI 48322

Loan Originator: David Kaner

Loan Originator Phone:

Contractor
Five Star Construction

Months To Completion:

6

<u>Ian Hadden</u> 2022 Austin Rd Walled Lake, Michigan John Adams Mortgage 6960 Orchard Lake Rd West Bloomfield, MI 48322 FHA Case # Consultant's File No. Dated

2022 Austin_Walled Lake 5/23/2012

STEP-BY-STEP PROCEDURE

- 1. HUD accepted consultant who prepares this work write-up (or an architect, engineer or home inspection service) needs to inspect the property to assure: (1) That there are no rodents, termites and other infestations: (2) that there are no defects that will affect the health and safety of the occupants: (3) the adequacy of the existing structural, heating, plumbing electrical and roofing system: and (4) the upgrading of thermal protection (where necessary). The inspection report will be attached to the document.
- 2. Complete each item below as necessary by either filling out the information on the work to be preformed with a brief explanation, or entering "NONE" in the "SUB-TOTAL" Portion if no work is being performed in that particular subsection to the document.
- 3. The proposed work, and the materials used, should be explained in detail to assure a complete understanding on the required work by the contractor and the HUD authorized fee inspector. For major items (ie. kitchen cabinets, appliances, heating air conditioning etc.), the description or the item should enclose the make and model number (manufacturer's) brochure can be attached).
- 4. Attach a copy of any proposals from all contractors and/or subcontractors.
- 5. Provide other drawings as necessary to assure a complete understanding of the required work by the contractor and the HUD authorized fee inspector. The following architectural exhibits are required:
 - a) A Plot Plan of the Site is required only if a new addition is being made to the existing structure. Show the location elevations at the property corners and building structure(s), walks, drives, streets, and other relevant detail. Include finished grade corners to assure proper drainage of water off the site. Show the required flood elevation.
 - b) Proposed Interior Plan of the Dwelling. Show where structural or planning changes are contemplated; include any dwelling.
 - c) Provide kitchen cabinet elevations, deck drawings and other exhibits as necessary to properly describe the required Architectural exhibits for a new addition are the same as for a newly constructed home.
- 6. Cost estimates must include labor and materials sufficient to complete the work by a contractor.
- 7. A homebuyer who would like to do any of the work must submit a letter to the lender stating his/her qualifications to perform the work in timely and workmanlike manner. If approved by the lender, the homebuyer cannot eliminate the cost estimate for labor because if the homebuyer cannot complete the work there must be sufficient money in the escrow account to get a subcontractor to do the work.
- 8. If this is a purchase transaction and not a refinance, then attach a sales contract (the loan should go contingent upon obtaining FHA 203(k) financing).
- 9. Transfer costs shown on the last page to the Draw Request (HUD 9746-A, VMP-436).
- 10. Meaning of Abbreviations:

Each = Ea Linear foot = LF Square Foot = SF Lump Sum = LS Square Yard = SY * = Required

M = Mandatory By HUD, R = Recommended By Consultant/Other, D = Desired By Homeowner

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Masonry 2. Siding **Unit Cost Grand Total** Qty Unit Total Tax/Margin Vinyl Siding 38 SQ 107.36 4,079.68 0.0% Material/LS 0.00 \$7,342.18 Level M Labor 145 MH 22.50 3,262,50 **Completion Hrs:** 0 Location General As per plans and specifications / Siding World / .046 vinyl 864.80 0.0% Material/LS SQ 10.81 Stone Facing 80 0.00 \$1,224.80 Level Μ Labor 16 MH 22.50 360.00 **Completion Hrs:** 0 Location As per plans and specifications / Home Depot General **Sub-Total This Section:** \$8,566.98 3. Gutters/Downspouts Qty Unit **Unit Cost Total** Tax/Margin **Grand Total** 815.00 Gutters Material/LS LS 815.00 0.0% 0.00 \$1,175.00 22.50 M Labor 16 MH 360.00 **Completion Hrs:** 0 Level Location General As per plans and specifications \$1,175.00 **Sub-Total This Section:** Roof 4. Qty Unit **Unit Cost** Total Tax/Margin **Grand Total** Roofing Material/LS 29 SQ 132.41 3,839.89 0.0% \$6,089.89 22.50 Level M Labor 100 MH 2,250.00 **Completion Hrs:** Location General As per plans and specifications \$6,089.89 **Sub-Total This Section:** 5. **Shutters Exteriors Grand Total Unit Cost** Qty Unit Total Tax/Margin Public water connection Material/LS 1 LS 2.000.00 2.000.00 0.0% 0.00 \$4,700.00 2,700.00 Level Μ Labor 1 LS 2,700.00 **Completion Hrs:** 0 Location Exterior Permit Material/LS 1 LS 800.00 800.00 0.0% 0.00 \$800.00 М Level Labor 1 Ea 0.00 0.00 0 **Completion Hrs:** Location Exterior Public water connection \$5,500.00 **Sub-Total This Section:** This work will be done by:: ✓ Contractor Owner Subcontractor Cost Estimate Attached: Permit Required: 🗸 Summary/Narrative Of Work To Be Done: Walks **Driveways**

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2022 Austin_Walled Lake **5/23/2012**

			9. Painting	j (Ext	.)				
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Paint a minimum of 2 coats of good	l quality paint.		Material/LS	1	LS	300.00	300.00	0.0% 0.00	\$840.00
Location	Level	М	Labor	24	MH	22.50	540.00	Completion Hr	s:0
General									
							Sub-T	otal This Section:	\$840.00
			10. Caulkin	g					
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Caulk OpeningExterior			Material/LS	1	LS	300.00	300.00	0.0% 0.00	\$480.00
Location	Level	М	Labor	8	MH	22.50	180.00	Completion Hr	rs:0
General									
Sub-Total This Section: \$480.00									

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			12.	Grading	g/Lan	dscapi	ing			
					Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Remove shrubs and bushe	S		N	Iaterial/LS	1	Ea	0.00	0.00	0.0% 0.00	\$300.00
Location	Leve	ı M		Labor	1	LS	300.00	300.00	Completion Hr	s: 0
Exterior										
Silt Fence			N	Iaterial/LS	1	LS	220.00	220.00	0.0% 0.00	\$320.00
Location	Leve	ı M	_	Labor	1	LS	100.00	100.00	Completion Hr	
Exterior										
Temporary Fencing			I N	Iaterial/LS	1	LS	80.00	80.00	0.0% 0.00	\$160.00
Location	Leve	1 M		Labor	1	LS	80.00	80.00	Completion Hr	
Exterior	2010	•		20001		20	00.00	0000	Completion III	<u> </u>
									1	1
Dumpster Rental			L N	Iaterial/LS	1	Ea	0.00	0.00	0.0% 0.00	\$420.00
Location Exterior	Leve	I M		Labor	1	LS	420.00	420.00	Completion Hr	s:0
Exterior										
Fill Dirt			N	Iaterial/LS	1	LS	572.00	572.00	0.0% 0.00	\$572.00
Location	Leve	ı M		Labor	1	Ea	0.00	0.00	Completion Hr	s:0
Exterior										
Concrete			N	Iaterial/LS	9	CY	92.00	828.00	0.0% 0.00	\$828.00
Location	Leve	ı M	_	Labor	1	Ea	0.00	0.00	Completion Hr	
Exterior				_						
Retaining Walls and Steps			1	Iaterial/LS	1	LS	1,150.00	1,150.00	0.0% 0.00	L #4.450.00
	Leve	ı M	_ IV	Labor	1	Ea	0.00	0.00	Completion Hr	\$1,150.00 es: 0
Location Exterior	Ecve	I IVI		Labor	1	La	0.00	0.00	Completion III	su
			_							
Final Grading and Seed		1	_ N	Iaterial/LS	1	LS	210.00	210.00	0.0% 0.00	\$210.00
Location	Leve	ı M		Labor	1	Ea	0.00	0.00	Completion Hr	s: 0
Exterior										
Site Work Labor			N	Iaterial/LS	1	Ea	0.00	0.00	0.0% 0.00	\$2,970.00
Location	Leve	ı M		Labor	132	MH	22.50	2,970.00	Completion Hr	s: 0
Exterior	labor for grading, d	rainage, an	d reta	ining walls.	See Se	ction 10.	.0			
Sub-Total This Section: \$6,930.00										
This work will be done by	<u>/::</u> Owner	✓ Contract	or [Subcont	ractor		Cost Est	imate Attache	ed: Permit	Required: 🗸
Summary/Narrative Of Work To Be Done:										
			13.	Window	/S					
			_		Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Windows			N	Iaterial/LS	1	LS	10,260.00	10,260.00	0.0% 0.00	\$10,260.00
Location	Leve			Labor	1	Ea	0.00	0.00	Completion Hr	rs:0
General	General Siding World: Proposal, plans and specifications. See 5.1. Labor included in rough frame. Sub-Total This Section: \$10,260.00									
			14.	Weathe	rstrip)				

John Adams Mortgage 6960 Orchard Lake Rd

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2022 Austin_Walled Lake 5/23/2012 2022 Austin Rd Walled Lake, Michigan West Bloomfield, MI 48322 15. Doors (Ext.) Unit Unit Cost Total Tax/Margin **Grand Total** Qty **Exterior Doors** Material/LS LS 3,406.00 3,406.00 0.0% 0.00 \$3,766,00 Level M Labor 16 MH 22.50 360.00 **Completion Hrs:** 0 Location Siding World: Doors per proposal, plans and specifications General Garage Vehicle Door Material/LS LS 695.00 695.00 0.0% 0.00 \$880.00 Level Μ Labor LS 185.00 185.00 0 **Completion Hrs:** Location As per plans and specifications **Sub-Total This Section:** \$4,646.00 Doors (Int.) **Unit Cost** Unit **Total** Tax/Margin **Grand Total** Qty 2.028.00 **Doors Interior** Material/LS 1 LS 2,028.00 0.0% 0.00 \$2,298.00 Level Μ Labor 12 MH 22.50 270.00 0 **Completion Hrs:** Location General **Sub-Total This Section:** \$2,298.00 **Partition Wall** Qty Unit **Unit Cost** Total Tax/Margin **Grand Total** Rough lumber material LS 22,310.00 22,310.00 0.0% 0.00 Material/LS \$22,310.00 Level M Labor 1 Ea 0.00 0.00 **Completion Hrs:** 0 Location General Bid per Lumberjack Rough Carpentry General Requirements 1 EΑ 0.00 0.00 0.0% 0.00 Material/LS \$9,885.00 Level M Labor 1 LS 9,885.00 9,885.00 **Completion Hrs:** 0 Location General \$32,195.00 **Sub-Total This Section:** ✓ Contractor This work will be done by:: Owner Subcontractor Cost Estimate Attached: Permit Required: 🗸 Summary/Narrative Of Work To Be Done: 18. Plaster/Drywall Qty Unit **Unit Cost Total** Tax/Margin **Grand Total** Drywall Material/LS 1E+0 SF 0.25 2,560.00 0.0% 0.00 \$5,800.00 4 Level М 144 MH 22.50 3,240.00 Labor **Completion Hrs:** 0 Location

General

\$5,800.00

Sub-Total This Section:

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19. Decorating										
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	٦
Paint Interior SurfaceCustom			Material/LS	1	LS	1,200.00	1,200.00	0.0% 0.00	\$3,360.00	1
Location	Level	М	Labor	1	LS	2,160.00	2,160.00	Completion Hrs	:_ 0	_
General										
							Sub-T	otal This Section:	\$3,360.00	_
			20. Wood T	rim						
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	٦
Trim			Material/LS	1	LS	3,327.00	3,327.00	0.0% 0.00	\$4,767.00	ĺ
Location	Level	М	Labor	64	MH	22.50	1,440.00	Completion Hrs	·	_
General As per plans	, specifica	ations and	proposal							
							Sub-T	otal This Section:	\$4,767.00	_
			21. Stairs							
			22. Closets							
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	$\bar{1}$
Shelving and Rods			Material/LS	1	LS	112.50	112.50	0.0% 0.00	\$225.00	┪
Location	Level	M	Labor	5	LS	22.50	112.50	Completion Hrs		_
General										
							Sub-T	otal This Section:	\$225.00	_
										_
			23. Wood F	loors						
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	٦
Wood floors			Material/LS	2037	SF	1.89	3,849.93	0.0% 0.00	\$5,642.49	ĺ
Location	Level	М	Labor	2037	SF	0.88	1,792.56	Completion Hrs	·	_
General Location: As	s per plan	s and spe	cifications							
							Sub-T	otal This Section:	\$5,642.49	_
										_
			24. Finishe	d Flo	ors					
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total	٦
Slate			Material/LS	64	SF	9.00	576.00	0.0% 0.00	\$835.84	Ĭ
Location	Level	М	Labor	64	SF	4.06	259.84	Completion Hrs	:0	_
Foyer										
							Sub-T	otal This Section:	\$835.84	_

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			25. Ceramic	c Tile					
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Ceramic Tile, Floor & Wall			Material/LS	428	SF	2.90	1,241.20	0.0% 0.00	\$2,525.20
Location	Level	М	Labor	428	SF	3.00	1,284.00	Completion Hr	s:0
Bathrooms/Laundry As per plans	and spe	cifications	3					•	
Ceramic Tile Backsplash			Material/LS	42	SF	10.00	420.00	0.0% 0.00	\$546.00
Location	Level	М	Labor	42	SF	3.00	126.00	Completion Hr	s:0
Kitchen									
							Sub-T	Total This Section:	\$3,071.20
			26. Bath Ac	cess	ories				
				Qty	Unit	Unit Cost	Total	Tax/Margin	Grand Total
Bathroom accessories			Material/LS	1	LS	393.98	393.98	0.0% 0.00	\$461.48
Location	Level	М	Labor	3	MH	22.50	67.50	Completion Hr	s:0
Bathooms See proposa	al							•	
			27. Plumbir	าต			Sub-T	Total This Section:	\$461.48
					TT *4	IIi4 C4	T-4-1	T/M	Grand Total
FixtureCustom Plumbing			Material/LS	Qty 1	Unit LS	Unit Cost	Total	Tax/Margin 0.0% 0.00	
	Level	M		1	EA	4,107.86 0.00	4,107.86		\$4,107.86
Location General As per plans			Labor	1	EA	0.00	0.00	Completion Hr	s:0
As per plans	, specific	alions an	u proposai.						
Permits			Material/LS	1	LS	400.00	400.00	0.0% 0.00	\$400.00
Location	Level	М	Labor	1	Ea	0.00	0.00	Completion Hr	s: 0
General			-					•	
Plumbing (Except permits and fixtures)			Material/LS	1	LS	7,000.00	7,000.00	0.0% 0.00	\$7,000.00
	Level		Labor	1	Ea	0.00	0.00	Completion Hr	
Location General	Level		Labor		Lu	0.00	0.00	Completion III	<u>,, </u>
General									
							Sub-T	otal This Section:	\$11,507.86
This work will be done by:: Own	ner 🗸	Contract	or Subcont	ractor		Cost Est	imate Attache	ed: Permit	Required: 🗸
Summary/Narrative Of Work To Be Do	one:								

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28. Electrical												
						Qty	Unit	Unit Cost	Total	Tax/	Margin	Grand Total
Exterior Light Fixtures				M	laterial/LS	6	EA	36.66	219.96	0.0%	0.00	\$309.96
Location		Level	М	_	Labor	6	EA	15.00	90.00	Con	pletion Hrs	s:0
Exterior												
Electrical Permit				M	aterial/LS	1	LS	175.00	175.00	0.0%	0.00	\$175.00
Location		Level	М		Labor	1	Ea	0.00	0.00	Con	pletion Hrs	s:0
General										•		
Electrical Service				M	aterial/LS	1	LS	800.00	800.00	0.0%	0.00	\$1,200.00
Location		Level	М		Labor	1	LF	400.00	400.00	Con	pletion Hrs	s:0
General	Provide 200	Amp rise	r and me	ter bo	к [*]							
Electrical Panel				M	aterial/LS	1	LS	500.00	500.00	0.0%	0.00	\$975.00
Location		Level	М	'	Labor	1	LS	475.00	475.00	Con	pletion Hrs	s: 0
General	Provide 200	Amp GE	breaker	box		-				•		
Electrical				M	laterial/LS	1	LS	1,605.00	1,605.00	0.0%	0.00	\$3,535.04
Location		Level	М		Labor	1	LS	1,930.04	1,930.04	Con	pletion Hrs	s:0
General	Wiring as per	plans ar	nd specif	cations	3							
Smoke detectors				M	laterial/LS	1	LS	120.00	120.00	0.0%	0.00	\$220.00
Location		Level	М		Labor	1	LS	100.00	100.00	Con	pletion Hrs	s:0
General	Interconnecte	ed battery	y back u	as pe	er plans and	specifi	cations					
Light Fixtures				M	laterial/LS	1	LS	1,442.00	1,442.00	0.0%	0.00	\$1,442.00
Location		Level	М		Labor	1	Ea	0.00	0.00	Con	pletion Hrs	s:0
General	Interior fixture	es										
Sub-Total This Section: \$7,857.00												
This work will be done by:: ☐ Owner ✓ Contractor ☐ Subcontractor ☐ Cost Estimate Attached: ☐ Permit Required: ✓												
Summary/Narrative Of \	Work To Be Do	ne:										

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29. Heating Qty Unit **Unit Cost** Total Tax/Margin **Grand Total HVAC Permit** Material/LS LS 400.00 400.00 0.0% 0.00 \$400.00 Level M Labor Ea 0.00 0.00**Completion Hrs:** 0 Location **HVAC Permit** General **HVAC** Material/LS 1 LS 5,000.00 5,000.00 0.0% 0.00 \$10,340.00 Level Μ Labor LS 5,340.00 5,340.00 **Completion Hrs:** Location Furnace: Goodman 140,000 BTU 80% Eff./Air Cond.: Goodman 4 Ton General Pre Fabricated Fireplace Material/LS 1 LS 2,025.00 2,025.00 0.0% 0.00 \$2,625.00 Level Μ Labor 1 LS 600.00 600.00 0 **Completion Hrs:** Location General Pre Fabricated Fireplace Permit Material/LS 1 LS 125.00 125.00 0.0% 0.00 \$125.00 Level Μ Labor 1 Ea 0.00 0.00 **Completion Hrs:** 0 Location General **Exhaust Fans** 3 EΑ 55.00 0.0% 0.00 Material/LS 165.00 \$232.50 Level Μ Labor 3 MH 22.50 67.50 **Completion Hrs:** 0 Location **Bathrooms** Sub-Total This Section: \$13,722.50 Permit Required: 🗸 This work will be done by:: Owner ✓ Contractor Subcontractor Cost Estimate Attached: Summary/Narrative Of Work To Be Done: 30. Insulation Unit **Unit Cost** Total Tax/Margin **Grand Total** Qty Insulation Material/LS LS 1,872.00 1,872.00 0.0% 0.00 \$2,592.00 Level Μ Labor 32 MH 22.50 720.00 **Completion Hrs:** 0 Location As per plans and specifications General **Sub-Total This Section:** \$2,592.00

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31. Cabinetry Qty Unit **Unit Cost** Total **Grand Total** Tax/Margin Kitchen cabinets Material/LS LS 4,418.00 4,418.00 0.0% 0.00 \$4,418,00 Level M Labor 1 EΑ 0.00 0.00 **Completion Hrs:** 0 Location KSI / See Section 8.1 Kitchen Counter Tops Material/LS 60 SF 40.35 2,421.00 0.0% 0.00 \$2,421.00 Level Labor 0.00 0.00 Ea **Completion Hrs:** 0 Location Fantastic Granite / See Section 8.2 Kitchen Kitchen cabinets and tops Material/LS 1 Ea 0.00 0.00 0.0% 0.00 \$1,710.00 Μ Labor 76 MH 22.50 1,710.00 Level 0 **Completion Hrs:** Location Kitchen Cabinets Material/LS 1 LS 894.00 894.00 0.0% 0.00 \$961.50 Level Μ 3 MH 22.50 67.50 Labor **Completion Hrs:** 0 Location Master Bath KSI / See Section 9.2 Cabinets LS 447.00 0.0% 0.00 Material/LS 1 447.00 \$514.50 Μ 3 MH 22.50 67.50 **Completion Hrs:** Level Labor 0 Location KSI / See Section 9.2 Bathroom Sub-Total This Section: \$10,025.00 **Appliances** Qty Unit **Unit Cost Total** Tax/Margin **Grand Total** Material/LS 425.00 425.00 0.0% Stove Top Hood LS 1 0.00 \$515.00 Μ 4 MH 22.50 Level Labor 90.00 **Completion Hrs:** 0 Location Kitchen Ikea \$515.00 **Sub-Total This Section:** 33. **Basements** Unit **Unit Cost** Total Tax/Margin **Grand Total** Qty Foundation Material/LS 1 LS 5,000.00 5,000.00 0.0% 0.00 \$14,500.00 Level Μ Labor 1 LS 9,500.00 9,500.00 **Completion Hrs:** Location Foundation Construct foundation as per attached plans and specifications \$14,500.00 Sub-Total This Section: ✓ Contractor This work will be done by:: Owner Subcontractor Cost Estimate Attached: Permit Required: 🗸 Summary/Narrative Of Work To Be Done:

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Walled Lake, Michigan West Bloomfield, MI 48322 34. Cleanup Unit **Unit Cost** Total Tax/Margin **Grand Total** Qty Final Clean up Material/LS Ea 0.00 0.00 0.0% 0.00 \$270.00 Level Μ Labor 12 MH 22.50 270.00 **Completion Hrs:** 0 Location General On Going Clean up Material/LS 1 Ea 0.00 0.00 0.0% 0.00 \$450.00 Level Μ Labor 20 MH 22.50 450.00 0 **Completion Hrs:** Location General **Sub-Total This Section:** \$720.00 35. **Miscellaneous** Unit **Unit Cost Total** Tax/Margin **Grand Total** Qty Demolition Material/LS 1 EΑ 0.00 0.00 0.0% 0.00 \$2,160.00 Μ Labor 2,160.00 2,160.00 0 Level 1 EΑ **Completion Hrs:** Location Rear Rear prior addition Demolition 0.00 0.0% Material/LS 1 FΑ 0.00 0.00 \$840.00 Μ 1 LS 840.00 840.00 0 Level Labor **Completion Hrs:** Location General Interior of original house 840.00 1 0.0% **Dumpster Rental** Material/LS LS 840.00 0.00 \$840.00 Μ 1 Ea 0.00 0.00 Level Labor 0 **Completion Hrs:** Location General For demolition **Building Protection** Material/LS LS 90.00 90.00 0.0% 1 0.00 \$180.00 Μ 1 LS 90.00 Level Labor 90.00 **Completion Hrs:** 0 Location General Protect structure during construction Permits Material/LS 1 LS 935.00 935.00 0.0% 0.00 \$935.00 Level Μ Labor 1 Ea 0.00 0.00 **Completion Hrs:** $\mathbf{0}$ Location General **Building permits** Permits Material/LS 65.00 0.0% 1 LS 65.00 0.00 \$65.00 Level М Labor 1 0.00 0.00 0 Ea **Completion Hrs:** Location Exterior Permit to shut down road 0.0% General overhead 1 LS 485.76 Material/LS 485.76 0.00 \$485.76 М Labor 1 Ea 0.00 0.00 Level **Completion Hrs:** $\mathbf{0}$ Location General **Drawings** \$5,505.76 **Sub-Total This Section:**

CONSULTANT'S COMMENT

Consultant's File No. Dated

2022 Austin_Walled Lake **5/23/2012**

RECAP SUBTOTALS

Construction Sub-Totals	
1. Masonry	0.00
2. Siding	8,566.98
3. Gutters/Downspouts	1,175.00
4. Roof	6,089.89
5. Shutters	0.00
6. Exteriors	5,500.00
7. Walks	0.00
8. Driveways	0.00
9. Painting (Ext.)	840.00
10. Caulking	480.00
11. Fencing	0.00
12. Grading/Landscaping	6,930.00
13. Windows	10,260.00
14. Weatherstrip	0.00
15. Doors (Ext.)	4,646.00
16. Doors (Int.)	2,298.00
17. Partition Wall	32,195.00
18. Plaster/Drywall	5,800.00
19. Decorating	3,360.00
20. Wood Trim	4,767.00
21. Stairs	0.00
22. Closets	225.00
23. Wood Floors	5,642.49
24. Finished Floors	835.84
25. Ceramic Tile	3,071.20
26. Bath Accessories	461.48
27. Plumbing	11,507.86
28. Electrical	7,857.00
29. Heating	13,722.50
30. Insulation	2,592.00
31. Cabinetry	10,025.00
32. Appliances	515.00
33. Basements	14,500.00
34. Cleanup	720.00
35. Miscellaneous	5,505.76
Construction Cost Subtotal:	\$170,089.00

Allowable Fees & RecapTotals								
Construction	Costs Su	btotal :	\$170,089.00					
ALLO	WABLE F	EES						
		Note	Fee					
Mileage			\$50.00					
Draw Fee			\$850.00					
Independent Consultant			\$1,000.00					
Allowable Fees Total : \$1,900.00								
Contingency Reserve: 10% \$17,008.90								
Grand Total: \$188,997.90								

All repairs must be performed in conformance with local zoning ordinances and codes. Applicant(s) and Contractor (if any) to sign and date upon final acceptance.

Date of Final Acceptance:							
Consultant/Plan Reveiwer: _	Christopher D. Daggy	Date:	5/23/2012	Christopher J. Daggy	ID No:	P1255	
Applicant(s):	Date:	-	Applicant(s): _		Date:		
Applicant(s):	Date:	-	Applicant(s): _		Date:		
Contractor:	Date:						

e c † :

walled a u s t i n lake, michig road

contact: ian hadden, owner cell: (248) 982-8368

to be determined der:

ly Description:

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birmingha

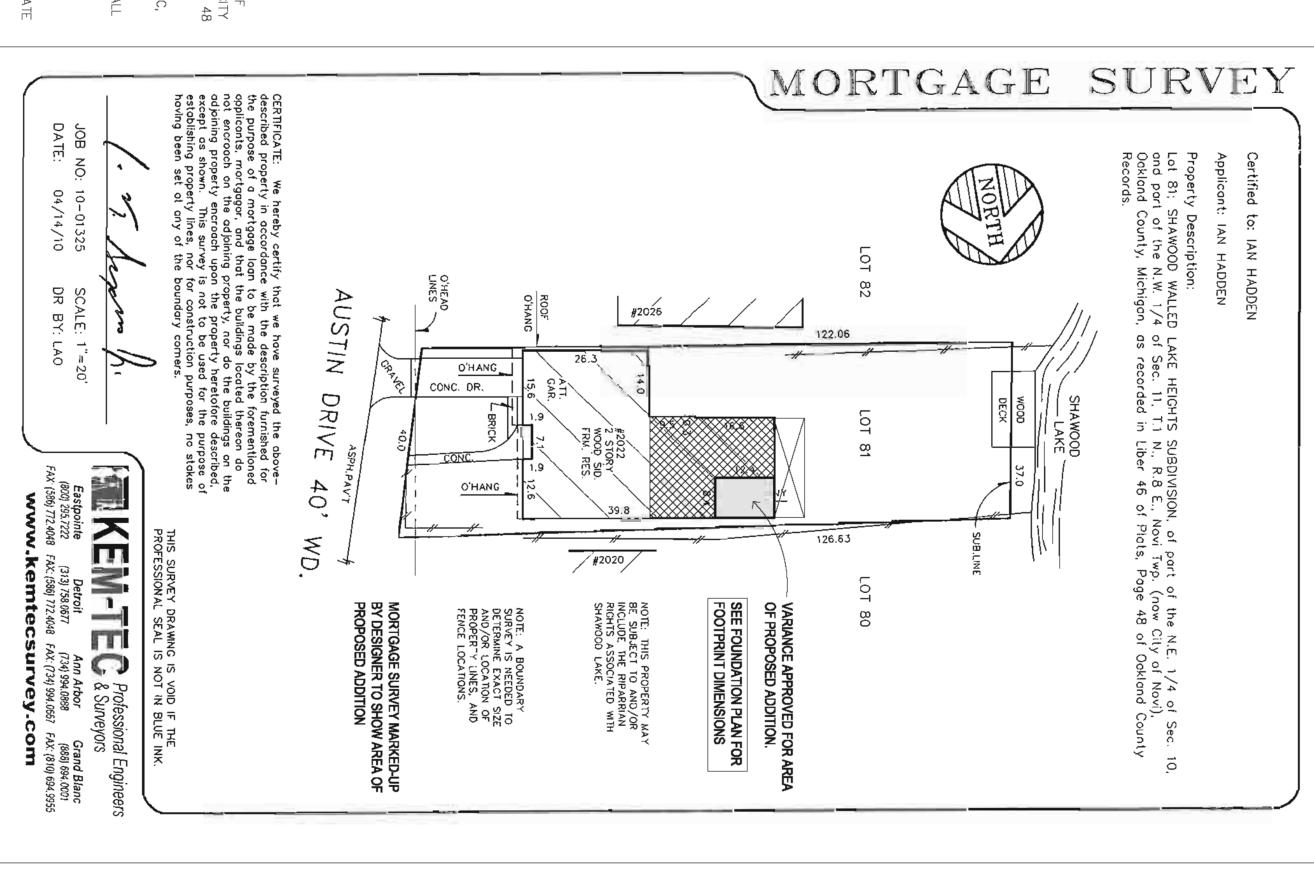
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Site

Plan

HERS RATED INSPECTOR THIRD PARTY Z

Q

INSULATION AND SEALING INSPECTION

BLOWER DOOR TEST AFTER INSULATION IS INSTALLED AND BEFORE DRYWALL

douglas w. leahy associate AIA

DUCTWORK SEALING TEST ON HVAC

248.

office

248.506.3235 cell

GETAdesign.net

D.R. NELSON ASSOCIATES (248) 393-9 GREEN BUILDING SERVICES (248) 538-SERVICE SOURCES: 4577 100

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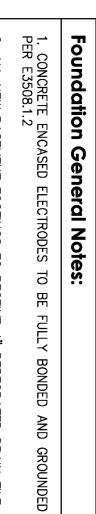
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hadden #1028 residence





A-0.1 A-1.1 A-2.1 A-3.1 A-4.2 A-5.1 A-5.3 and roof framing plan building elevations building elevations second floor plan foundation plan building section building section specifications first floor plan



Foundation General Notes:

1. CONCRETE ENCASED ELECTRODES TO BE FULLY BONDED AND GROUNDED PER E3508.1.2

2. ALL NEW BASEMENT FOOTINGS TO RECEIVE 4" PERFORATED DRAIN TILE WITH FILTER FABRIC SOCK. TIE NEW DRAIN TILE IN WITH EXISTING. REFER TO BUILDING SECTIONS FOR FOUNDATION WALL DETAILS.

3. FINISH GRADE ELEVATION AROUND HOUSE VARIES. STEP FOOTINGS AS REQUIRED.

A SOIL BEARING CAPACITY EVALUATION SHALL BE CONDUCTED BY A QUALIFIED GEOTECHNICAL FIRM UNDER THE DIRECT SUPERVISION OF A LICENSED PROFESSIONAL ENGINEER, SPECIALIZING IN GEOTECHNICAL ENGINEERING. A REPORT SHALL BE GENERATED BY THE GEOTECHNICAL FIRM CONFIRMING A SOIL BEARING CAPACITY OF AT LEAST 2,500 PSF FOR ALL AREAS WHERE NEW FOUNDATIONS ARE PROPOSED.

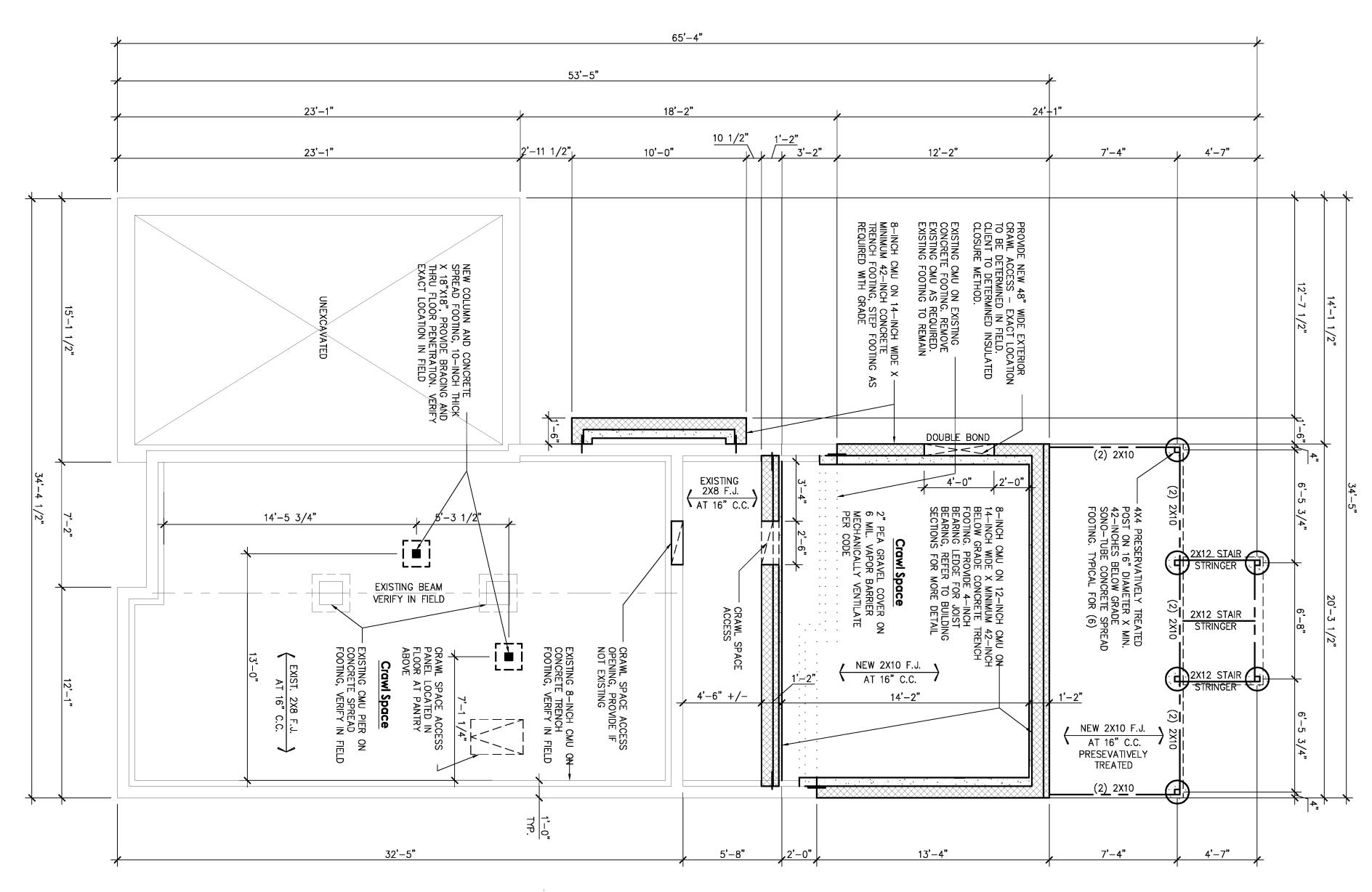
IF DETERMINED SOIL BEARING CAPACITY IS BELOW THE ALLOWABLE 2,500 PSF, CONTRACTOR MUST CONTACT RESIDENTIAL DESIGNER AND STRUCTURAL ENGINEER IMMEDIATELY TO REDESIGN FOUNDATION BEARING SYSTEM.

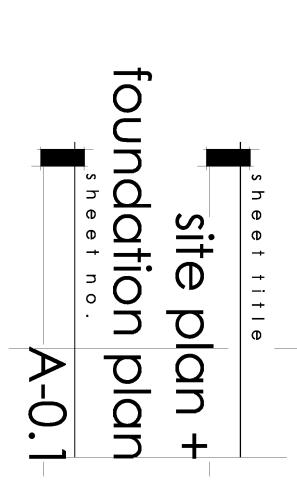
Foundation Notes:

- ALL EXISTING STRUCTURE SHOWN IS ASSUMED. CONTRACTOR SHALL VERIFY ALL EXISTING STRUCTURE SHOWN AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- INSPECT EXISTING CRAWL SPACE, AND PROVIDE 6 MIL. VAPOR BARRIER WITH MINIMUM OF 2-INCH STONE COVER IF NOT EXISTING. EXISTING FOUNDATION IS ASSUMED TO BE MINIMUM 12-INCH THICK X 42-INCHES BELOW GRADE. CONTRACTOR SHALL VERIFY IN FIELD AND NOTIFY ARCHITECT OF ANY DISCREPANCIES.
- CONTRACTOR TO MECHANICALLY VENTILATE NEW AND EXISTING CRAWL SPACE PER CODE. CONTRACTOR TO PROVIDE NEW 2-INCH RIGID INSULATION AROUND INTERIOR PERIMETER OF EXISTING CRAWL SPACE IF NO EXISTING INSULATION IS PRESENT.
- ALL NEW FOOTINGS TO BE DOWELED INTO EXISTING WITH #5 BARS, (2) AT TOP AND BOTTOM OF EXISTING FOOTING WITH MINIMUM EMBEDMENT OF 6—INCHES EACH WAY. EPOXY GROUT INTO EXISTING.

ALL NEW FOOTINGS TO BE 14-INCH WIDE X 42-INCH BELOW GRADE WITH (1) #5 CONTINUOUS TOP AND BOTTOM BAR.

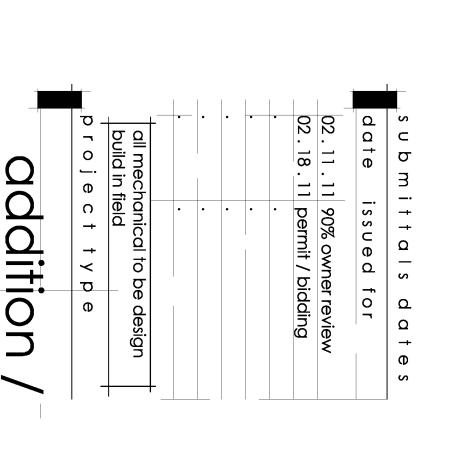
- GRADE VARIES. STEP ALL NEW FOOTINGS AS REQUIRED. ALL NEW FOOTINGS TO BEAR ON VIRGIN SOI
- CONTRACTOR IS TO INSPECT EXISTING SOIL CONDITIONS AT TIME OF EXCAVATION AND NOTIFY ARCHITECT IMMEDIATELY IF POOR SOIL CONDITIONS ARE PRESENT. IF POOR SOIL CONDITIONS ARE PRESENT, DO NOT POOR ANY FOOTINGS UNTIL FOUNDATION DESIGN IS MODIFIED ACCORDINGLY BY ARCHITECT OR ARCHITECT'S ENGINEER. PROVIDE MINIMUM 24-INCH WIDE X 24-INCH TALL CRAWL SPACE OPENING AS REQUIRED TO PROVIDE ACCESS CONNECTING ALL CRAWL SPACES TOGETHER.





renovation

FoundationPlan







hadden family residence Ω Φ

General Notes:

1. GENERAL CONTRACTOR MUST VERIFY ALL EXISTING UTILITY LOCATIONS PRIOR TO START OF DEMOLITION AND MUST MAKE EVERY EFFORT TO PROTECT THEM OR RELOCATE AS REQUIRED. DISCONNECT AND RELOCATE/UPGRADE AS REQUIRED.

3. GENERAL CONTRACTOR MUST VISIT SITE TO BECOME FAMILIAR WITH EXISTING CONDITIONS PRIOR TO SUBMITTING ESTIMATE.

5. ARCHITECT AND GENERAL CONTRACTOR SIGNAGE MAY BE DISPLAYED IN A NEAT, ORDERLY FASHION NO OTHER SIGNS WILL BE ALLOWED.

9. GENERAL CONTRACTOR IS RESPONSIBLE TO PROVIDE AND MAINTAIN ALL TEMPORARY FACILITIES. ELECTRICAL SERVICE, HEATING UNITS, WEATHER PROTECTION, TOILET UNIT, FIRE EXTINGUISHERS, CRUSHED CONCRETE STAGING DRIVE, SAFETY BARRICADES AND SIGNAGE. PROVIDE CHAIN LINK FENCING/ GATES AND "NO TRESPASSING" SIGNAGE AROUND ENTIRE PERIMETER OF AFFECTED AREA(S). GATES TO BE SECURED AT ALL TIMES TO PREVENT UNAUTHORIZED ADMITTANCE.

12. VERIFY ALL POINTS OF EXIST. BRG AND PROVIDE TEMPORARY SUPPORT/ SHORING AS REQ'D UNTIL ALL EXISTING BEARING CONDITIONS ARE INSTALLED AND TRANSFERRED TO PERMANENT SUPPORT. VERIFY CAPACITY OF EXIST. LOAD CARRYING MEMBERS. 1. EXISTING H.V.A.C. SYSTEM TO BE REUSED IF POSSIBLE. PROVIDE NEW HVAC UNIT(S) AS REQ'D FOR NEW IDDITION. MECH. CONTR SHALL PROVIDE SHOP DWG PRIOR TO ALL WORK. RELOCATE ALL SERVICES TO SEW LOCATION(S) AS REQ'D. INSTALL NEW FORCED AIR SYSTEM WALL MOUNT SYSTEM IF REQUIRED.

14. PROVIDE BRACING AND SHORING AS REQUIRED TO MAINTAIN SIDES AND TO PROTECT ADJACENT STRUCTURES. PROVIDE BARRICADES/ WARNING LIGHTS AS REQUIRED BY LOCAL AUTHORITIES. 13. PROTECT EXISTING FACILITIES ON OWNERS PROPERTY IN A MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS AND ADJOINING PROPERTY.

15. THE BUILDING DESIGN ENGINEER ASSUMES NO RESPONSIBILITY FOR THE DESIGN OR PROPER INSTALLATION OF TEMPORARY BUILDING BRACING OR SHORING REQUIRED TO REMOVE THE DESIGNATED PORTION OF THE PROJECT. THE CONTRACTOR AND HIS ENGINEER ARE RESPONSIBLE FOR THE DESIGN AND PROPER INSTALLATION OF ALL TEMPORARY SHORING/ BRACING REQUIRED FOR A SAFE AND STRUCTURALLY SOUND PROJECT. THE CONTRACTOR IS RESPONSIBLE FOR ALL DAMAGES INCURRED DUE TO IMPROPER SHORING. AND BRACING DURING THE CONSTRUCTION PROJECT. ACCEPTANCE OF THE CONSTRUCTION PROJECT. BY THE CONTRACTOR IS PROOF OF ACCEPTANCE OF THE ABOVE MENTIONED.

16. FIELD MODIFICATIONS OR CUTTING OF PRE-ENGINEERED TRUSSES/ STL BAR JOISTS IS STRICTLY PROHIBITED WITHOUT EXPRESSED PRIOR WRITTEN CONSENT AND DETAILS FROM A LICENSED PRIOR WRITTEN CONSENT AND DETAILS FROM A LICENSED PRIOR WRITTEN CONSENT AND MODIFICATIONS.

19. GRADING: UNIFORMLY GRADE AREAS AS INDICATED. GRADE AREAS ADJACENT TO BUILDING LINES TO DRAIN AWAY FROM STRUCTURE AND TO PREVENT PONDING (5% SLOPE MAXIMUM - VERIFY IN FIELD) ALLOW FOR 4" PLACEMENT OF TOPSOIL. PROVIDE NEW SUB-GRADE DRAINAGE AND CATCH BASINS AS REQ'D TO PROVIDE ADEQUATE ON-SITE DRAINAGE. TOP OF ALL NEW ASPHALT PAVING MUST ALIGN W/EXISTING. PATCH AND REPAIR EXIST. ASPHALT AS REQ'D. 17. REMOVE ALL EXISTING FOOTINGS/ FOUNDATION WALLS/ CONC. SLABS/ REINFORCING/ ETC. BELOW GRADE UNDER AREA OF DEMOLITION. IN-ORGANIC MATERIAL SHALL NOT BE LEFT TO BE COVERED WITH NEW BACKFILL.b 18. BACKFILL EXCAVATIONS AS PROMPTLY AS WORK PERMITS. USE GRANULAR SOIL MATERIAL, DO NOT BACKFILL AGAINST UNBRACED WALLS. IF BACKFILLING OPERATIONS ARE TO OCCUR PRIOR TO NEW WALL CONSTRUCTION, CONTRACTOR MUST TEMPORARILY SHORE AND BRACE ACCORDINGLY.

ALL UTILITIES TO BE CUT, CAPPED, LABELED AND RELOCATED AS REQUIRED.

4. GENERAL CONTRACTOR MUST OBTAIN ALL REQUIRED PERMITS, TAP FEES, BONDING, AND INSURANCES (WORKERS, VEHICLES, GENERAL PROPERTY). PROVIDE VERIFICATION TO OWNER.

6. GENERAL CONTRACTOR MUST MAINTAIN A SAFE, CLEAN WORKSITE. MUST KEEP STREET FREE OF DEBRIS AND DISPOSE OF ALL DEBRIS IN A TIMELY, LEGAL MANNER. STAGING OF MATERIALS MUST BE CONTAINED ON SITE. WORKMAN'S PARKING MUST BE DONE IN A LEGAL MANNER AS TO NOT ADVERSELY AFFECT THE FACILITIES OPERATIONS OR THE SURROUNDING NEIGHBORS.

GENERAL CONTRACTOR MUST OBTAIN AUTHORIZATION BY ARCHITECT FOR ANY EXTERIOR METER)CATIONS AND COORDINATE WITH UTILITY COMPANIES. PROVIDE SCREENING AS REQ'D BY LOCAL RDINANCE.

8. ALL WORK MUST CONFORM TO ALL STATUTES OF THE MICHIGAN RESIDENTIAL CODE (EDITION IN EFFECT AT THE TIME OF PERMIT), ALL STATE, COUNTY AND LOCAL ORDINANCES AND CURRENT BARRIER FREE REGULATIONS. IF DISCREPANCIES IN DRAWINGS APPEAR, WORK MUST BE PERFORMED PER CODE.

Lamintated Veneer Lumber and Floor Truss Notes:

E PLY LVL BEAMS AND HEADERS TO BE ASSEMBLED CTURER'S SPECIFICATIONS FOR LOADING TYPES SHOWN. ANUFACTURER'S LVL PRODUCT DESIGN MANUAL.

ALL COLUMNS IDENTIFIED BY

SYMBOL TO BE TRIPLE TRIMMERS
BLOCKED SOLID TO FOUNDATION BELOW UNLESS NOTED OTHERWISE

Structural Wood Notes:

ALL COLUMNS TO BEAR ON SOLID FOUNDATION. PROVIDE SOLID BLOCKING TO FOUNDATION WALLS AS REQUIRED AT EACH COLUMN BEARING POINT.

ALL HEADERS ABOVE NEW AND EXISTING FIRST AND SECOND FLOOR EXTERIOR WALL WINDOW AND DOOR OPENINGS TO BE (2) 2X10'S UNLESS NOTED OTHERWISE. FIELD VERIFY ALL EXISTING WINDOW AND DOOR HEADER SIZES AND REPLACE ACCORDINGLY.

53'-1"

5'-0"

Dining hardwood

Kitchen hardwood

000

2'-0"

-0" 3'-5

53'-1"

(4) 2

CRAWL ACCESS / 22X34 Mi Pahtry

6'-5 3/4"

2'–11 1/2"_l

(2)_1_3/4"X11_1/4"_LVI

- EXISTING GARAGE DOOR TO REMAIN . PROTECT AS REQUIRED DURING CONSTRUCTION

EXIST. 2X10 F. AT 16" C.C.

PROVIDE ALL NECESSARY SHORING AS REQUIRED TO PLACE NEW STRUCTURE SHOWN.

REFER TO ENTIRE SET OF THESE CONSTRUCTION DOCUMENTS FOR ADDITIONAL STRUCTURAL FRAMING MEMBER SIZES AND NOTES.

ALL MULTIPLE PER MANUFAC REFER TO MAI ALL MULTIPLE PLY LVL BEAMS BEING SIDE LOADED TO BE CONSTRUCTED PER DETAILS 1 AND 2 THIS SHEET, UNLESS NOTED OTHERWISE.

Engineered Floor Trusses: LVL MINIMUM Fb = 2,950 P $E = 2.0X10^{\circ}$ N PROPERTIES: PSI)^6 PSI

23'-1"

EXISTING BEAM TO REMAIN - (5) 2X4 EACH END

EXIST. 2X10 F.J. AT 16" C.C.

Living Room
hardwood

DEMOLISH AND REMOVE EXISTING WINDOW AND PROVIDE STUD IN-FILL AND INSULATION

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16'-10"

all mechanical to be design build in field

renovation

addition

NEW BEAM TO RELACE

EXISTING BEAM

(4) 1-3/4"X9-1/4" LVL

BOLT TOGETHER, SEE DETAIL THIS SHE

ENG(3)

2X4 EACH -

5"

FLOOR TRUSS ENGINEER TO DESIGN AND SPECIFY ALL FLUSH BEAMS, HANGERS, BOLTS, ETC. AS REQUIRED. SECOND FLOOR FLOOR TRUSSES DESIGNED BY FLOOR TRUSS MANUFACTURER'S LICENSED STRUCTURAL ENGINEER IN THE STATE OF MICHIGAN.

PROVIDE DETAIL FLOOR FRAMING PLANS TO ARCHITECT FOR REVIEW AND COORDINATION PRIOR TO FABRICATION AND PROCUREMENT OF FLOOR TRUSSES.

- NEW 10'-0" GARAGE
DOOR TO REPLACE
EXISTING. VERIFY EXACT
SIZE IN FIELD. VERIFY
DOOR STYLE WITH OWNER

Electrical Notes:

CONTRACTOR TO REVIEW AND CONFIRM ELECTRICAL FIXTURE PLACEMENT WITH OWNER PRIOR TO COMMENCEMENT OF WORK.

LINE OF SECOND STORY CANTILEVER

3'-10"

3'-5 1/2"

 $(2)^{-1}-3/4^{n}X14^{n}$

Z I

14'-4"

3280

Foyer stone

EXIST. 2X10 F.J. AT 16" C.C.

3280

NEW ENTRY DOOR -SYSTEM - DESIGN TO BE CONFIRMED WITH CLIENT

EXISTING DROPPED BEAM TO REMAIN

ALL WORK TO COMPLY WITH CURRENT CITY ADOPTED BUILDING AND ELECTRICAL CODES.

CONTRACTOR REQUIREMENTS AND OWNER. TO COORDINATE ELECTRICAL POWER AND LIGHTING SAND FIXTURE PLACEMENT WITH KITCHEN DESIGNER

ON EACH FLOOR PROVIDE SMOKE DETECTORS INTERCONNECTED AND HARDWIRED TO PANEL WHERE CEILING SPACE IS ACCESSIBLE. PROVIDE LITHIUM BATTERY, FIVE YEAR LIFE, OPERATED SMOKE DETECTORS WHERE CEILING SPACE IS NOT ACCESSIBLE. PROVIDE ONE SMOKE DETECTOR IN EACH BEDROOM, AND ONE ON EACH FLOOR. VERIFY EXISTING CONDITIONS IN FIELD. NEW SMOKE DETECTORS TO COMPLY WITH 2006 MICHIGAN RESIDENTIAL BUILDING CODE SECTION R313.1.1

First **First**

Floor

Plan

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floor

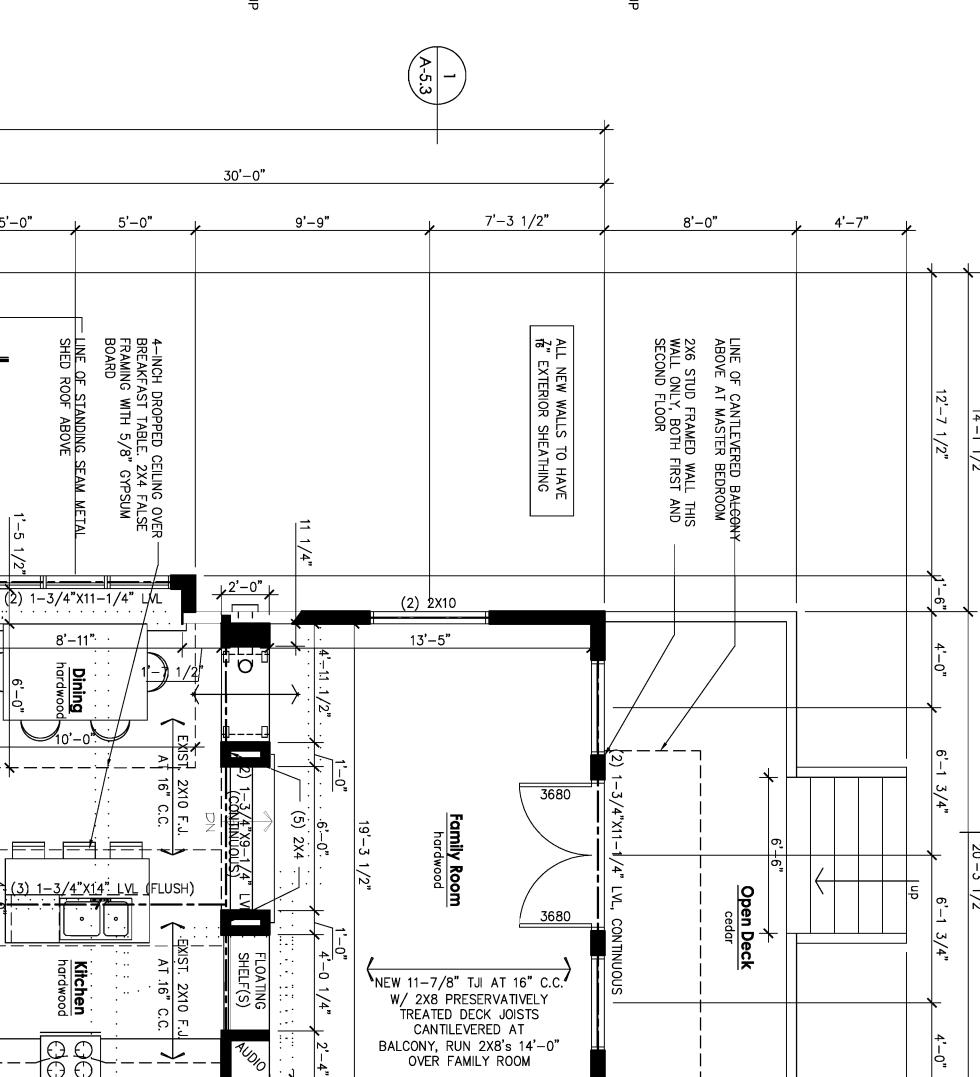
1/2" DIA. THROUGH BOLTS — WITH NUT AND WASHER EACH SIDE AT 12" C.C. AND STAGGERED FLOOR JOIST OR RA FLOOR JOIST OR RAFTER OR CEILING JOIST JOIST HANGER EACH SIDE LOADED FRAMING MEMBER JOIST HANGER EACH SIDE _OADED FRAMING MEMBER /2" DIA. THRU BOLTS WITH— UT AND WASHER EACH SIDE T 12" C.C. STAGGERED AFTER Section Detail

No Scale

NOTE: PROVIDE 16d NAILS, (2) ROWS UP
TO 12—INCH DEEP, (3) ROWS UP OVER
12—INCHES DEEP. USE FOR UP TO (3)
PLIES MAXIMUM

General Structural Notes:





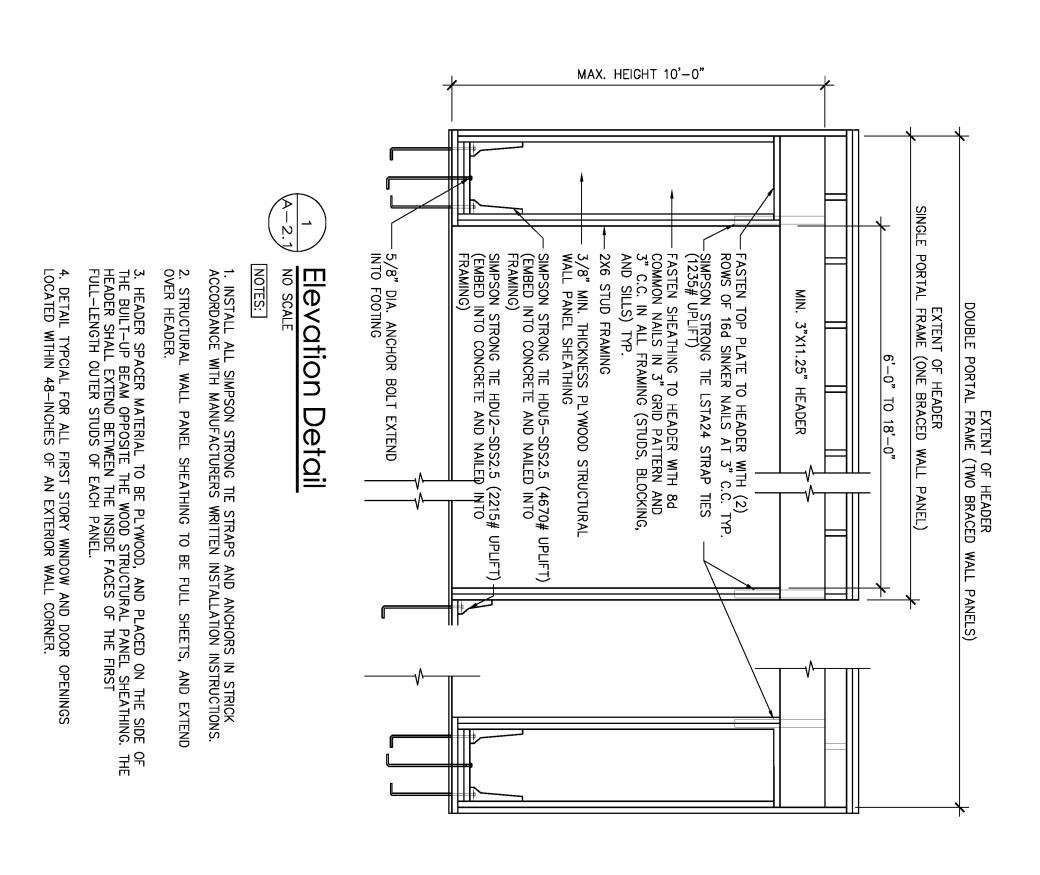


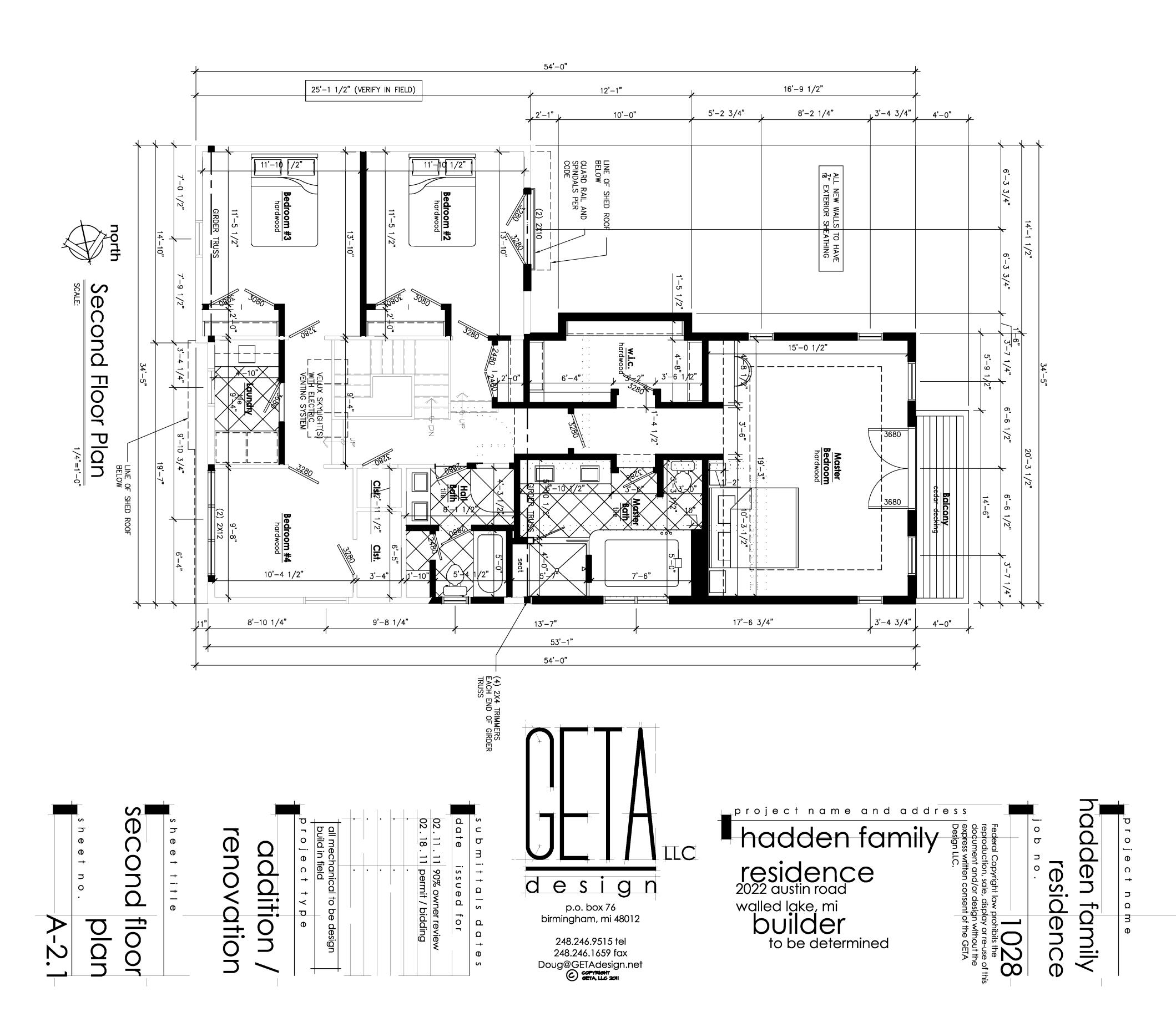
project name and address hadden family residence 2022 austin road walled lake, mi
builder
to be determined

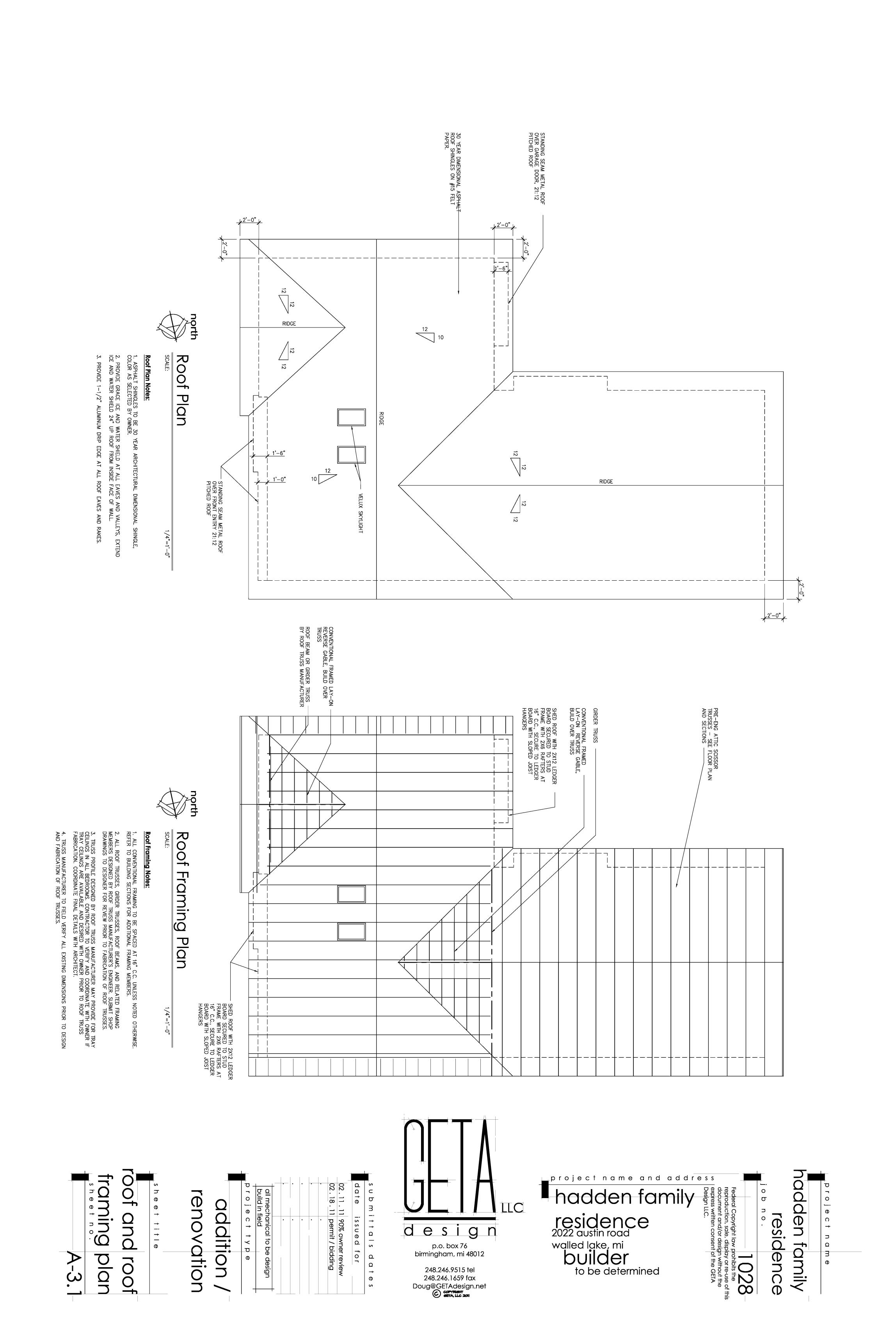
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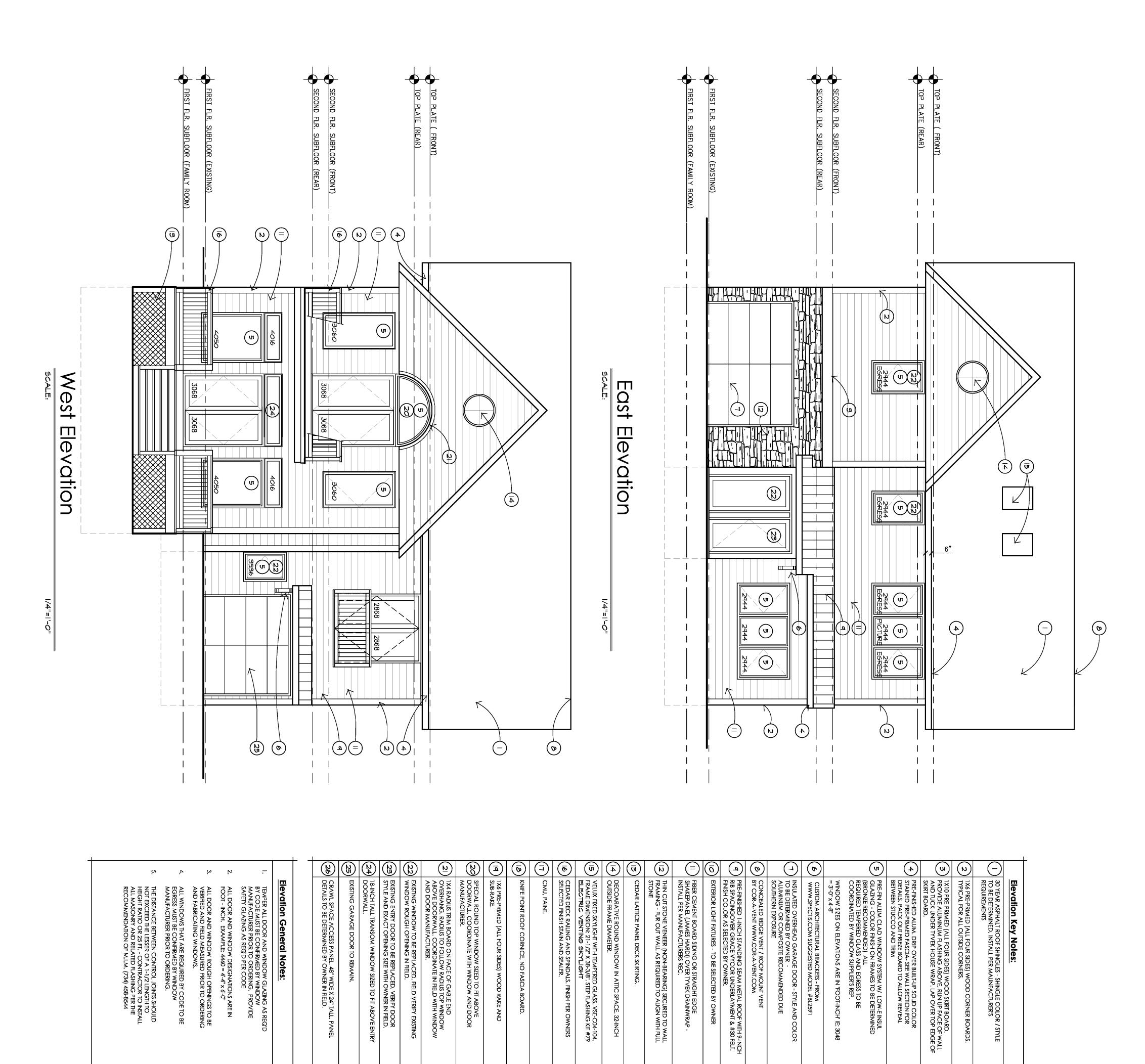
8'-0"

4'-7"









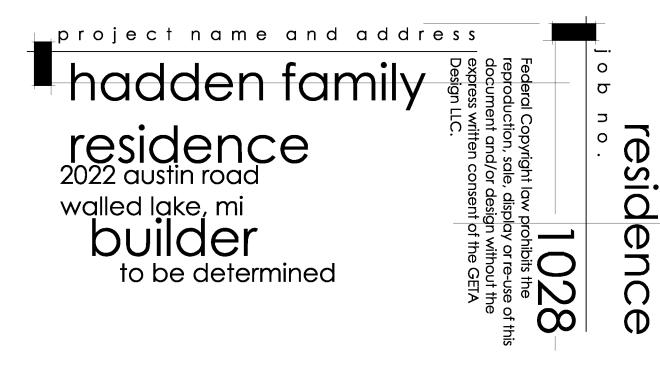
(26)	CRAWL SPACE ACCESS PANEL, 48" WIDE X 24" TALL. PANEL DETAILS TO BE DETERMINED BY OWNER IN FIELD.
	Elevation General Notes:
.1	TEMPER ALL DOOR AND WINDOW GLAZING AS REQ'D BY CODE MUST BE CONFIRMED BY WINDOW MANUFACTURER PRIOR TO ORDERING, PROVIDE SAFETY GLAZING AS REQ'D PER CODE
2.	ALL DOOR AND WINDOW DESIGNATIONS ARE IN FOOT - INCH. EXAMPLE: 4460 = 4'-4" x 6'-0"
ω	ALL DOOR AND WINDOW ROUGH OPENINGS TO BE VERIFIED AND FIELD MEASURED PRIOR TO ORDERING AND FABRICATING WINDOWS.
4.	ALL WINDOWS THAT ARE REQUIRED BY CODE TO BE EGRESS MUST BE CONFIRMED BY WINDOW MANUFACTURER PRIOR TO ORDERING.
Ņ.	THE DISTANCE BETWEEN CONTROL JOINTS SHOULD NOT EXCEED THE LESSER OF A 1-1/2 LENGTH TO HEIGHT RATIO OR 25 FT CONTRACTOR TO INSTALL ALL MASONRY AND RELATED FLASHING PER THE RECOMMENDATION OF M.I.M. (734) 458-8544

7		
	CRAWL SPACE ACCESS PANEL, 48" WIDE X 24" TALL. PANEL DETAILS TO BE DETERMINED BY OWNER IN FIELD.	(%)
	EXISTING GARAGE DOOR TO REMAIN.	(2g)
	18-INCH TALL TRANSOM WINDOW SIZED TO FIT ABOVE ENTRY DOORWALL.	(4)
	EXISTING ENTRY DOOR TO BE REPLACED. VERIFY DOOR STYLE AND EXACT OPENING SIZE WITH OWNER IN FIELD.	(2)
	EXISTING WINDOW TO BE REPLACED. FIELD VERIFY EXISTING WINDOW ROUGH OPENING IN FIELD.	(22)
	1X4 RADIUS TRIM BOARD ON FACE OF GABLE END OVERHANG. RADIUS TO FOLLOW RADIUS TOP WINDOW ABOVE DOORWALL. COORDINATE IN FIELD WITH WINDOW AND DOOR MANUFACTURER.	$\overline{(\bar{n})}$
	SPECIAL ROUND TOP WINDOW SIZED TO FIT ABOVE DOORWALL. COORDINATE WITH WINDOW AND DOOR MANUFACTURER.	(3)
	1X6 PRE-PRIMED (ALL FOUR SIDES) WOOD RAKE AND SUB-RAKE.	$\overline{(a)}$
	KNIFE POINT ROOF CORNICE, NO FASCIA BOARD.	(\bar{a})
	CMU, PAINT.	(<u>I</u>)
	CEDAR DECK RAILING AND SPINDALS. FINISH PER OWNERS SELECTED FINISH STAIN AND SEALER.	(\bar{a})
	VELUX FIXED SKYLIGHT WITH TEMPERED GLASS. VSE-C04-104. FRAME DIMENSION: 21-1/2" X 38-3/8". STEP FLASHING KIT #79 ELECTRIC VENTING SKYLIGHT	(Ī
	DECOARATIVE ROUND WINDOW IN ATTIC SPACE. 32-INCH OUTSIDE FRAME DIAMETER.	$(\bar{4})$

p.o. box in p.o. b	ni 48012 5 tel 9 fax

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THIN CUT STONE VENEER (NON-BEARING) SECURED TO WALL FRAMING - FUR OUT WALL AS REQUIRED TO ALIGN WITH FULL STONE



PRE-FIN ALUM CLAD WINDOW SYSTEM W/ LOW-E INSUL GLAZING - COLOR FINISH ON FRAMES TO BE DETERMINED (BRONZE RECOMMENDED) ALL REQUIRED TEMPERED GLASS AND EGRESS TO BE COORDINATED BY WINDOW SUPPLIER'S REP.

WINDOW SIZES ON ELEVATIONS ARE IN 'FOOT-INCH' IE: 3048 = 3'-0" x 4'-8"

PRE-FINISHED ALUM. DRIP OVER BUILT-UP SOLID COLOR STAINED PRE-PRIMED FASCIA- SEE WALL SECTION FOR DETAILS. PACK OUT FRIEZE BOARD TO ALLOW REVEAL BETWEEN STUCCO AND TRIM

1X10 PRE-PRIMED (ALL FOUR SIDES) WOOD SKIRT BOARD.
PROVIDE ALUMINUM FLASHING ABOVE, RUN UP FACE OF WALL
AND TUCK UNDER TYVEK HOUSE WRAP. LAP OVER TOP EDGE OF
SKIRT BOARD.

1X6 PRE-PRIMED (ALL FOUR SIDES) WOOD CORNER BOARDS.
TYPICAL FOR ALL OUTSIDE CORNERS.

30 YEAR ASPHALT ROOF SHINGLES - SHINGLE COLOR / STYLE TO BE DETERMINED, INSTALL PER MAUNFACTURER'S REQUIREMENTS

Elevation Key Notes:

hadden family

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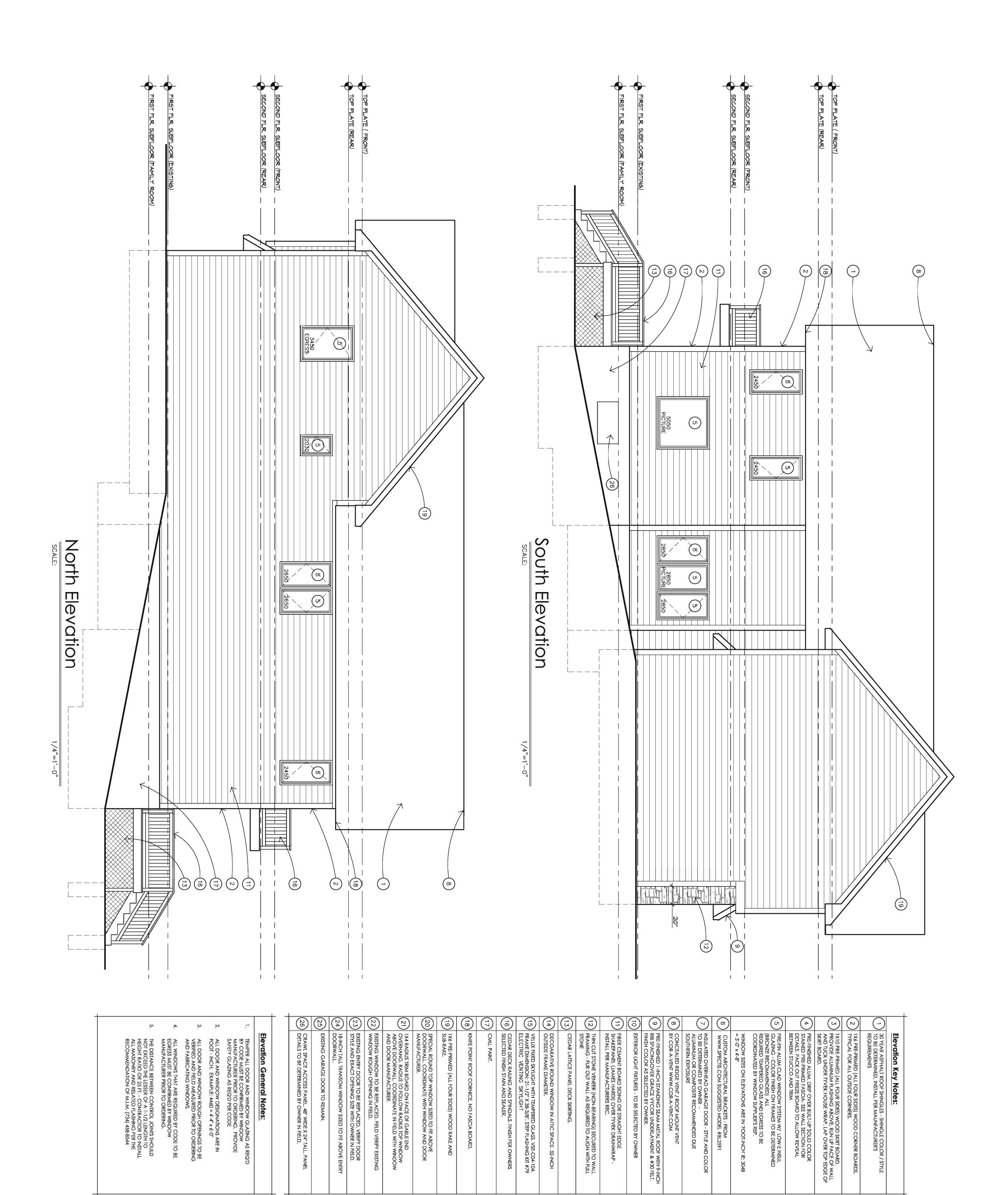
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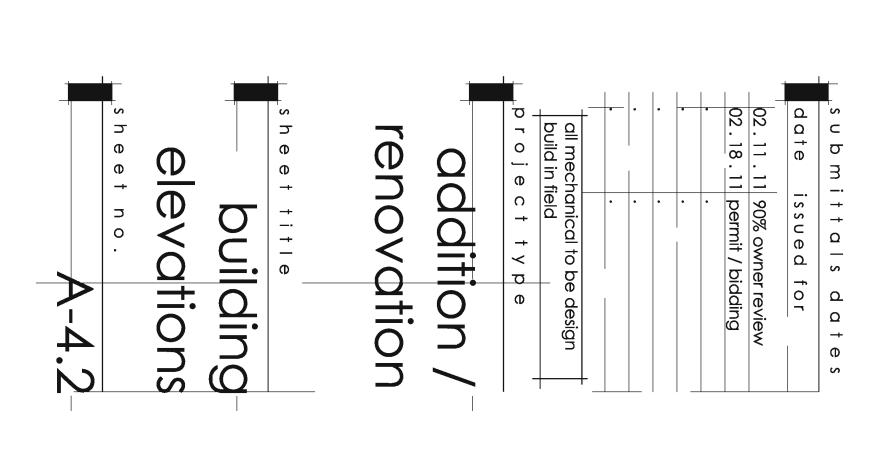
CUSTOM ARCHITECTURAL BRACKETS - FROM WWW.SPECTIS.COM SUGGESTED MODEL #BL2591

BY COR-A-VENT WWW.COR-A-VENT.COM

INSULATED OVERHEAD GARAGE DOOR - STYLE AND COLOR TO BE DETERMINED BY OWNER - ALUMINUM OR COMPOSITE RECOMMENDED DUE SOUTHERN EXPOSURE

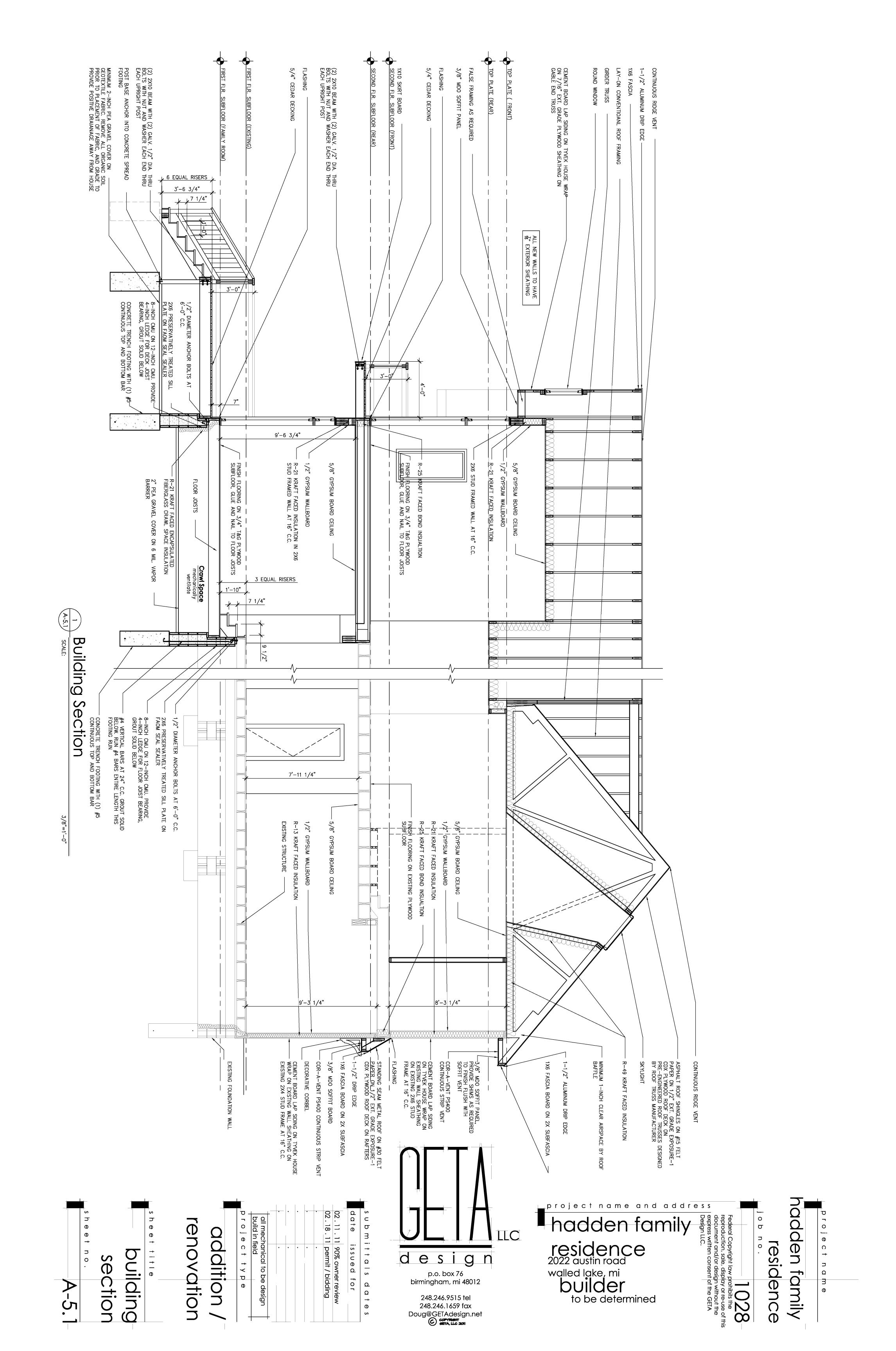
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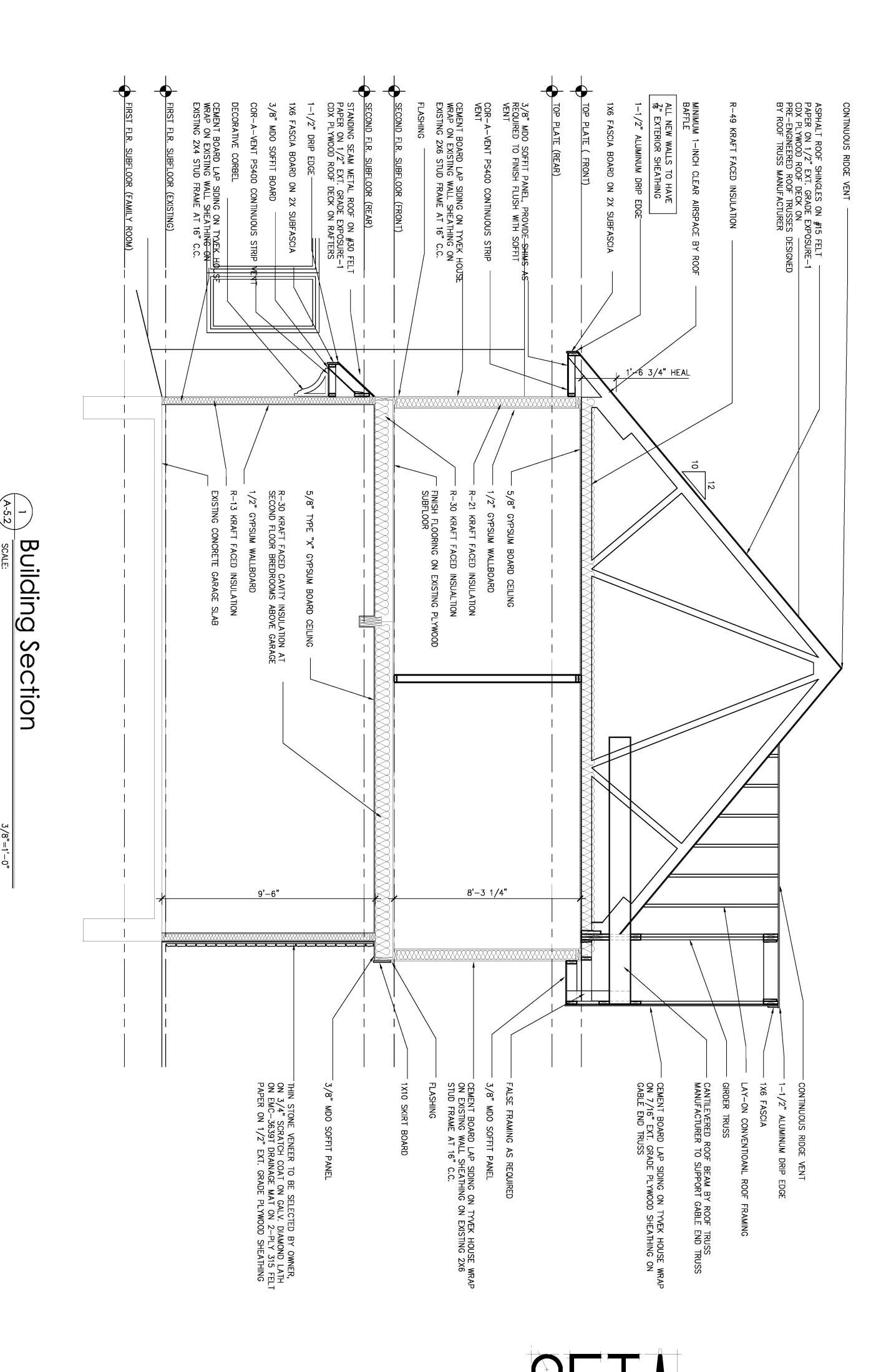






Doug@GETAdesign.net





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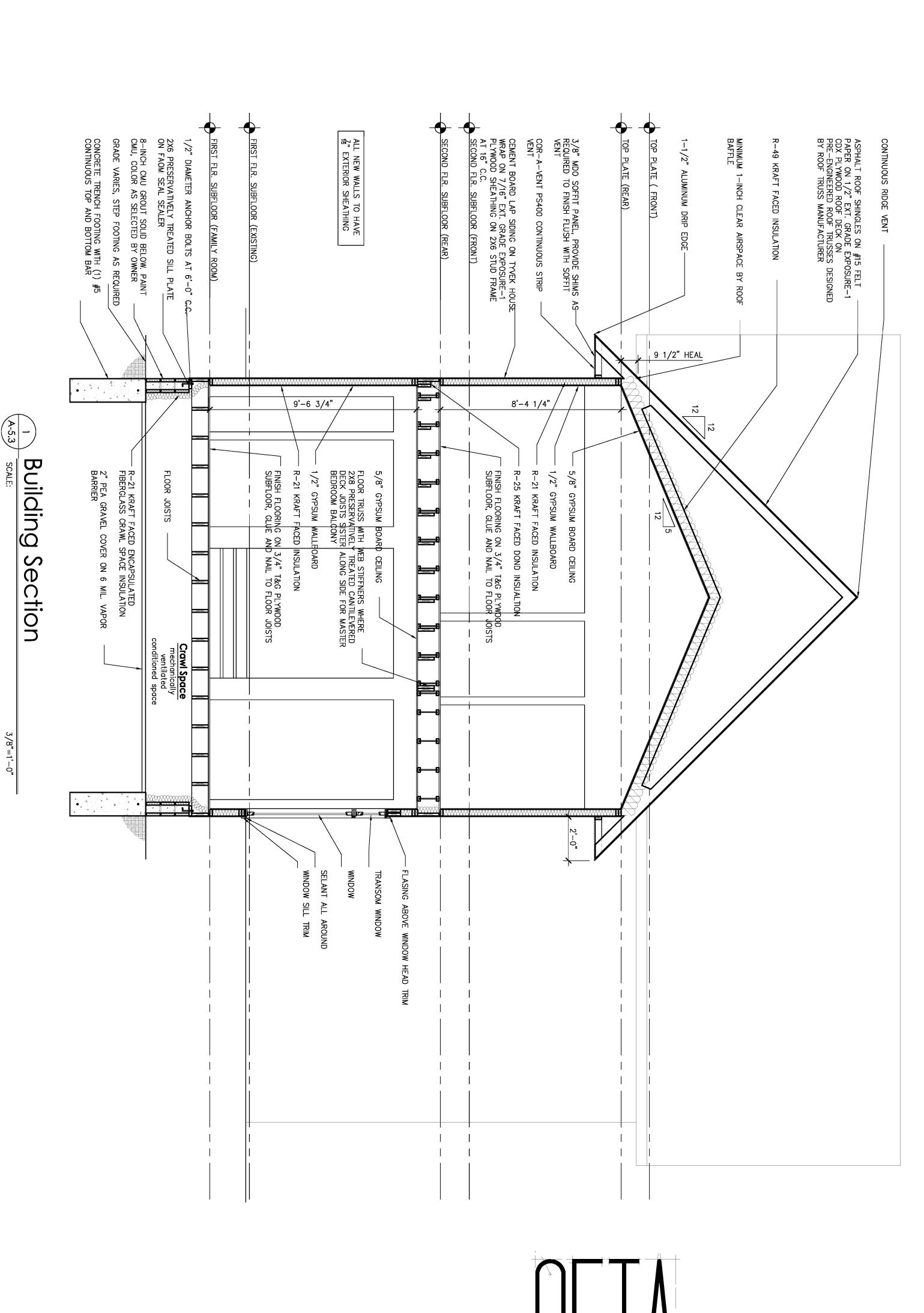
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residence

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02.11.11 d a t e s u b m project all mechanical to be design addition ---+ Ω 1 90% owner review 1 permit / bidding issued for Φ

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building

sections



hadden family residence 2022 austin road walled lake, mi
builder
to be determined

hadden project name and address Federal Copyright law prohibits the reproduction, sale, display or re-use of this document and/or design without the express written consent of the GETA Design LLC. л 0 . residence family

C6;01000 - GENERAL DATA

1. Conform to AISI "Specification for Design of Cold-Formed Steel Structural Members".
2. Lightgouge metal framing withstanding loads as follows: (with deflection not exceeding 1/360)
A. Windload 20 psf
B. Liveload 40psf
3. Provide metal framing required, standard steel runners (tracks), alip angles, shoes, reinforcements and accessories required (See plan for extent).
A. Mindload 20 psf
B. Liveload 40psf
3. Provide metal framing required, standard steel runners (tracks), alip angles, shoes, reinforcements and accessories required (See plan for extent).
A. Mindload 20 psf
B. Liveload 40psf
3. Provide metal framing required, shoul be placed to extent).
A. Mindload 20 psf
C. Contractor to verify finishes available and coordinate with Besigner.
B. Gentractor to verify finishes available and econdinate with Besigner.
B. Gentractor to verify finishes available and straight. Steel beam comers shall be mitted. All boiled plates shall be placed to interior face with bolt heeds to exterior face, must be tinded to interior face.
Besigner approved prior to fabrication.
B. Steel Fabricator shall submit shop drewings for all steel work for Designer approved prior to fabrication.
B. Steel Fabricator to provide Alternate Exposed Structural Aluminum Framing (match sizes per plan) in lide of exp. gelv. steel as a separate linelier in steel bid.

DESIGNO — WOOD AND PLASTICS 1. General contractor must verify all existing utility locations prior to start of construction and must make every effort to protect them or relocate as required.

2. General contractor must visit site to become familiar with existing conditions prior to submitting estimate.

3. General Contractor must install and maintain silt fencing as required by county/ local authorities.

4. General Contractor is responsible for having a registered land surveyor locate building per plan and stake perimeter. Must also provide as-built surveys as read by local building authorities.

5. General Contractor must coordinate all required sleeves © footings and all new utility leads. Contact utility companies as required.

6. General Contractor must obtain all required permits, tap fees, bonding, and insurances (workers, vehicles, general property). Provide verification to owner.

7. General Contractor must maintain a safe, clean worksite. Must keep street free of debris and dispose of all debris in a timely, legal manner. Staging of materials must be contained on site. Workman's parking must be done in a legal manner as to not adversely affect the surrounding neighbors. B. General Contractor must obtain authorization by Designer for any exterior meter locations and coordinate with utility companies. Provide screening as req'd.

req'd.

9. Do not scale drawings—use figured dimensions—report any discrepancies to the Designer.

10. All work must conform to all statutes of the Michigan Residential Building Code (edition in effect at the time of permit), all state, county and local ordinances and current barrier free regulations. If discrepancies in drawing appear, work must be done per code.

11. General Contractor is responsible to provide and maintain all temporary facilities. Electrical Service, Heating units, Weather protection, toilet unit, fire extinguishers, Crushed Concrete staging drive, Safety barricades and signage.

12. Designer and General Contractor signage may be displayed in a neat, orderly fashion. No other signs will be allowed.

13. For purposes of this specification, the current Michigan Residential Building Code will be referred to as the "Bldg Code".

Protect existing trees and other vegetation indicated to remain in place, against unnecessary cutting, breaking, shrinking of roots and smothering trees. Provide temporary guards to protect trees and vegetation.
 Existing Building Demolition and Removal to be done by general contractor. Verify extent w/ Arch. dwgs.
 Protect improvements on owners property and adjoining property.
 Strip topsoil and stockpile where directed. Dispose of unsuitable/ excess soils as required.
 Removal of trees and brush in a legal manner. Burning is NOT permitted.
 Provide soil erosion filter per local ordinance.

02000 - SITEWORK

SITE CLEARING

EARTHWORK

1. See Architectural/ Structural Drawings for additional notes.
2. Dimensional Lumber:

A. For light framing proide "Stud" grade lumber for stud framing (2" to 4" thick. 2" to 4" wide.) not species.

B. For structural light framing patches) and standard grade for other light framing patches.

B. For structural input framing (2" to 4" thick, 5" to 4" wide), provide No.1 grade, any species.

C. For structural framing (2" to 4" thick, 5" and wide), provide No.1 grade, any species.

3. Construction Panels: comply with PSI where applicable, and with "APA Performance Standard and Policies for Structural Use Panels (form E445). for requirements indicated for Structural Use Panels (form E445).

A. Species: Use only Group 2 Douglas Fr.

B. For types of applications where exposure durability dissification or span rating is not given, provide EXPOSINE; 1 and rating required to suit support specing.

A. Wood Treatment by Perssure Process: Preservative pressure treat lumber and phywood with water-borne pressrvatives to comply with AWPA (2 and C3, respectively, and with requirents indicated below:

A. Ground Contact Use: AMPB ID: 22

C. Treat nalize, blocking, stripping in conjunction with roofing, by Notional Forest Products Association (IA.F.A.). Do not splice structural members.

A. A cound Contact Use: AMPB ID: 22

C. Treat nalize, blocking, stripping in conjunction with roofing by Notional Forest Products Association (IA.F.A.). Do not splice structural members.

A. A cound contact Use: AMPB ID: 22

C. Treat nalize, blocking, stripping in conjunction with roofing by Notional Forest Products Association (IA.F.A.). Do not splice structural members.

A. Grand Contact Use: Amplie ID: 22

C. Treat nalizes, blocking, stripping on conjunction on larger than Section 921.6.

B. Alove Ground Use: Association (IA.F.A.). Do not splice structural members.

5. All corpenter to frestop concealed spores with blocking not essetue structure prior to an equired by current codes.

5. Frovide vertical X-brocking with production of part bridg 1. Remove and dispose of material encountered to obtain required subgrade elevations.

2. All foundations must rest upon natural, UNDISTURBED soils capable of supporting 2.500 psf bearing capacity (per code) (or on engineered compacted fill). If unsatisfactory soil material is encountered at specified depths, contact Designer/ soil engineer immediately—discontinue work in effected area.

3. Provide bracing and shoring as required to maintain sides and to protect adjacent structures. Provide barricades/ warning lights as required by local authorities.

4. Prevent surface water and subsurface or ground water from flowing into excavations and from flooding project site and surrounding area. Provide and maintain pumps, sumps, suction and discharge lines and other dewatering devices as required.

5. Compact each layer of backfill and fill soil materials and the top 12" of subgrade for structures, slabs, steps and pavements to 90% maximum density for cohesive soils and 95% relative density for cohesionless soils. All density requirements refer to Modified Prototo Percentages.

6. Backfill excavations as promptly as work permits. Use granular soil material. DO NOT backfill against unbraced wells—besement slob and main floor framing to be set prior to backfilling. If backfilling operations are to occur prior to floor placement, contractor must shore and brace accordingly.

7. Grading: uniformly grade areas as indicated. Grade areas adjacent to building lines to drain away from structure and to prevent ponding (1/4" per foot minimum — verify in field) Allow for 4" placement of topsoil.

9. OMIT

ARCHITECTURAL WOODWORK

03000 - CONCRETE

GENERAL NOTES

Architectoral woolbumkkk

I. Wood Moisture Content: Provide kin-dried (KD) lumber with an overage content range of 6% to 11% for interior and 8% to 13% for extentor. Mointain emperature and relative humidity during before, storage and finishing operations so that moisture content volumes to the moisture and relative humidity during before, storage and finishing operations so that moisture content volumes for woodwork at time of installation of not exceed 5% to 10% (as defined by AWI) for interior and 9% to 14% for extentor.

2. Interior Trim:

A. Where noticed finish is indicated: Use Morthern White Pine, plain sown, custom grade, AWI screept for pointed shape tim use Yellow Popiar, plain sown, custom grade, AWI 100, Unless Otherwise indicated.

B. Where pointed finish is indicated: Use Northern White Pine, plain sown, sourcem grade, AWI 100, Unless Otherwise indicated.

A. Where noted use Cadar, clear of heart, plain sown, premium grade, AWI 100, Unless Otherwise indicated.

B. Where noted use Cadar, clear of heart, plain sown, premium grade, AWI 100, Unless Otherwise indicated.

C. A. Where noted use Cadar, clear of the ords, sown, premium grade and the companies of the plain of the 134 solid round to plain the plain sown, premium grade and clear in the plain of the 134 solid round to the ord.

C. Interfor Donz: Outsom 1-34" Solid round top door - species to be determined.

D. Donage and the solid for species and grade and the solid plain the solid plain the grade solid crea doors w/ 100 worse.

A. MEMBRAME / WAITERPROFING

I. Oten 3UAFA solid core stain grade, premium grade — u.n.o. (verify exact species with non-clails: All non-clails and comply bond brookers (As Applicable) protect drainage set all doors. Purify and other work. Fill voids sed joints and oppy bond brookers (As Applicable).

J. Clean substrate of projections and substances detrimented to work and on oppy bond brookers (As Applicable).

J. Clean substrate of projections and substances detrimented to work and oppy bond brookers (As Applicable) 1. See Architectural/ Structural Drawings for additional notes.
2. Expansion Joint Materials— resilient and non-extrading type premolded bituminous impregnated fiber board units complying with ASTM D 1751, Type 1. Anti-Spalling Compound: 50% (by volume) boiled linseed all and 50% (by volume) commercial grade kerosene or mineral spirits. (Apply no sooner than 28 days after placement).
3. Design the mix to produce standard-weight concrete consisting of portland cement, aggregate, air-entraining admixture and water to produce the following properties:
A. Compressive Strength: 3000 psi. min. © 28 days
B. Slump Range: 2" to 4"
C. Air Content: 5% to 8%
4. Air entrain all concrete exposed to freezing: 6% for max. 3/4" aggregate 5. Maximum cement-water ratio to comply with table 1908.2.1 of the Bldg Code.
6. Any admixture to be used in STRICT compliance with manufacturer recommendations.
7. Provide Keyways at least 1 1/2" deep in all Construction joints in walls and between walls and footings. Provide waterstop within joint.
8. Provide a min. 4" thick base course below all interior concrete slabs. The base course must be installed in compliance with the Bldg Code, section R-603.2.2
9. General contractor must provide weather protection for all exposed concrete as required.
10. All EXPOSED INTERIOR CONCRETE shall have a minimum of 4000 PSI 28 day compressive strength, VBRATED, smooth finish w/ round form connections.
Verify exact clear finish or acid washed stain at floors w/ Owner. Verify saw cut pattern(s) w/ Designer.

1. See Architectural/Structural Drawings for additional notes.
2. Nonmetallic Non-shrink Grout: pre-mixed, nonmetallic, noncorrosive, nonstaining product containing silica sands, portland cement, shrinkage compensating agents, plasticizing and water reducing agents. Complying with CRD-C621.
3. All structural connections must be submitted in shop drawing form to the Designer for review by a licensed structural engineer prior to fabrication.

051200 - STRUCTURAL STEEL

02000

1. Provide written verronty signed by the manufacturer and installer.
2. Submittan miscar of the and color of aluminum finish on 12° long extrusions or formed stages on 6° x 6° sheet. Color to be confirmed by Designer.
3. Aurimum System: Kowner TriFob II 451 Franing System w/ "Glass Vent" operable units or approved equal w/ clear anadized aluminum finish. Provide Low-E 1° insulated glazing, weithy exact clor w/ clear anadized aluminum finish. Provide Low-E 2019

8. Care Glazing shall he Soley with Towner space w/ Low-E coating on Surface #3)

9. Provide conceaded ven fitting units of all operable window units. Maintain consistent face profile across all fixed and operable window units. Screen MUST be one-piece fully injed unit.

7. All Silding door units to be Arcadia Series 5000 w/ screen drs.

GLASS AND GLAZING (verify exact color w/ elevations)

1. Comply with recommendations of Flat Glass Marketing Association (FGMA) "Glazing Manual" and "Sediam Manual".

8. Selden finsulating Glass Units: Preassembled units consisting of 1/4" glass, 1/2" air space, bronze aluminum spacer. (ext.=tinted float glass, int.=clear float glass.) Timfeed Float Glass: Type 1, class 2, quality 43, bronze standard thit (light transmittance=50–52% and shading coefficient = 69-.77). Iemped an insulating Glass: 1/4", Grade B. Style 1. Type 1, quality 43, dass required.

9. Provide dil required seadants, tapes, floshings, gaskets, spacers and clips, flostence and only any anadization.

1. All fixed and operable sash to be by Pella Window Corp. or Weathershield Window Corp. (or approved equal.) Pella window sizing indicated on elevation sheets.

1. Provide Low-e, insulated glass with all hardware and screens.

2. Provide Low-e, insulated glass with all hardware and screens. ALUMINUM WINDOW SYSTEM 6. Head— Provide membrane flashing at all window and door heads. At masonry / stone heads cover structural supports with membrane flashing and provide pea gravel wash, end dams and weeps per code. At all conditions provide min. 8" vertical leg. 'Ship lap' housewrap min. of 4"and seal con't per manfacturer's written instructions.
7. EIFS/Masonry Transitions— Provide membrane flashing with min. 8" vertical leg under top course of masonry. 'Ship lap' housewrap min. of 4"and seal con't per manfacturer's written instructions.

SKYLIGHTS

1. INTERIOR SKYLIGHTS: Pre-Finished Aluminum Framing System (0.062" min. thickness) Bronze Anodized with fasteners to match by Velux-America, Inc.
2. Glazing: 5/4" insulated glass (tempered exterior, laminated interior) bronze tinte Low-E. per Bldg Code —Section 2404.
3. Manufacturer must supply shop drawing for approval prior to fabrication.
4. Provide type "ECX" flat roof curb for all low slope roofs up to 2/12 pitch. Provid all flashings, counter flashings, and sealants.
5. Provide written warranty signed by manufacturer and installer.
6. VELUX — Electric venting deck mounted skylight (VSE) with rain sensor for auto close in case of rain. 09000 - FINISHES. GYPSUM DRYWALL

1. Plumbing system to be design—build by others. All work must conform to all applicable codes and ordinances currently in effect.

2. All plumbing work to be installed in a high qualty, first class workmanlike manner, complete in all details. Provide and install all fixtures with trim, all soil, waste, vent and floor drains, hot and cold water piping, plates, coverings, and all other material and labor necessary for a complete and supports, and all other material and labor necessary for a complete and slent system. Exposed piping at fixtures to show no tool marks or threads at fittings.

3. Provide shut—off valves in all branch lines to fixtures. Provide shut—off valves located at all fixtures in cabinet below or in an inconspicuous (least visible) place.

4. Where pipes contact wood or other building materials, isolated from wood with rubber, cork or insulation gaskett.

1. Well / Partition Support Material: Studs—ASTM C645; 0.0179" min. thickness of bose metal, unless otherwise indicated. (U.O.L.) 3 5/8" deep @ 24" O.C. Runners to match studs as recommended by stud manufacturer.

2 Gypsum Wellboard: ASTM C36, in maximum lengths available to minimize end-to-end butt joints.

A. Regular (U.O.L.) 1/2" thick, with topered edges.

B. Type X for fire-resistant ordered assemblies and as indicated.

C. Moisture Resistant Gypaum Board, per bidg code section R702.4.2. Use at all locations calling for ceramic tile or non-absorbent finish material. Install per code and manuf. recomm. Comply with ASTM C630 or C1178

D. Exterior Gypsum Board: ASTM C931, with manufacturer's standard edges, of type and thickness indicated: Regular Type, 5/8" thick.

3. Provide corner beads, L-type edge trim beads, J-type edge trim beads, special L-kerf type edge trim beads, and one-plece control joint beads.

4. Joint Teatment. ASTM C475; Type recommended by manufacturer for the application indicated. Provide chemical-hardening-tape for bedding and filling, ready—mixed viny type or viny-type powder type for tapping.

5. Joint Tape: Paper Reinforcing Tape.

5. Joint Tape: Paper Reinforcing Tape.

6. Joint Compound: Provide chemical-hardening-tape for bedding and filling, ready—mixed viny type or viny-type powder type for tapping.

7. Gypsum Board Screws: Comply with ASTM C646.

8. Gypsum Board Screws: Comply with ASTM C646.

9. Sound Attenuation Blankets: FS HH-I-SC1, Type I: semi-rigid mineral fiber blanket without membrane. Closs 25 flanne spread, thickness as indicated.

9. Sound Attenuation Blankets: FS Paperleary bocking and underdoyment panels composed of a concrete core with gloss fiber mesh reinforcing on both faces covered with portiond cennet treatment; average wt.: 3.7 lbs. per sq ft., thickness 7/16". Comply to Blag Code Section 2503.4.

11. Apply joint compound in 3 coats (not including prefill of openings in base), and sand between last 2 coats and after last coat.

1. Paint illustication of the property of the property of the property of color and texture.

2. Owner? Designer will furnish color chips for surfaces to be painted. Submit samples for opproval of color and texture.

3. Protect work of other trades. Correct any damages as directed by Designer.

4. Prepare surfaces in strict accordance with coating manufacturer's instructions. Remove brandware accesss., machined surfaces, pides, lighting fixtures, etc.

5. Exterior Point Schedule:

A. Stained Wood: Flot Stain, No Finish: 2 Coats.

1. First and Second Coats: Exterior Semi-Transparent Oil Stain (FS TT-S-708)

8. Painted Wood: Semi-Gloss Enamel Finish: 3 Coats

1. First Coat: Interior Enamel Undercoat (FS TT-E-543)

2. Second and Inter Octas: Coalient active Semi-Gloss Enamel (FS TT-E-509)

6. Interior Paint Schedule:

A. Spasum Drywall Systems: Viny acrylic latex system. Primer plus one finish coat. Provide third Coats: Odellontractor-f???ngs: Latex Egg Shell Enamel, Cellings: Latex foot wells and Coalientractor-f?????

7. Second Coat: (3td where required to obtain complete coverage.

8. Pointed Woodwork: Semi-Gloss Enamel Finish: 3 Coats.

9. Second ond Third Coats: Oderless Interior Semi-Gloss Enamel (FS TT-E-509)

2. Second ond Third Coats: Oderless Interior Semi-Gloss Enamel (FS TT-E-509)

3. Signed Woodwork: Semi-Gloss Enamel Finish: 3 finish coats over stain plus filler on open grain wood.

1. Stain Coat: Interior oil Stain (FS TT-S-711)

2. First Coat: Interior oil Stain (FS TT-S-711)

3. First Coat: Bleached Sheliac (FS TT-S-336)

3. Filler Coat on Open Grain Wood: Paste Wood Filler (FS TT-F-336)

3. Filler Coat on Open Grain Wood:

4. Second and Third Coats: Oil Rubbing Varnish (FS TT-V-86)

7. OWIT

8. OMIT

Tile of all types shall be sealed with "Porous Plus 511" per manufacturer's recommendations. Contact Virginia Tile at 248.649.4422
 All tile areas contractor to provide an anti-fracture membrane. Use 'National Appilied Construction Products, Inc' membrane or equal. www.NAC-Anti-Fracture.cor10000 - SPECIALTIES
 PRE-FABRICATED FIREPLACE

1. Provided by general contractor. Installation by general contractor or approved manufacturer's representative.

2. Extend fireplace flue 2'-O" above all parapets (within 10'-O" radius). Paint all vent stacks, roof vents and flues flat black. Provide gas line with shut off to each unit. Provide wireless remote wall switch kit, glass doors (verify exact finish with owner). Provide chimney components, flashings and termination as req'd.

3. Direct vent flues to match E.I.F.S. (where applicable)

4. Maintain or exceed all clearances to unit per manufacturer's recommendations.

specifications

sheetno

sheet title

renovation

addition

all mechanical to be design build in field

project type

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248.246.9515 tel birmingham, mi 48012 67 xod .o.q S Ə

Doug@GETAdesign.net

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issued for

date

02 . 11 . 11 90% owner revie 02 . 18 . 11 permit / bidding

5. Plumbing contractor to verify all fixtures/ appliances prior to ough-in-system.
6. All piping to be conceded except in unfinished areas. All water supply piping (hot and cold) to be completely insulated with "Armoflex" pipe insulation or equal, complete with comer fittings.
7. Plumber must verify existing water service size and location. Upgrade as required.
8. Provide cast-iron roof sumps (Zurn or equal) w/ overflows and conductors at flat roof areas. Provide pipe insul. wrap (typ. at modified bit. roofing membrane)
9. No water supply piping to be installed in outside walls or attics. Unless absolutely necessary, provide Ze6 wall w/ insulated pipes. All plumbing and piping exposed to freezing conditions at exterior related connections.
10. Provide re-circulating pump for all hot water supply lines. Verify extent with Owner.
11. Provide 3/4" supply lines to all showers/ tubs. Upgrade supply lines as required with Owner.
12. All downspouts to be tied into sub-grade storm water drainage system. Verify compliance with local ordinance(s)
13. Plumber to provide all fireplace, appliance and equipment gas piping as required. Provide CEBERIT Model "Tessera" wall hung toilet(s) w/ concealed tank and carrier system. Provide zector pump as required. Verify ownerliance with local ordinance(s)
14. At Master Bath, Provide CEBERIT Model "Tessera" wall hung toilet(s) w/ concealed tank and carrier system. Provide cand ectator fornome actuator (chrome) and concealed access panel. Provide 2X6 studwall at back of toilet.
15. Verify exact exist. sewer invert elevation and tie-in into new sewer line for residence in field. Provide sewage ejector pump as required. Verify all requirements w/ licensed master plumber prior to installation of plumbing or conc. slab.

1. Electrical system to be design—build by contractor.
2. All electrical work to be installed in accordance with all applicable codes and ordinances. Verify existing service and upgrade as required.
3. Provide walk—thru' with owner prior to pulling wire to approve all locations. Submit cut sheet for all fixtures for approval prior to purchase.
4. Provide smoke detectors at each level and in each bedroom.
All units to be wired per Bldg Code Section 1018.3.3.
5. Toilet room must be mechanically ventilated. Provide fan with adequate capacity for the designated room of use. Verify sizing with mechanical contractor prior to installation.
6. Verify all dimmer and master switch locations w/ owner prior to all electrical work.
7. Verify exact computer network, low voltage, cable tv, telephone requents w/ owner.
8. Coordinate and align all Elect. controls/ switches w/ HVAC and low voltage sub—contractors. See Detail on Elect. Plans NOTE:

The above is provided as general construction notes only. In no way are they intended to be utilized as architectural specifications for this project. All installations and fabrications should be verifiewith G.C. and Owner 16000 – GENERAL

Built and provided by sauna manufacturer. Installation by sauna installer.

McCoy Sauna and Steam (ph. 1.248.476.011). McCoy to field verify room size and I window and door heights in sauna. Hold cerify panels 4* above window head. Ovide removable redwood palettes a moore provide ceramic tile flooring as a provide ceramic tile fl

Door to be series 190 by Kawneer CO., or approved Equal. Pivots: Single acting, to and ottom offset pivots. Door Closure: Single Action Concealed actions: Verify the See Allowance. Threshold: 1,7 x 6 aluminum mill finish. Weather—stripping: Single acting, Sealer weather—stripping.

troit Eloy Eloy.

by owner. Installation by general Provide Electric, Gas and Water

See Architectural drawings for extent.
 Set vapor barrier to warm side of construction——tape joints and punctures in vapor barrier. Install safing as recommended by manufacturer and acceptable to Fire Marshall. Complying with FS. HH. 1.521 F, Type 1 noncombustible by NFPA with ASTM E 84, and in accordance with ASTM E 119.
 Bid Alternate: "Nu—Wool" Wallseal cellulose "Spray—in—place" insulation in all wall and ceiling cavities installed per manuf. recommendations. No other blown—in cellulose insulation shall be substituted. Contact Ken Byczynski at 'Kenco Energy Services' at 248.634.5075 phone or 248.634.5078 fax.
 Bid Alternate: "SPRAY FOAM" Contact: Ken with SEAL—TECH at (248) 444—2389

1. HVAC contractor shall be responsible for the complete design and installation of the heating, ventilation and a cooling system for this project. All work must comply with all applicable codes and ordinances. Contractor must verify all existing conditions provide drawing of mechanical layout prior to start of work.

2. HVAC contractor must provide drawing of mechanical layout prior to start of work.

3. All floor areas that have slabs as floor structure are to have sub-surface ductwork. See sht A-1 for soffit limitations. Review structural plans for "flush" beam locations.

4. Provide layout of all duct runs on mechanical layout. See Lower Level Floor Plany with any discrepancies or clarifications.

5. HVAC contractor to coordinate with electrician — Must provide venting for all house, both and cooktop ventilation.

6. Toilet rooms must be mechanically ventilated to exterior. Provide from with adequate copacity for the designated room of use. Verify duct, cfm sizing with mechanical contractor prior to installation.

7. Electrical contractor, to coordinate installation of heat tape system by "Chromolux" at roof sumps with Plumbing Contractor.

8. Provide and coordinate generator: Generac II emergency power system by "Chromolux" at roof sumps with Plumbing Contractor.

8. Provide and Crilles:

9. Registers and Crilles:

10. Registers and Grilles:

11. Registers and Grilles:

12. Neal fooring Locations: Floor registers to match flooring contractors losts in stone. Verify exact pattern & size w/ Arch.

13. D. Wall Grilles: Conceal/ remotely locate all supply and return grilles in stone. Verify exact pattern & size w/ Arch.

14. Spiral Duct Verify exact pattern & size w/ Arch.

15. Spiral Duct Werify exact pattern & size w/ Arch.

16. Spiral Duct Werify exact metal spiral ducts. Verify—exect start—feedeling with the signed and diffusers of all spiral ducts. Verify—exect start—feedeling with the signed and diffusers of all spiral ducts. Verify—exect start—feedeling with the signed and diffusers of all spiral ducts.

The General Contractor to submit contractor's and manufacturers warranty at time of submitting estimate for roofing system.

2. Proceed with roofing work only if existing and forecasted weather conditions will permit work to be performed in accordance with manufacturers recommendations and warranty requirements.

3. FLAT RODES. Roof membranes to be 2-by bacin membrane by U.S. Intec No. B.S.P. 4000-N1 or approved equal on 3,4% perlite (expanded volconic glass) install baces sheets, cant strips, flashings, and bollasts as required.

A. Provide roof verts per plan by Lonanaco Corporation or approved equal. (plack finish)

E. See electrical for power vent specifications. See plumbing spec. for roof sumps.

C. See drowings for scupper locations. Flosh all well and roof penetrations at scupper. Provide must be finished BOH SIDES. Verify exact color/, finish penetration. Supper must be finished BOH SIDES. Verify exact color/, finish and profile. Counterflash properted will be supper equal to scupper will be supper will be supported profile and size w/ Designer.

4. SLOPED RODE: Provide and install synthetic aled the roofing with 50 year (min.) warranty by Growe Building Products www.authentic-roof.com or sequal. Provide pre-finished for an install synthetic and administor.

Forde is caught in a limitar of a proproval prior to purchase.

A. Provide pre-finished dournium flashings per plan. Provide by Bosigner.

C. Provide pre-finished dournium flashings per plan. Provide substriate.

B. Provide pre-finished annow guards, install per manufacturer's recommendations and Bidle Gode section 1507.2.

C. Provide pre-finished snow guards, install per manufacturer's recommendations during shingle installation. Color to be selected by designer with 1-1/2 vert insight of promoted ridge went by Coro-a-Vent E. Provide gre-finished snow guards, install per manufacturer's recommendations and will intersecting with base materials. Speam with 1-1/2 vert insight ger plan or provide color/finish to be determined.

B. Provide pre-finished

EXTERIOR INSULATION FINISH SYSTEM

1. EFES CONTRACTOR must provide a full 35" x 35" sample representing each specified texture and color for find approval by Designer prior to purchase of musteriol. General controlor must be protested from welding distribution. A control for full find approval by Designer prior to charge of the public for the public public

GENERAL NOTES

See Architectural/ Structural Drawings for additional notes.
 Comply with recommendations of Brick Institute of America (BIA) and National Concrete Masonry Association (NCMA).
 Concrete Masonry Units (CMU) ASTM c 90, Grade N-1 (moisture cured), normal weight aggregate, except use light weight aggregate wherever exposed view, (2) two core hollow units.
 Masonry Wire Ties: 3/16" cold drawn steel wire, with 1.5 oz. hot dip Zinc coating or 7 mil copper coating, z-shaped for solid unit masonry or rectangular shape for hollow unit masonry.
 Mortar for Unit Masonry. Comply with ASTM C270, Proportion Specification, for Type S Mortar, unless otherwise noted.
 Grout for Unit Masonry. Comply with ASTM C476 for grout for use in construction of reinforced and non-reinforced unit masonry. Pea stone aggregate concrete with 28 days compressive. strength of 3000 psi.
 DO NOT USE calcium chloride in mortar or grout.
 Brick Sample Panel must be submitted for approval denoting exact brick, grout color, and mortar joint detail. See Allowance.
 Limestone work under this contract shall include labor and materials necessary for the satisfactory installation of cut Indiana Limestone in accordance with the provisions set forth by Indiana Limestone Institute of America Inc. Verify exact limestone grade mortar color and joint location with Designer prior to ordering and installation of all materials.

ALUMINUM ENTRANCES

1. Provide written warranty signer by manufacturer and installer.
2. Submit sample of type and profile of aluminum finish on 12" long extrusions or formed type (n x 6" sheets. (Exact color to be determined by 0 (ig) in x 6" sheets. (E

























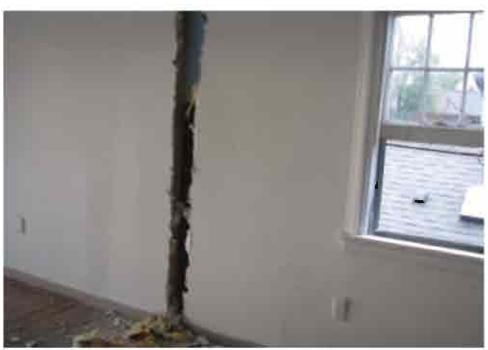




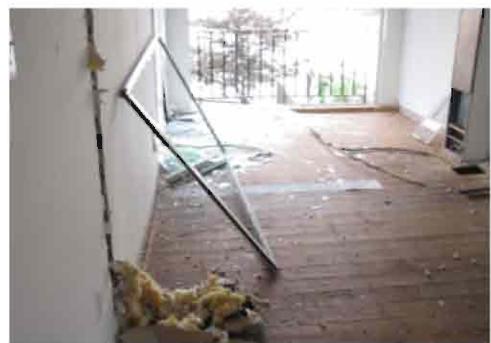






























RICK SNYDER GOVERNOR

STATE OF MICHIGAN

A1226530

DEPARTMENT OF LICENSING AND REGULATORY AFFAIRS

RESIDENTIAL BUILDERS' AND MAINTENANCE & ALTERATION CONTRACTORS' BOARD RESIDENTIAL BUILDER LICENSE

RONALD GENE MCDOUGAL 2205 MARKESE LINCOLN PARK MI 48146

FERMANDALIN NO.

EXPIRATION DATE

KOUTNO

2101192139 05/31/2014

2421678

THIS DOCUMENT IS DULY ISSUED UNDER THE LAWS OF THE STATE OF MICHIGAN.



Permit No.:

B12-0250

Permit Type: Status:

BUILD

APPROVED

Job Address:

2022 AUSTIN NOVI

Location:

Lot 81, Shawood Walled Lake Heights Sub.

Parcel No.:

5022-10-227-008

Owner:

IAN HADDEN

Applicant: Contractor: RONALD GENE MCDOUGAL RONALD GENE MCDOUGAL Phone No.:

Applied:

Approved:

To Expire:

Phone No.:

313-801-8602

04/17/2012

04/23/2012

10/20/2012

Phone No.:

313-801-8602

Architect: Engineer: Developer:

Description:

Demo Rear 1/3 of Building and renovate and remodel home, MRC2009

Occupancy:

Use:

Type:

Valuation:

\$171,000 00

Comments:

Fees:

Total Calculated Fee:

\$935.00

Additional Fees:

\$0.00

Total Permit Fee:

\$935.00

Payments:

\$935.00

Balance Due:

\$0.00

I hereby acknowledge that I have read the application and the above information is correct and agree to comply with all City Ordinances and State Laws regulating building construction. I further agree this building does not violate any restrictive covenant of the abstract.

TCO & CO REQUESTS REQUIRE 2 BUSINESS DAYS NOTICE

Call for inspections 24 hours in advance no later than 3:30pm at the inspection Line 248-347-0480.

Phone: 248-347-0415 Fax: 248-735-5600

Certification Letter

HUD 203k

Date: 5/23/2012

Buyer's Name: lan Hadden

Address: 2022 Austin Rd

Walled Lake, Michigan

Phone Number: (248) 000-0000

FHA Case Number:

I hereby certify that I have carefully inspected the following property at: 2022 Austin Rd

Walled Lake, Michigan

for compliance with the general acceptability requirements (including health and safety) in Handbook 4905.1 or its successors.

I have reviewed the attached architectural exhibits and the estimated rehabilitation costs of this property, and have determined them to be acceptable.

I have no personal interest, present or prospective, in the property, applicant, or proceeds of the mortgage.

To the best of my knowledge I have reported all items requiring correction and that the rehabilitation proposal now meets all HUD requirements for 203(k) Rehabilitation Mortgage Insurance (Handbook 4240.4 or its successors).

X _ Christopher D. Date: 5/23/2012

HUD Consultant: Christopher J. Daggy

ID Number: P1255

203K CONSULTING/INSPECTION/OPTIONS/FEES

- 1. **Pre Purchase Inspection:** Perform a Pre Purchase Inspection and provide a written report. The inspection is <u>strongly recommended</u> for any property that is being purchased and is <u>the recommended starting point</u>. The FHA 203K mortgage program requirements will be discussed during the inspection, but no <u>separate report is generated</u>. No additional fee for discussing the program is <u>charged</u>. The client's contractor is encouraged to attend. A written report is generated and typically sent via email. The fee is due upon completion of the field inspection. A sample inspection report is available for your review. The inspection can be performed in conjunction with other services.
- 2. **Feasibility Study**: The study reviews the property for compliance for Minimum Property Standards (MPS) as set for by the Department of Housing and Urban Development (HUD) and also includes desired items the client my wish to include in the renovation. The study includes a description of the renovation items and preliminary cost estimate (Cost estimate is very general). The study will also advise as to which 203K program can be utilized. Should the loan progress to a 'Full' 203K, then the cost of the study is credited toward the drafting of the required documents for the 'Full' 203K program. The Feasibility Study should not be confused with a Pre Purchase Inspection which is recommended on any property that is being purchased. The client's contractor is encouraged to attend. A written report is generated and typically sent via email. The report can be utilized to assist with contractor bids. The fee is due upon completion of the field inspection. A sample study is available for review. The study can be performed in conjunction with other services.
- 3. **Specification of Repairs**: Basically this is a detailed cost estimate and offers more detail then a Feasibility Study. Also other required forms are completed and included in the package. The format is dictated from HUD and is required for the 'Full' 203K program. A sample inspection report is available for your review. A written report is generated and typically sent via email. The fee may be allowed to be paid at closing with the lender's and consultant's permission. The client's contractor is encouraged to attend.
- 4. **Hourly Basis:** Specifically for the Streamlined program to assist in coordination of contractor bids and required paperwork.

PA	GE	1	OF	9
A A'B		_		~

203K INDEPENDENT CONSULTANT FEES

ESTABLISHED BY HUD

Repairs less than \$7,500	\$400.00
Repairs between \$7,501 and \$15,000	\$500.00
Repairs between \$15,001 and \$30,000	\$600.00
Repairs between \$30,001 and \$50,000	\$700.00
Repairs between \$50,001 and \$75,000	\$800.00
Repairs between \$75,001 and \$100,000	\$900.00
Repairs over \$100,000	\$1,000.00
Additional Units	\$25.00
Feasibility Study*	\$125.00

48.5¢ per additional mile over 30 miles round trip

*\$125 to be discounted from full price if Specification of Repairs is required.

PRE PURCHASE RESIDENTIAL PRICING SCHEDULE

<u>HOUSE</u> <u>SIZE</u>	<u>PRICE</u>
0001 - 0999 sq. ft.	\$250.00
1000 - 1499 sq. ft.	
1500 - 1999 sq .ft.	\$290.00
2000 - 2499 sq. ft.	\$310.00
2500 - 2999 sq. ft.	\$330.00
3000 - 3499 sq. ft.	
3500 - 3999 sq. ft.	\$370.00
4000 - 4499 sq. ft.	\$390.00

PAGE 2 OF 3

___(CLIENT INITIAL)

DISCOUNTS

SLABS	\$ 20.00
CONDO (INTERIOR ONLY)	\$ 20.00
APARTMENT STYLE CONDOS	\$ 35.00
COMBINED WITH A SPECIFICATION OF REPAIRS	\$100.00
COMBINED WITH A FEASIBILITY STUDY	\$ 50.00
PARTIAL INSPECTION	
VERBAL ONLY (Min)	\$ 75.00
WRITTEN (Min)	\$125.00

REFERRAL DISCLAIMER

Client is free to select the inspector and or consultant of their choice. HUD provides a list of approved consultants on their web page.

SUMMARY

Client:	In Wie	lden	_
Property Address:	2012 A	52n	_
File Number:			
No Pre Purchase Inspecti		ŧ	50 -
	on:	\$_	
→ S Feasibility Study:	u ma	\$_	
Specification of Reparent		S	1042
No Architectural Exhibit	S	\$	
N 5 Discount:		(\$)
TOTAL:		/ =	1050 -
TOTAL		0/ 7	1020
A	J. J.	(1/1/1/	577/11
Client: 160 bt	den	Christopher J. Da	ggy
		Consultant/Inspec	

PAGE 3 OF 3



PROPERTY INSPECTION ENGINEERS

Consultant's Allowable Fee Agreement

Lender				
		id kener		
Loan 1)	/pe: HUD 203(k)			
This ag	reement is entered on	5/7/2012, between Christoph	er J. Daggy (CONSULTANT) and	d .
25.5	ian Itadde		egarding the subject property:	
	150 2200	n I NULL	, Michigan.	
For the	sum(s) specified the (CONSULTANT agrees to:		
1.	inspect the physical pr 203(k) Rehabilitation N trip) will be due and pa Consultant Fee (below contingent and non-re unfeasible for the Born Inspection (if contracts	and I or Borrower(s)' Agent(s) and/or roperty, identify area in need of improvents and an area of improvents and a service of these services are an area of the services and a service of the services are area of the services and or excessively expensive and or excessively expensive and or perform inspection) and or additional or additional area of the services and or additional and area of the services are services and or additional and area of the services and or additional and area of the services are services and or additional and area of the services are services and or additional and area of the services are services and or additional and area of the services are services and or a services and or a services are services are services and or a services are services are services and or a services are services and or a services are services are services and or a services are services are services are services and or a services are services and or a services are services are services are services are services and or a services are s	vement, and determine overall suits \$125 plus mileage (\$.485/mile over ces. This fee will fully credited tow ue the application process. This fet is determined quickly that the nee to the Consultant will not perform a tional payment will be necessary.	ability for FHA's 30 miles round ard the Total e is non- d repairs are full Home
2	would be recommende	it, Consultant will list work items that: ed to be done at this time by the Consu ant and Borrower(s) will jointly determ	ultant or other, and; C) are desired I	
3,	Produce appropriate d	ocumentation in a HUD accepted form	at the Draw Request. It is understo	
		do not include certified architectural di ponsibility of the Borrower(s).	rawings. If such drawings become	necessary, all
5.	time of service at the ti- recommended fee sch- to defer collection of p will be responsible for if additional testing se- sub contractor(s) agre- services are in additionad advance (see below), a	ove services, Borrower(a) agrees to pa ime of service (which includes the cha edule. This amount may be reimburse ayment till closing, but if the property immediate payment to the Consultant rvices are necessary, these services we ed to by both the Consultant and the E in to the above Consultant Fee. The Co and may schedule the additional testin of the Borrower(s) and will be due and	arge for item #1 above) which is based to the borrower at closing. Consider the control of the c	sed on HUD's ultant may elect the Borrower(s) yment method. ultant or qualified these testing ra charges in
		Allowable Fee Item	ns	_
Independ Mileage:	sent Consultant	Full Work Write Up	\$ 1000	
Daymoni	at closing:			
r zymini	at Grooning.			
			Estimated Closing Date:	t_1_
		or balance due is acceptable with sign		
X			15	
-	i len Wid		12	
Borrowe	T 4			1
0	100	Note Servi		12 1041 - 1
Consulta	nt: Christopher J Daggy	2 5171 (ID No.: P1255	12	
		r.	DUI'NE (1888) 200-HOME	



Birningham, MT 48012

EAX E MAIL

CO-pay@PropertyInspectionEngineers.bit.

Homeowner/Contractor Agreement

Borrower's Name(s):	Contractor's Name:
lan Hadden	Five Star Construction
Address: 2022 Austin Rd Walled Lake, Michigan	Address: 11278 Middlebelt Livonia, MI 48150
Telephone Number: (248) 000-0000	Phone Number:
FHA Case No.	License No.:
Contractor, is for the rehabilitation of the property located	, between the above mentioned Homeowner (Owner) and at that has been approved for FHA mortgage insurance under
Section 203(k) of the National Housing Act. The Owner(completion of the work, including all sales tax due by law, may be approved in writing by the Lender. The work will completed by, unless delayed below are made a part of this Agreement. The contract	s) shall pay the Contractor the sum of \$ for together with such increases or decreases in the contract price as begin within 30 days of loan closing with the Lender and will be beyond the Contractor's control. The General Provisions listed ct documents consist of the architectural exhibits listed in the the Lender, or as described below (or on an attached sheet):
accepted by the lender. Work not covered by this agreement winecessary to produce the intended result. By executing this Agreement with the covered by the covered by the agreement with the covered by the covered b	al provisions, special provisions and architectural exhibits that were all not be required unless it is required by reasonable inference as being greement, the contractor represents that he/she has visited the site and egulations and conditions under which the work is to be performed.
zoning requirements, or other actions which must precede the contract is void. If the contractor fails to correct defective we	the owner will secure and pay for necessary easements, exceptions from approval of a permit for this project. If owner fails to do so then the ork or persistently fails to carry out the work in accordance with the actor in writing to stop such work, or a part of the work, until the cause
attention and will be solely responsible for all construction meth otherwise specified in the Agreement, the contractor will provious transportation, and other goods, facilities, and services necessary will maintain order and discipline among employees and will no that all materials and equipment incorporated are new and that contractor will pay all sales, use and other taxes related to the vices, inspections and licenses necessary for the completion of the indemnify and hold harmless the owner from and against all resulting from the contractors performance of the work or progulations, laws, ordinances and orders of any public authoric contractor is responsible for, and indemnifies the Owner against	rk and the work of all subcontractors. He/she will use the best skill and ods and materials and for coordinating all portions of the work. Unless de for and/or pay for all labor, materials, equipment, tools, machinery, by for the proper execution and completion of the work. The contractor that assign anyone unfit for the task. The contractor warrants to the owner that all work will be of good quality and free of defects or faults. The work and will secure and pay for building permits and/or other permits, as work unless otherwise specified in the Agreement. The contractor will claim, damages, losses, expenses, legal fees or other costs arising or covisions of this section. The contractor will comply with all rules, they or HUD inspector bearing on the performance of the work. The contractor. The contractor will provide shop drawings, samples, product necessary.
	contractor will not employ any subcontractor to whom the owner may by the owner to employ any subcontractor to whom the contractor has a
of this Agreement, and to award separate contracts in connection	s the right to perform work related to the project, but which is not a part n with other portions of the project not detailed in this Agreement. All rtunity for the storage of materials and equipment by the owner and by be borne by the responsible party.
Industry Arbitration Rules of the American Arbitration Associa notice of the demand for arbitration must be filed in writing with	Agreement or General Provisions will be resolved by the Construction tion (AAA) unless both parties mutually agree to other methods. The the other party to this Agreement and with the AAA and must be made dered by the arbitrator(s) will be considered final and judgment may be ving jurisdiction thereof.
Borrower's Initial:	Contractor's Initail:

- 7. Cleanup and Trash Removal: The contractor will keep the owner's residence free from waste or rubbish resulting from the work. All waste, rubbish, tools, construction materials, and machinery will be removed promptly after completion of the work by the contractor.
- **8. Time:** With respect to the scheduled completion of the work, time is of the essence. If the contractor is delayed at anytime in the progress of the work by change orders, fire, labor disputes, acts of God or other causes beyond the contractor's control, the completion schedule for the work or affected parts of the work may be extended by the same amount of time caused by the delay. The contractor must begin work no later than 30 days after loan dosing and will not cease work for more than 30 consecutive days.
- 9. Payments and Completion: Payments may be withheld because of. (1) defective work not remedied; (2) failure of contractor to make proper payments to subcontractors, workers, or suppliers; (3) persistent failure to carry out work in accordance with this Agreement or these general conditions, or (4) legal claims. Final payment will be due after complete release of any and all liens arising out of the contract or submission of receipts or other evidence of payment covering all subcontractors or suppliers who could file such a lien. The contractor agrees to indemnify the Owner against such liens and will refund all monies including costs and reasonable attorney's fees paid by the owner in discharging the liens. A 10 percent holdback is required by the lender to assure the work has been properly completed and there are no liens on the property.
- 10. Protection of Property and Persons: The contractor is responsible for initiating, maintaining, and supervising all necessary or required safety programs. The contractor must comply with all applicable laws, regulations, ordinances, orders or laws of federal, state, county or local governments. The contractor will indemnify the owner for all property loss or damage to the owner caused by his/ her employees or his/her direct or subtier subcontractors.
- 11. Insurance: The contractor will purchase and maintain such insurance necessary to protect from claims under workers compensation and from any damage to the owner(s) property resulting from the conduct of this contract.
- 12. Changes in the Contract: The owner may order changes, additions or modifications (using form HUD-92577) without invalidating the contract. Such changes must be in writing and signed by the owner and accepted by the lender. Not all change order requests may be accepted by the lender, therefore, the contractor proceeds at his/her own risk if work is completed without an accepted change order.
- **13. Correction of Deficiencies:** The contractor must correct promptly any work of his/her own or his/her subcontractors found to be defective or not complying with the terms of the contract.
- **14. Warranty:** The contractor will provide a one-year warranty on all labor and materials used in the rehabilitation of the property. This warranty must extend one year from the date of completion of the contract or longer if prescribed by law unless otherwise specified by other terms of this contract. Disputes will be resolved through the Construction Industry Arbitration Rules of the American Arbitration Association.
- **I5. Termination:** If the owner fails to make a payment under the terms of this Agreement, through no fault of the contractor, the contractor may, upon ten working days written notice to the owner, and if not satisfied, terminate this Agreement. The owner will be responsible for paying the contractor for all work completed.

If the contractor fails or neglects to carry out the terms of the contract, the owner, after ten working days written notice to the contractor, may terminate this Agreement.

Owner Signature(s) And Date	Owner Signature(s) And Date
Owner Signature(s) And Date	Owner Signature(s) And Date
	Contractor's Signature(s) And Date

Consultant's Identity-Of-Interest Certification

Borrower's Name(s)	lan Hadden				
Property Address	2022 Austin Ro Walled Lake, N				
FHA Case No.					
safety) in Handbook 490 termite reports, and the einterest, present or prosp conflict-of interest with th	5.1. I have required as estimated rehabilitation ective, in this property e borrower, seller, lend ed all items requiring of	s neccessary and review n cost and they are acce y, applicant or proceeds der, realtor, appraiser, p	wed the architectural exhi eptable for the rehabilitation of the mortgage. I also collan reviewer, contractor of	eptability requirements (includir pits, including any applicable er on of the property. I have no peertify that I have no identity-of-ing subcontractor. To the best of a meets all HUD requirements for subcontractor.	ngineeri ersonal nterest my
Warning: HUD will pros	ecute false claims ar	nd statements. Convi	ction may result in crimi	nal and/or civil penalties.	
(18 U.S.C. 1001, 1010, 1	012; 31 U.S.C 3729, 3	3802).			
Consultant/Plan Reviewe			Date:	5/23/2012	
	opher J. Daggy	P1255			

Consultant's & Client's Limitation Of Liability Agreement

		Loan Number.
This Agreement is made on _	5/7/2012	between the Consultant and Borrower/Client. The Client hereby
desires to engage the Consulta	ant to preform services	s pertinint to the impliment on HUD's Mortgage Insurance Program as it
pertains to the architectural co	oncerns for the Propert	ty located below.

Property Address:Borrower/Client:Ian Hadden2022 AustinConsultant:Christopher J. DaggyNovi, MIProperty Inspection Engineers, Inc.

It is mutually understood and agreed to as follows.

- 1. Feasibility Study: The Consultant will accompany the Client, Client's Agent, and the Client's Contractor during a walk-through of the property, during which the property will be initially analyzed for compliance for the FHA 203(k) Rehabilitation Mortgage Insurance Program. The guidelines utilized are the Minimum Property Standard's (MPS) as set forth by HUD. The Consultant will note repairs that will be required to comply with the program. The Consultant may also make recommendations that would enhance the property above the MPS's. The Consultant will also discuss the repairs the Client desires above MPS's compliance. If the project moves forward a Specification of Repairs (SOR) will be drafted coordinating all of the construction items.
- 2. It is understood that the Feasibility Study and the inspection for the study will only include those items required by for compliance by HUD and does not constitute a Pre Purchase Inspection.
- 3. Consultant agrees to perform a Visual Inspection only of the Property.
- 4. Consultant is Not Responsible for Third Party Use or Misinterpretation of the Report.
- 5. If a Potentially Hazardous Situation is discovered, the Consultant will attempt to notify owner of the Property.
- 6. The Maximum Liability for the Consultant is limited to the cost of the Inspection.
- 7. DISPUTES: The Client must place all disputes to the Consultant in writing. The Consultant must be allowed to access to the Property for Re-inspection. If agreement cannot be reached between the parties; Disputes must be settled in arbitration according to the rules set forth by the American Arbitration Association. Judgment will be entered into the court having jurisdiction. If the dispute is settled in favor of the Company, then the Client shall be responsible for re-inspection fees, arbitration costs and attorney fees.
- 8. Scope of Inspection: The scope of the inspection is strictly limited as set forth in this agreement. The inspection is intended to be a non-destructive examination of the general functioning of the building, its components and equipment. The examination is limited to visual and normal consumer operational techniques. Defects of the building, its components and equipment which are visually observable at the time of the inspection will be reported according to the Standards of Practice of the American Society of Home Inspectors, Inc. Therefore, defects or deficiencies that are not required by those ASHI Standards will not be included in the Inspection or Report. Copies of the ASHI Standards are available upon request at any time including before the start of the inspection. The inspection is not compliance or certification for any past and current governmental standards (MPS only).
- 9. Inspection Requirements and Limitations: The building, its components and equipment, are to be ready and accessible at the time of the inspection. All utilities and pilot lights must be on and all equipment operational so the total inspection can be completed on that date. This is the responsibility of the client. The inspector is not obligated to change light bulbs, light pilots, move furniture, move obstructions, or remove floor coverings, or remove panels to inspect any part of the building or its equipment.
- 10. The Following Specific Limitations Apply: Design problems and adequacy are not within the scope of this inspection. The Consultant will not determine the operational capacity, quality or suitability for a particular use of items inspected. No engineering, scientific or specialized technician test or evaluation will be made by the Consultant. No test samples or readings will be taken in any part of the "building". Swimming pool, steamer, whirlpool tub or spa if present will not be checked. The draft on the fireplace will not be checked. To prevent damage to units, air conditioning will not be checked when the outside temperature is below 60 degrees (Prior 24 hours) nor a heat pump when the temperature is above 60 degrees. The inspection report will not include cosmetic items such as minor scratches, scrapes, dents, cracks, stains, soiled or faded surfaces on the structure or equipment, soiled, faded torn or dirty floor, wall or window coverings.
- 11. The Consultant has no liability for latent defects. This includes but is not limited to latent defects that cannot be observed through normal equipment operation. It is specifically agreed and understood that: Mechanical devices and structural components may be functional at the time of the inspection and later malfunction.
- 12. The Feasibility Study is not a substitute for a Pre Purchase Inspection.
- 13. Additional information and details concerning the nature of the inspection are found in the body of the report should be read carefully.
- 14. The Client recognizes that there is no representation, warranty or guarantee on the future life for systems and items

Loan	Number:	

inspected. The Client recognizes that the Consultant is not a guarantor or insurer of the inspected systems components, and items. The consultant is not responsible for reporting compliance or non-compliance with any building, electrical, mechanical or plumbing codes established by municipal ordinances or otherwise on the building, systems, or items therein. Any general comments, which may appear about these systems and conditions, are provided as a courtesy only and do not represent or form a part of the inspection.

- 15. Other Limitations: The inspection and report does not address and are not intended to address the possible presence of or danger from asbestos, radon gas, lead paint, UREA formaldehyde, wood destroying organisms (mold, mildew), soil contamination and other indoor and outdoor pollutants, toxic or flammable chemicals, water or airborne related illness or disease, and all other similar or potentially harmful substances or environmental conditions. The Client is urged to contact a competent specialist if information, identification or testing of the above is desired. In addition the presence or absence of rodents is also not covered by this inspection.
- 16. In addition the following are not inspected in the inspection: security systems; central vacuum; sheds; out buildings; personal property; accuracy of thermostat or timers; utilities; elevators; water softeners; lawn sprinklers; condition of furnace(s) heat exchanger(s); appliances; playground equipment; swimming pools, steamers, spas; energy efficiency measurements; recreational equipment; concealed or underground electric or plumbing; private sewer systems; water wells; buried tanks; environmental contamination; heating system accessories; solar heating systems; sewer lines (recommend "scoping" sewer lines); zoning or other ordinances; or building codes conformity. The Client understands that these systems and conditions and information about them are excluded from this Inspection and Report.
- 17. The parties agree and understand that Consultant is neither an insurer nor guarantor against defects in the building and improvements, systems or components inspected. Consultant makes no warranty, express or implied, as to fitness for use or condition of the systems or components inspected.
- 18. This inspection is not intended to be technically exhaustive nor is it considered to be a guarantee or warranty, expressed or implied, regarding the conditions of the property, items and systems inspected and it should not be relied on as such. Neither the Company nor its Inspector shall be held responsible or liable for any repairs or replacements with regard to this property, systems, components, or the contents therein.
- 19. Company is not responsible for the performance, competence, test results of any third parties either utilized or referred.
- 20. Payment is due upon completion of the Inspection. A \$20.00 returned check fee will be assessed for returned checks. Client is responsible for all fees required to collect payment for services rendered.
- 21. This Agreement shall Constitute the entire agreement between the parties and shall be binding on the parties, heirs, successors, executors, and assigns.
- 22. Statute of Limitations: No suite or actions shall be brought against Consultant for a breach of this agreement at any time beyond one (1) year after the accrual of the cause of action thereof.
- 23. Litigation: Should a party to this agreement make any claim or file any lawsuit against Consultant shall pay all damages, expenses, costs and attorney fees for the Consultant if the complaining party does not win.

ACCEPTANCE AND U	NDERSTANDING OF T	HIS AGREEMENT ARE HER	EBY ACKNOWLEDGED:
Borrower	Date	Consultant	5/7/12.
Borrower	Date		

Notice To Contractor

There are no funds available for up-front start up costs.

This loan is in a mortgage program with set program requirements that must be followed.

All funds are disbursed after work has been completed in a workmanlike fashion and signed off on by the inspector.

All funds are released if work is completed as per the work write-up

Do not complete work unless outlined in the specification of repairs form (work write-up).

There will be no funds for changes unless approved by the Lender first.

All disbursements will be less a 10% holdback.

All disbursements will be made by two party checks to the contractor and borrower/homeowner.

All contractors must:

- Complete the enclosed Homeowner/Contractor Agreement
- Attach a copy of your state business license or proof contractor by trade
- Complete the enclosed W-9 form
- Attach a copy of your insurance binder showing general liability and workers compensation if you have employees

By signing this form you are acknowledging and agreeing to the above stated items. This notice does not supersede the Homeowner/Contractor Agreement.

Five Star Construction		
Contractor's Company Name	Contractor's Phone Number	
Contractor's Signature	Print Contractor's Name	



CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY) 4/11/2012

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(les) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME;	
THE POLJAN AGENCY	PHONE (A/C, No, Ext): 586.781.5000 FAX (A/C, No): 586.781.4	240
PO Box 308	E-MAIL ADDRESS:	
57345 Van Dyke	INSURER(S) AFFORDING COVERAGE	NASC #
Washington MI 48094	INSURERA: Hastings Mutual Insurance Co. 14	1176
MSURED Kilcoyne, Patrick	INSURERS: Pioneer State Mutual Ins. Co. 18	3309
dba/Kilcoyne Builders	INSURER C.	
18229 Spring Court South	INSURER D:	
Fraser, MI 48026	INSURER E:	
	INSURER F :	

COVERAGES CERTIFICATE NUMBER:2012 Master **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR	TYPE OF INSURANCE	AODL	SUBR	POLICY NUMBER	POLICY EFF	POLICY EXP	LIMOT	s	
	GENERAL LIABILITY	N. S.				03/22/2013	EACH OCCURRENCE	\$	500,000
	X COMMERCIAL GENERAL LIABILITY						DAMAGE TO RENTED PREMISES (Ea cocurrence)	\$	100,000
A	CLAIMS-MADE X OCCUR		1	'			MED EXP (Any one person)	\$	5,000
			1	'			PERSONAL & ADV INJURY	s	500,000
			l '	!			GENERAL AGGREGATE	\$	1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:			'			PRODUCTS - COMP/OP AGG	3	1,000,000
	POLICY PRO- JECT LOC		ı'	1				\$	
	AUTOMOBILE LIABILITY			CA00300044	07/15/2011	07/15/2012	COMBINED SINGLE LIMIT (Ea accident)	\$	300,000
В	ANY AUTO		i '	1			BODILY INJURY (Per person)	\$	141
-	ALL OWNED X SCHEDULED AUYOS		i '	1			BODILY INJURY (Per accident)	\$	
	X HIRED AUTOS X NON-OWNED AUTOS		l '	1			PROPERTY DAMAGE (Per accident)	\$	
			'					\$	
	UMBRELLA LIAB OCCUR		1	1		_	EACH OCCURRENCE	\$	
	EXCESS LIAB CLAIMS-MADE	1	, /				AGGREGATE	\$	
	DED RETENTION \$							\$	
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y/N		, /	WC 9793538	03/25/2012	03/25/2013	X WC STATU- OTH- TORY LIMITS ER		
	LANY PROPRIETOR/PARTNER/EXECUTIVE ()	N/A	. !				E.L. EACH ACCIDENT	\$	100,000
	(Mandatory in NH)	, 	. !				E L. DISEASE - EA EMPLOYEE	\$	100,000
	If yes, describe under DESCRIPTION OF OPERATIONS below	ш					E L. DISEASE - POLICY LIMIT	3	500,000
		<i>i</i> 1	. !						
			. !						
DESC	CRIPTION OF OPERATIONS / LOCATIONS / VEHICL	LES (A	ttach	ACORD 181, Additional Remarks Schedule	, if more space in	a required)			

|--|

CANCELLATION

fsc1949@att.net

Five Star Construction 2205 Markese Lincoln Park, MI 48146

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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1	<u>4C</u>	ORD, CERTIFICA	ATE OF LIABII	LITY INSUR	RANCE		4/27/2012 _		
	DUCE					SED AS A MATTER OF			
W:	ies	en Insurance		ONLY AND	ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE				
3:	103	W Thompson Rd			HOLDER. THIS CERTIFICATE DOES NOT AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW.				
F	ent	on , MI 48430 750-1093			FFORDING COV		NAIC#		
	IRED	Five Star Constr	uction Inc		cottsdale		TYALO II		
		Ronald McDougal	detion inc.	INSURER B	Journale	Instrance			
		11278 Middlebelt	Road	INSURER C:					
		Livonia, MI 4815		INSURER D:					
		1	•	INSURER E					
CO	VER/	AGES							
A: M	NY RE	DLICIES OF INSURANCE LISTED BELC EQUIREMENT, TERM OR CONDITION ERTAIN, THE INSURANCE AFFORDED ES. AGGREGATE LIMITS SHOWN MAY	I OF ANY CONTRACT OR OTH BY THE POLICIES DESCRIBE	ER DOCUMENT WITH D HEREIN IS SUBJECT	RESPECT TO WHI	CH THIS CERTIFICATE MAY	Y BE ISSUED OR		
INSR	ADD'L INSRD	TYPE OF INSURANCE	POLICY NUMBER	POLICY EFFECTIVE	POLICY EXPIRATION DATE (MM/DD/YY)	LIMIT	3		
		GENERAL LIABILITY				EACH OCCURRENCE	\$ 1,000,000		
		X COMMERCIAL GENERAL LIABILITY				PREMISES (Ea occurence)	\$ 100,000		
		CLAIMSMADE X OCCUR				MED EXP (Any one person)	\$ 5,000		
A			IM396134	04/27/12	04/27/13	PERSONAL & ADV INJURY	\$ 1,000,000		
						GENERAL AGGREGATE	\$ 2,000,000		
		GEN'L AGGREGATE LIMIT APPLIES PER				PRODUCTS - COMPIOP AGG	\$ 2,000,000		
		POLICY PRO- JECT LOC							
		AUTOMOBILE LIABILITY ANYAUTO				COMBINED SINGLE LIMIT (Ea accident)	\$		
		ALL OWNED AUTOS SCHEDULED AUTOS				BODILY INJURY (Per person)	\$		
		HIRED AUTOS NON-OWNED AUTOS				BODILY (NJURY (Peraccident)	\$		
						PROPERTY DAMAGE (Peraccident)	\$		
_		GARAGE LIABILITY				AUTO ONLY - EA ACCIDENT	\$		
		ANYAUTO				EAACC	\$		
		ATTAOTO				OTHER THAN AUTOONLY: AGG			
		EXCESS/UMBRELLA LIABILITY				EACH OCCURRENCE	\$		
		OCCUR CLAIMS MADE		9		AGGREGATE	\$		
							\$		
		DEDUCTIBLE					\$		
		RETENTION \$					\$		
	WOR	KERS COMPENSATION AND				WCSTATU- TORYLIMITS ER			
		LOYERS' LIABILITY PROPRIETOR/PARTNER/EXECUTIVE				E.L. EACH ACCIDENT	\$		
		ERMEMBER EXCLUDED?				E L DISEASE - EA EMPLOYEE	\$		
	If yes,	describe under CIAL PROVISIONS below				E.L. DISEASE - POLICY LIMIT	\$		
	OTHE	ER							
		5							
DESC	RIPTI	ON OF OPERATIONS / LOCATIONS / VEHICL	.ES / EXCLUSIONS ADDED BY ENDO	RSEMENT / SPECIAL PROV	ISIONS				
			<u></u>						
CER	RTIFIC	CATE HOLDER		CANCELLATI	ON				
				SHOULD ANY OF	THE ABOVE DESCRI	BEO POLICIES BE CANCELLED (SEFORE THE EXPIRATION		
				DATE THEREOF	THE ISSUING INSUE	RER WILL ENDEAVOR TO MAIL	DAYS WRITTEN		
				NOTICE TO THE	CERTIFICATE HOLDE	R NAMED TO THE LEFT, BUT F	AILURE TO DO SO SHALL		
				IMPOSE NO OBI	IMPOSE NO OBLIGATION OR LIABILITY OF ANY KIND UPON THE INSURER, IT'S AGENTS OR				
				REPRESENTATION	REPRESENTATIVES,				
				AUTHORIZED	PRESENTATIVE	Wesen			
		1		9 8 8 6	الما المالية المالية	CARROLL.			



CERTIFICATE OF LIABILITY INSURANCE

TNAEX-1

OP ID: JF

DATE (MM/DD/YYYY)

04/09/12

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s)

90: ti 10u	to moraor arraba or caon v	` '				
PRODUCER Hallmark Agency, Inc.			INCHIE.	Jean Fall		
11506 S. S	aginaw		PHONE (A/C, No, E	_{xt):} 810-695-0600	FAX (A/C, No): 810-6	95-7808
	nč, MI 48439 Agency, Inc.		É-MAIL ADDRESS:	JeanF@MyGbIns.com		
Tialilla K	igency, inc.			INSURER(S) AFFORDING COVERAGE		NAIC #
			INSURER A	: State Auto Insurance Companie	es	
INSURED TNA-Ex, Inc. 11450 Nichols Road Burt, MI 48417		INSURER E	3:			
	•	INSURER C	; :			
		INSURER D):			
			INSURER E :			
			INSURER F	':		
COVERAG	GES	CERTIFICATE NUMBER:		REVISION NU	MBER:	

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR		TYPE OF INSUR	ANG	CE	ADDL INSR	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMIT	s	
	GEI	NERAL LIABILITY							,	EACH OCCURRENCE	\$	1,000,000
Α	Χ	COMMERCIAL GENERA	AL L	IABILITY			BOP2672874	04/09/12	04/09/13	DAMAGE TO RENTED PREMISES (Ea occurrence)	\$	300,000
		CLAIMS-MADE	Χ	OCCUR						MED EXP (Any one person)	\$	10,000
				J						PERSONAL & ADV INJURY	\$	1,000,000
										GENERAL AGGREGATE	\$	2,000,000
	GEI	N'L AGGREGATE LIMIT A	PPI	LIES PER:						PRODUCTS - COMP/OP AGG	\$	2,000,000
		POLICY PRO- JECT		LOC							\$	
	ΑU	TOMOBILE LIABILITY		'						COMBINED SINGLE LIMIT (Ea accident)	\$	500,000
В		ANY AUTO					BA5A368190	08/10/11	08/10/12	BODILY INJURY (Per person)	\$	
		ALL OWNED AUTOS		CHEDULED						BODILY INJURY (Per accident)	\$	
1		HIRED AUTOS	NO	ON-OWNED JTOS						PROPERTY DAMAGE (Per accident)	\$	
1										, , , , , , , , , , , , , , , , , , , ,	\$	
		UMBRELLA LIAB		OCCUR						EACH OCCURRENCE	\$	
1		EXCESS LIAB		CLAIMS-MADE						AGGREGATE	\$	
1		DED RETENTION	N \$								\$	
		RKERS COMPENSATION D EMPLOYERS' LIABILIT								WC STATU- OTH- TORY LIMITS ER		
Α	ANY	Y PROPRIETOR/PARTNER	R/EX	ECUTIVE /	N/A		WCP2196417	04/09/12	04/09/13	E.L. EACH ACCIDENT	\$	100,000
1	OFFICER/MEMBER EXCLUDED? (Mandatory in NH)		N/A					E.L. DISEASE - EA EMPLOYEE	\$	100,000		
	If ye	es, describe under SCRIPTION OF OPERATI	ONS	S below						E.L. DISEASE - POLICY LIMIT	\$	500,000
DES	CRIPT	TION OF OPERATIONS / I	oc	ATIONS / VEHIC	LES (Attach	ACORD 101, Additional Remarks Sche	edule, if more space is	required)			

CERTIFICATE HOLDER	CANCELLATION
FIV Five Star Construction 1500 N. Stephenson Hgwy, #208	SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.
Royal Oak, MI 48067	AUTHORIZED REPRESENTATIVE Hallmark Agency, Inc.

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ment and many time of the contract of the cont N. Cº16'10"E. Hitting the Shipper Low SUBDIVISION
Part of N.E. 14 of Sec. 10 and Part of N.M. 14 of Sec.
7.111. R.B.E. stiege shown on said plat are hereby <u> NUTTED TUKE HEIGHT</u> The austin (1.3) SHAWOOD OAKLAND CO. ade no ghts Subdividant of fart of M.E. & of Sec. 10 and of sain section, 10 and running themes along the N. The cose along the N. The of sain section 10, Such, 1059-42 it since of Sussoul Lake, also known as First Lake as folione N. 6511'50'E. 256.63 it, to a point; themes N. 64'32'E. 219-55 to the point of beginning. SHAWOOD DESCRIPTION. Co., Nichig I havely certify that the plat hereon delineated in a correct one ned at permanent metal monuments of not less than one inch in diameter will filler inches it length set in concrete loses at least four licities diameter and large-pith inches in objeth lane been placed at points arthur that is a set of the boundaries of and platted, at all the intersections of streets, intersections of and platted, at all the intersections of the set of the platted. 59 60 ó 62 Edd Ban this plat has
NOV1 63 4 23374





2022 Austin Dr, Novi, MI

Property Information & Inspection

Property Address

Consultant's File Nu	mber: 2022 Austin	_Walled Lake
----------------------	-------------------	--------------

2022 Austin Rd Walled Lake, Michigan	Inspection Date:5/8/2012
, 3	Inspector: Christopher J. Daggy
Applicant's Information	Picture
Address: 2022 Austin Rd Walled Lake, Michigan	
Home Phone:(248) 000-0000	
Other Findle.	Details
Lender Information	
Lending Institution: John Adams Mortgage	Number of Units At Start: 1 At Completion: 1
Lender Loan #:	Months To Completion: 6
Origination Date: Loan Type: HUD 203k	Habitation / Occupancy: Habitable in 6 Mos. ✓ Owner Occupied Investor/Builder
Loan Originator: David Kaner	HUD Information
Phone:Ext:	
Contingency Reserve %:10% Number of Draws:5	FHA Case No.: HUD Date Assigned:
Contractors On Project	
Five Star Construction	
11278 Middlebelt Livonia, MI 48150	

Property Address

2022 Austin Rd Walled Lake, Michigan Consultant's File Number: 2022 Austin_Walled Lake

Inspection Date: 5/8/2012

Inspector: Christopher J. Daggy

Initial Inspection Information

	Inspection	Weather Conditions					
		Building Physica	al Informatio	n			
Lot Size	37 X 125	Number of Dwellings	1	Type of Construction_	Frame		
Building Size	2663	Number of Stories	2	Estimated Age	0(when comp)		
Comr	mercial Units						
Number of Cor	mmercial Units 0			Utilities At Inspection	on		
Commercial Un	nits Ratio 0		#	Electric Services 1	On 🗌		
			#	of Gas Services 1	On 🗌		
Sme	oke Detectors		Wate	er Private	On 🗌		
Smoke Det	tectors at Inspection	_	Type Of	Sewer Public			
Type Requ	uired 110 Voltage		.,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,				
Recommendations "Check Mark Indicates Yes"							
Underground Oi	il Tank Certification N	eeded	T	ermite - Woodboring Treatr	nent Needed:		
Utilities On At Time Of Inspection:				Radon Gas Tes	st Performed:		
Lead Paint Certification Needed:			Separate Plumbing Certification Recommended				
	Water Certification No	eeded:	Separate Electrical Certification Recommended				
	Septic Certification No		Separate Heating Certification Recommended				
Municipa	I Sewer Availability Pr		eparate Stru	ctural Engineers Report Re			
	Smoke Detectors No	eeded: 🗸		Asbestos	Report Need:		

Note: The 203k Feasibility Inspection is performed to identify those items that are obviously required for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4905.1. Unless otherwise indicated by the consultant, this inspection is NOT PERFORMED ACCORDING TO THE STANDARDS OF PRACTICE OF A HOME INSPECTION NOR SHOULD IT BE VIEWED AS ANY FORM OF CERTIFICATION BY A LICENSED PROFESSIONAL. THESE ADDITIONAL SERVICES MAY BE BENEFICIAL FOR THE BORROWER. The borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection. It is suggested the borrower discuss the option of obtaining these additional services with their 203k consultant.

Christophen Q. Daggy

Christopher J. Daggy

1) Pre-start & Demo

Sub-Contractor = T	NA Cor	nstruction	Notes & Comments	
Copies of Prints 3	\$ 2	55		
Architectural Plans & Copies	\$ -		lan's out-of-pocket	
Permits \$	\$ 9	35		
permit to shut down road	\$	65	required for truss delivery	
Dumpsters \$	\$ 8	40	Two 30-yard Dumpsters	only used 2 dumpsters, not 3
Demo inside	\$ 8	40		
Demo Rear Structure	\$ 2,1	60	Labor Only	
Temporary weatherproof of old structure	\$ 1	80		
Demo Shrubs but keep Fences temporarily	\$ 1	20		
demo pine trees at side of house	\$ 1	80		
Shrub/tree dumpster	\$ 4	20		
Silt Fence & Orange Fence S	\$ 3	80	\$1.50 ft	
Grand Total	\$ 6,3	75		

2) City Water Hook-Up

- \$ 2,300 Hookup Fee to City of Novi
- \$\ 3,200 Excavation, Permit, Labor, Refill

\$ 5,500

Di

my plumber's actual quote on this labor and excavation was only \$2900 but we still don't know if we buy the meter. he has his own excavator. budgeting \$300 for potential meter

3) Pour Foundation

Note: Existing Foundation will remain entirely intact.

This "pour" refers to architects additional footings and deck spread footings

Sub-Contractor = TNA Construction

Excavations 80 linear feet of footings excavations

Ramp, retaining wall, fill dirt 20 inches high X 20 ft long X 10 ft wide = 1.6*20/2*10= 160 cubic ft = 5.925926 7 yards

blockwork 80 linear feet of footings pours & blocks

drainage Drainage piping
Vapor Barrier in Crawl Space 6 mil plastic

Under Living Room spread footing 2 Spread footings @ 18" square @ 42" Deep under Living Room & Pantry Floor

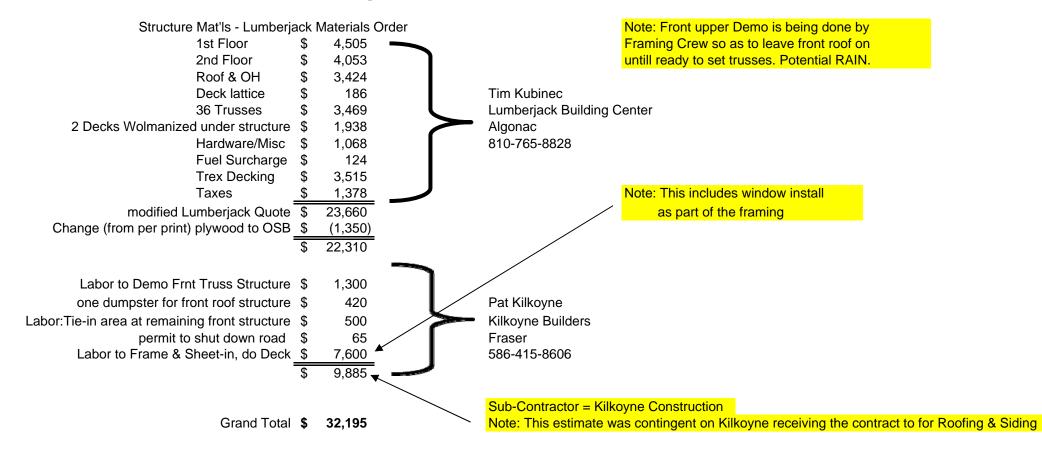
Under Deck spread footings 6 Spread footings @ 16" dia @ 42" deep

total \$ 14,500

Sub-Contractor = TNA Construction

Note: This estimate was contingent on TNA receiving the contract to Demo & Haulaway the rear structure of the house ... as well as the trees and shrubs demo & Haulaway

4) Front Upper Demo & Framing & Sheet-in



5) Exterior General

Windows & Doors & Skylights	\$ 13,666	S See 5.1) Windows & Doors for window by window, door by door detail
Labor to install Windows	\$ -	included in Framer's (Kilkoyne Construction) Estimate
Labor to Install Front/ Rear Doors	\$ 360	one day, two men
Roofing Mat'l	\$ 3,840) mat'l at 29 square plus ancilaries
Roofing Labor	\$ 2,250	Kilkoyne Construction
Gutter Mat'l	\$ 815	Two Story and no room between our neighbors
Gutter Labor	\$ 360	One day, two men
Siding Mat'l & Exterior Trim	\$ 4,080	38 square .046 vinyl siding, Siding World Estimate
Siding/Trim Labor	\$ 3,250	Kilkoyne Construction
Stone Facing 80 sq ft	\$ 865	5 mat'l Home Depot, exterior Stone, front of house at Garage Area
Stone Labor	\$ 360	<mark>) 2 days, one man </mark>
Garage Door & Opner	\$ 695	5 single door
Garage door Labor	\$ 185	Name of installer is Russell Cross He's done a dozen garage doors for me
Exterior Lights	\$ 220	0 6 lights, 2 with motion detectors, Home Depot
Lights Labor	\$ 90	<mark>)_ one man, 5 hrs</mark>
•	\$ 31,036	

5.1) Windows & Doors Detail (for Reference)

Vendor: Siding World, Livonia Store on 8 mile Style/Description: k out, Low E, Prairie Style, vinyl frame

Front Round Clear in Gable 33" dia	\$ 450	Prairie Treatment w/ vinyl w/cranks
single Crank above garage	\$ 171	·
Single Crank at Laundry	\$ 171	
Triple in BR	\$ 602	
Double Frnt Entry Door	\$ 886	
Triple Crank LR	\$ 602	
Rear Round Clear in Gable 33" dia	\$ 450	missed at siding world
two singles Mstr BR	\$ 526	
Double French Patio Drs BR	\$ 1,188	
Half circle Transom	\$ 420	
Bay Window above Garage	\$ 1,241	
two rectangular window trans's	\$ 327	
Two crank windows FR	\$ 467	wrong dims at siding world
DBL French doors FR to deck	\$ 886	
Rectangular door Transome	\$ 275	
Dog's Door	\$ 171	
South two single cranks mstr BR	\$ 450	
Large Fixed in Fam Rm	\$ 224	
Tripple Bay in Dining Rm	\$ 1,147	
North small single crank Bath	\$ 204	
Dble crank in Master Bath	\$ 445	
Single crank in Master BR	\$ 307	
Top two Skylights	\$ 2,056	_
	\$ 13,666	-

6) Mechanicals

Elect & Permit

Skilled Labor to Wire Structure to code incl plugs & switches & items immediately below New 200 Amp Riser & Meter Box in same outside location

(with double grounding bars, embedded 6 ft apart)

New 200 Amp GE breaker box in same location (Pantry)

Permit

Total \$ 6,105

Plumbing & Permit

Skilled Labor to Plumb the following to code with copper piping

- 1 Half bath on first floor
- 1 Kitchen / 1 sink on first floor (No wet bar)
- 2 full baths upstairs
- 1 laundry room upstairs
- 2 outside faucets w/ vacuum breakers

Permit

Total \$ 5,890

HVAC & Permit

Skilled Labor to Instal the following HVAC equipment to code

Furnace Goodman 140,000 BTU, 80% Eff, Attic Install

Air Con Goodman 4 ton (for 2400 sqft)

Hot Water Hot Pointe 40 Gallon

Ductwork Standard Metal, minimal Flex

Permit

Total \$ 11,400

Total HVAC \$ 23,395

7) Interior General

Insulation walls Insulation attic	\$		R19 Roll at 16" Centers at \$10.50/roll at 32 sqft	\$		sqft sqft	1200aatt
Insulation Labor	Ф \$		R30 Roll at 16" centers at \$16.80/roll to cover 32 sqft 2 men, 2 days	ι Φ	0.53	sqit	1200sqft
Drywall, Tape, Screws, Corner Bead & Mud	\$		320 sheets of drywall, mud, tape	\$ 7/a	sheet		
Drywall Labor (through Finish)	Ψ		3 men, 6 days	Ψ1/3	SHEEL		
Wood Laminate Finish Flooring Through-out	\$		includes Kitchen floor	will use Floorz4	.l ess a	at 10 mile	e & Gratiot, Rosevill at \$1.89 sqft
1/4" white Round trim at baseboards	\$	425	included retailer need	Wiii 400 1 10012 1	_000	at 10 11111	o a Granot, recovin at \$1.00 oqu
wood Laminate Floor Labor	\$		2 men, 5 days				
Matching staircase, Handrails, white spindles	\$		Tread (step) and riser = \$45/se X 14 steps, unstained	ed w/ 2 landin	as		
Labor for Stairs	\$		1 man, 2 days		3 -		
Backerboard subfloor for tile	\$		for foyer, rear patio door	\$ 9.	85/she	eet	
slate tile in entrance way at front & Rear	\$	576	\$9/sqft for mat'ls only at Tile Shop in Novi for 64 so	q ft			
Labor for Slate	\$	180	1 man, 1 day				
French Closet Doors - 5 doorsets	\$	1,081	5 drs, home depot, interior hollow core, most \$204/db	l for 6ft			
Interior Six Panel doors - 13 total	\$		\$56 average per door				
Door Handles	\$	219	23 door knobs @ \$9/ave brushed nickel				
Labor for doors	\$	270	1 man, 1.5 days				
High Base Molding Throughout	\$	820					
Case Molding Throughout	\$	480					
Crown Molding Throughout	\$	430					
Synthetic Marble Window sills	\$		13 sills x average of \$19 pc				
Trim Labor	\$		2 men 3 days				
Spray Paint: Prime & White Semi Gloss	\$		all spray				
Roll/Brush Color	\$	820					
Paint Labor	\$		2 men, 6 days = 12 man days Or one man day for 2	200 sq ft			
2 sided Fireplace Trim & hearth brick & Structure	\$	475					
2-way Fireplace & Venting mat'l	\$	1,800					
White Melamine Shelving in pantry	\$		12" x 8' board = \$15 4 at a wall				
Smokes & Carbon Monoxide Detectors	\$		6 smokes at \$25/pc and 2 CMD's at \$35/pc				
Overhead Lighting	\$		fans in 3 kid's BR's, recessed in MBR, FR, LR, Kit	\$100/fan Not	remote	e control	led
Electric Switch & Plug Plates	\$		purchased in propaks at Home Depot				
Vent covers Throughout	\$		\$11/pc at Home Depot				
Misc Labor for 7 items above	\$		one man for 9 days				
Total	_ Ф	20 000					

Total = \$30,989

8) Kitchen

Labor to install all of below		\$ 1,980	11 man/days (Includes Labor to assemble, install, hook-up all of above)
Kitchen Cabinets		\$ 4,338.00	See Detail in 8.1) Kitchen Cabinet Layout
Faucets, toilet, Disposal (water fixtures)		\$451.98	(see 9.1) immediately after Three Baths & Laundry for details on water fixtures
Granite	60 sq ft	\$ 2,421.46	\$41 sqft see 8.2) Kitchen Granite Calc for details
Drain Kit		\$ 33.00	(HD)
Stove top Hood		\$ 425.00	Ikea
handles		\$ 79.88	two Home Depot ProPaks. Brushed nickle
ceramic tile backsplash		\$ 420.00	Home Depot 3"X6" wall tile with listellos at \$10/sqft
		\$ 10,149	

8.1) Kitchen Cabinet Layout (for Reference)

Cabinets

8 Base Cabinets = 3,5,7,9,11,15,16,17 \$ 2,385 9 Wall Cabinets = 1,2,4,6,8,10,12,13,14 \$ 1,558 Kick plates, End Panels, Mldgs \$ 395 \$ 4,338

17 total Cabinets

24" 24" 1 wall 2

Supplier:

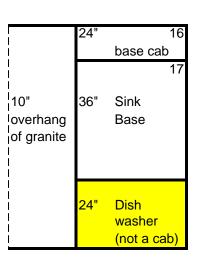
KSI Warehouse Brighton, MI

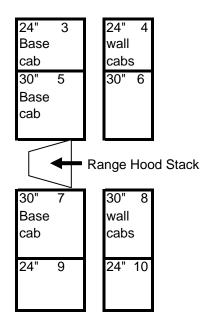
Style:

Lexington Cherry
"Flat Box" Design

Assembly Required on Site by Installer

Solid Wood, Dovetail Drawers, Excellent Quality





15				11
	12"	30"	15"	
	base	WineCooler	base	
		(not a cab)		

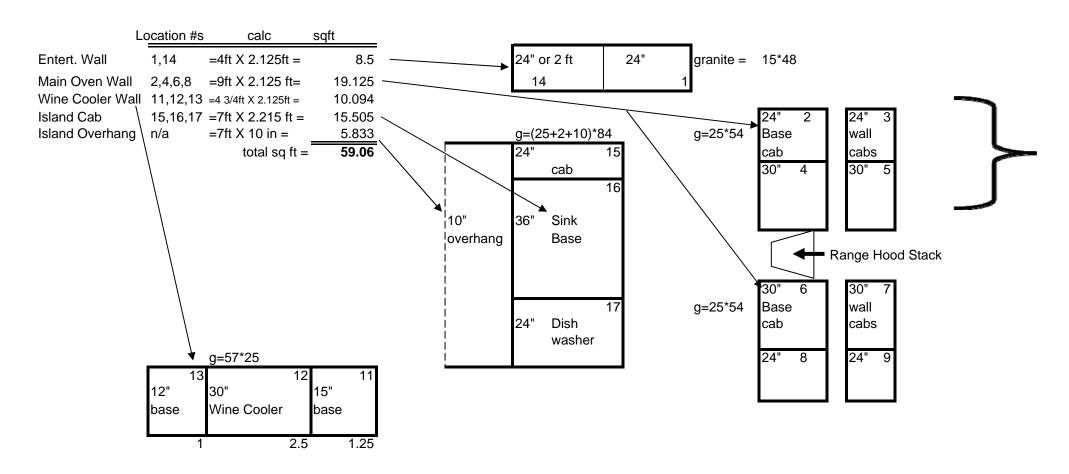
14 12" | 30" | 13 | 15" | 12 Wall | Wall | wall

Note: Homeowner wants no bridge cabinet over fridge

8.2) Kitchen Granite Calculations (for Reference)

Logic: a) 1 ft of cabinet counter length is 25 1/2 inches deep ... or 2 ft and 1 1/2 inches ... or 2.125 ft

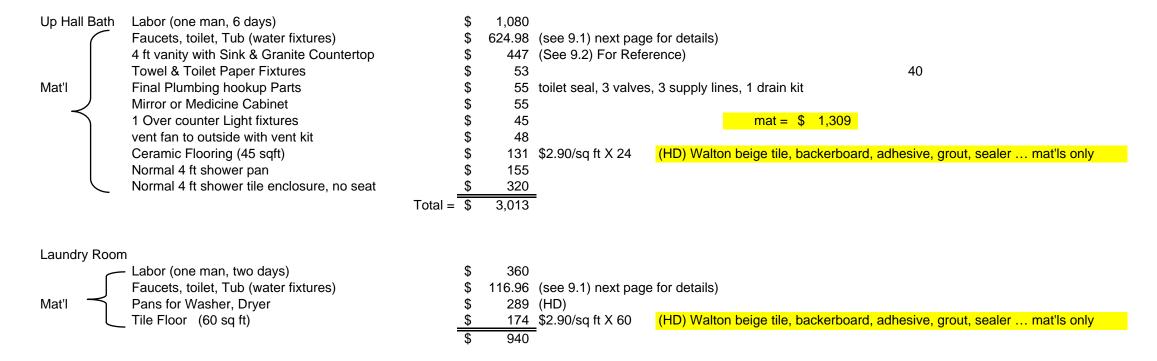
- b) Adding up Cabinet section by cabinet section we have **59.06** sq ft of Granite.
- b) Our vendor, Fantastic Granite of Royal Oak, MI, charges \$41 sqft to install a light beige, uniform granite
- c) 59.06 * \$41 = **\$ 2,421.46** Fantastic Granite absorbs "cut wastage"



9) The Three Baths and Laundry Room

(Note: This page is actually 2 pages when printed)

Foyer Bath	Labor (one man 2 days)	\$	360.00	
	Pedestal Sink, Faucet, Toilet (water Fixtures)	\$	281.98	(see 9.1) next page for details)
Mat'l	Towel & Toilet Paper kit	\$	52.00	(HD) brushed nickle
	Final Plumbing hookup Parts	\$	47.00	3 valves, 3 supply lines, 2 drain kits
\prec	Mirror	\$	39.98	Kirkland Farms, Troy on John R., beige & green frame
	Over pedestal Lighting	\$	60.00	(HD)
	vent fan to outside with vent kit	\$	55.00	(HD)
	Ceramic Flooring (no wall tile)	\$	50.40	\$2.90/sq ft X 24 (HD) Walton beige tile, backerboard, adhesive, grout, sealer mat'ls only
	Total	= \$	946.36	•
Master Bath	Labor (7 man-days)	•	,260.00	
	Faucets, toilet, Tub (water fixtures)			(see 9.1) next page for details)
	2 ft 4 ft wood vanities with porcelain sinks & counters	\$	894.00	
	Towel & Toilet Paper Fixtures	\$		(HD) brushed nickle
Mat'l	Final Plumbing hookup Parts	\$		5 valves, 5 supply lines, 2 drain kits
	Special Drain Kit for oversize tub	\$	80.00	
)	2 picture frame Mirrors	\$	90.00	(not Medicine Cabinets (Vendor is Kirkland Farms, on John R, in Adison Hts)
\prec	2 Over counter Light fixtures	\$	102.00	
)	vent fan to outside with vent kit	\$	55.00	
	Ceramic Flooring (not shower floor)	\$	406.00	\$2.90/sq ft X 140 (HD) Walton beige tile, backerboard, adhesive, grout, sealer mat'ls only
	Ceramic Shower 2 1/2 Walls w/ seat	\$	237.80	\$2.90/sq ft X 82 (HD) Walton beige tile, backerboard, adhesive, grout, sealer mat'ls only
	Custom shower pan w/membrane & conc.	\$	245.00	(HD)
	Ceramic tile tub Surround	\$	284.20	\$2.90/sq ft X 98 (HD) Walton beige tile, backerboard, adhesive, grout, sealer mat'ls only
	Shower Rod & curtain	\$	52.00	
	Total	= \$ 5	5,165.96	•



Grand Total for all 4 Rooms = \$\frac{10,066}{}

9.1) Water Fixtures Detail (for Reference)

Foyer 1/2 Bath	<u>Brand</u>	<u>Vendor</u> Wholesale Plumber's Supply	Size/Description		Cost
Pedestal Sink	Pegasus	@ 8 Mile & Telegraph	Stdd White Porc.	\$	124.00
Faucet	Glacier Bay, 2 hndl	or any Home Depot	Brushed Nickle	\$	59.98
Toilet	Glacier Bay	or any rieme Deper	1.28 Gallon Flush, White	\$	98.00
	,		,	\$	281.98
Up. Master Bath		Wholesale Plumber's Supply		•	
Bath Tub	Whirlpool	@ 8 Mile & Telegraph	6 ft X 36"	\$	859.00
Tub Faucet	Glacier Bay, 2 hndl	or any Home Depot	Brushed Nickle	\$	139.00
Shwr Faucet	American Sttd	II	Brushed Nickle, Marquette Style	\$	119.00
Sink			(See next page Sch B:2) Vanities)	\$	-
Sink Faucets (2)	Glacier Bay, 2 hndl	II	Brushed Nickle	\$	119.96
Toilet	Glacier Bay	II	1.28 Gallon Flush, White	\$	98.00
				\$	1,334.96
Up. Hall Bath		Wholesale Plumber's Supply			
Bath Tub	Whirlpool	@ 8 Mile & Telegraph	Stdd White Porc.	\$	209.00
Tub Faucet	Glacier Bay, 2 hndl	or any Home Depot	Brushed Nickle	\$	139.00
Shwr Faucet	American Sttd	"	Brushed Nickle, Marquette Style	\$	119.00
Sink	0		(See next page Sch B: 2) Vanities)	\$	-
Sink Faucet	Glacier Bay, 2 hndl	"	Brushed Nickle	\$	59.98
Toilet	Glacier Bay	"	1.28 Gallon Flush, White	\$	98.00
				\$	624.98
Laundry Room		Wholesale Plumber's Supply			
Deep Plastic Sink		@ 8 Mile & Telegraph	White Plastic	\$	56.98
Faucet	Glacier Bay, 2 hndl	or any Home Depot	Brushed Nickle	\$	59.98
	•	,		\$	116.96
Kitchen					
Sink		Fantastic Granite, Stainless Steel	Van Dyke, N. of 8 Mile, Hazel Park		\$200
Faucet	Delta	Wholesale Plumber's Supply	gooseneck, brushed nickle	\$	142.98
Garbage Disp		@ 8 Mile & Telegraph	1/2 hp	\$	109.00
		or any Home Depot			\$452

9.2) Vanity Detail (for Reference)

Supplier: KSI Warehouse Brighton, MI

Master Bedroom Bathroom		
48" Wood Vanities, cherry wood	\$	234 unit
Fully Assembled		
48" Granite (7/8" thick)	\$	159 unit
Counter is installed to cabinet by installer (FSC)	•	
undermount porcelain Sink	\$	54 unit
Sink is attached to countertop prior to installation, done by installer (FSC)		
	\$	447 unit
Two vanities will be installed 9" apart		X 2
i wo varintes will be installed 9 apart		A 2
	· ·	004
	\$	894
Kids Hallway Upstairs Bathroom	\$	894
Kids Hallway Upstairs Bathroom 48" Wood Vanity, cherry wood	\$ \$	894 234 unit
	\$ \$	
48" Wood Vanity, cherry wood	\$ \$ \$	
48" Wood Vanity, cherry wood Fully Assembled	•	234 unit
48" Wood Vanity, cherry wood Fully Assembled 48" Granite (7/8" thick) Counter is installed to cabinet by installer (FSC) undermount porcelain Sink	•	234 unit
48" Wood Vanity, cherry wood Fully Assembled 48" Granite (7/8" thick) Counter is installed to cabinet by installer (FSC)	\$	234 unit 159 unit

10) Front Parking Area & Rear Landscaping

Sub-Contractor = TNA Construction

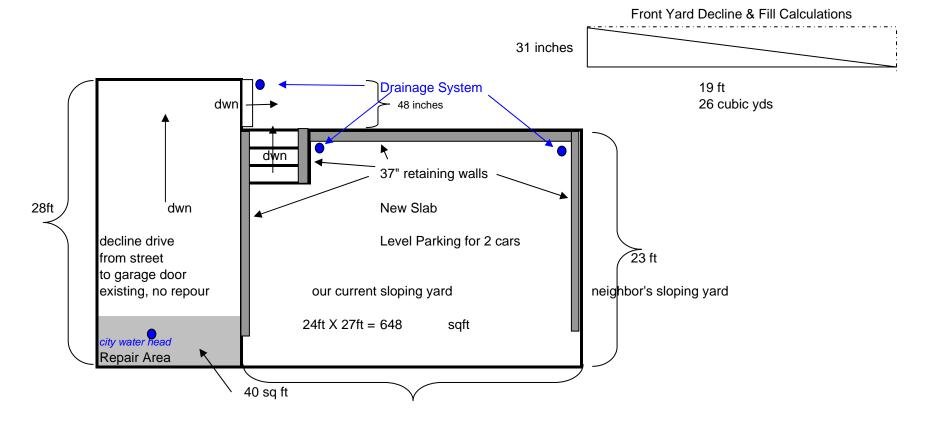
```
Fill Dirt $ 572 26 yards at $22/yard
Drainage $ 155 Pipe and Drain Mat'ls

Concrete Delivery at $92/yard $ 828 $92/cubic yard for 9 yards
steps & Ret Walls $ 1,150 mat'ls only for 65 Inft of retaining wall & steps

Labor $ 2,980 to do all of above 4 items

Minimal Rear Landscaping $ 200 Will plant grass seed in rear as soon as exterior frame-in is complete

Total = $ 5,885
```



27 ft Y

7.1) Room by Room Sizes (for Reference)

Room	Length	Width	Floor Area	Ceiling Area	Wall Area	Baseboard	Crown	Drywall
garage	23	14.5	333.5	333.5	600	0	0	933.5
Foyer & Clset	7	6	42	42	208	26	23	250
Living Room	17	12	204	204	464	58	58	668
Stairwell	7	5	35	35	480	17	17	515
Foyer Bath	5	5 5	25	25	160	20	20	185
aisle	7	4	28	28	176	22	22	204
Pantry	7	6	42	42	208	26	0	250
Kit/Dining	22	10	220	220	512	64	64	732
Family Rm	20	13	260	260	528	66	66	788
BR 1 & clst	14	12	168	168	416	52	52	584
BR 2 & clst	14	12	168	168	416	52	52	584
BR 3 & clst	14	10	140	140	384	48	48	524
Laundry	10	6	60	60	256	32	32	316
Hallway	32	3.5	112	112	568	71	71	680
Skylight Shaft	4	4	16	16	128	0	0	144
WIC	13	6	78	78	304	38	38	382
Hall Bath	6	13	78	78	304	38	38	382
Master Bath	10	14	140	140	384	48	48	524
Master BR	20	15	300	300	560	70	70	860
		-	2449.5	2449.5	7056	748	748	9505.5
						/16	/16	/32
						16.75	16 7E	207.0460

46.75 46.75 297.0469 16 ft sticks 16 ft sticks 4x8 sheets



Background - Christopher J Daggy

OPPOSITE ADJACENT

KUDD

Education:

M-3 1/2

- -B.S. in Civil Engineering from Lawrence Technological University.
 - -Double Major: B.S. in Architecture (Several classes required to complete).
- -Extensive continuing education classes in real estate, appraising and inspecting.

Work Experience:

- -Completed over \$200 million in construction projects:
 - -Projects include residential, commercial, industrial, and institutional.
 - -Positions held: Site Supervisor, Project Manager, Architect, and Engineer.
- -Residential Appraiser and Inspector since 1989:
 - -Inspected and appraised over 20,000 structures.
- -FHA 203k Consultant:
 - -Perform cost estimates for residential rehabilitation loans.
- Expert witness for construction and appraisal conflicts.

Professional Organizations (past and present):

- -American Society of Civil Engineers
- -American Concrete Institute
- -American Society of Home Inspectors
- -National Association of Home Inspectors
- -Federation of Real Estate Appraisers



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