

FHA/HUD – APPENDIX A DETAIL AND PRICING

Please refer to the FHA/HUD Guidelines for additional requirements. Failure to follow the FHA/HUD guidelines will result in non-payment. Please review the instructions on your work order for additional rules and mortgage company requirements.

SERVICE	DETAIL	AMOUNT PER	MAXIMUM \$ CAP	VERIFIED WITH COST ESTIMATE
FRONT/MAIN ENTRANCE LOCKSET REPLACEMENT	ONLY CHANGE THE FRONT/MAIN ENTRANCE DOOR LOCKSET IF THE PROPERTY IS PRE-SALE	\$60	\$60	
LOCK REPLACEMENT (OTHER THAN FRONT/MAIN ENTRANCE) (ALL KEY CODES AT THE PROPERTY MUST BE IDENTICAL)	ONLY TO BE COMPLETED IF THE PROPERTY IS POST-SALE. INCLUDES ALL LOCKSETS ON ALL SECONDARY EXTERNAL ENTRANCEWAYS AND INTERIOR DOORWAYS INCLUDING ATTACHED GARAGES AND BASEMENTS WHEN UNABLE TO REKEY EXISTING LOCKS.	\$20		
RE-KEYING	RE-KEY EXISTING LOCKSETS AT GARAGE, SHEDS AND OUTBUILDINGS TO MATCH MAIN ENTRANCE LOCKSET KEYCODE. ONLY TO BE COMPLETED ON THE MAIN STRUCTURE IF THE PROPERTY IS POST-SALE. INCLUDES ALL LOCKSETS ON ALL SECONDARY EXTERNAL ENTRANCEWAYS AND INTERIOR DOORWAYS INCLUDING ATTACHED GARAGES AND BASEMENTS.	\$10 PER KEYHOLE		
PADLOCK/HASP INSTALLATION	SECURE GARAGE/OVERHEAD DOORS, SHEDS AND OUTBUILDINGS IF NO OTHER LOCKING MECHANISM EXISTS. SECURE POOL GATES.	\$40		
REPLACE EXTERIOR DOOR-PRE-HUNG STEEL	NOT TO BE USED ON SHEDS/OUTBUILDINGS	\$800*		YES
REPLACE OVERHEAD DOOR – SINGLE BAY	REPLACE MISSING GARAGE DOOR	\$800*	\$800	YES
REPLACE OVERHEAD DOOR – DOUBLE BAY	REPLACE MISSING GARAGE DOOR	\$1000*	\$1000	YES
REPAIR OVERHEAD DOOR	REPAIR INOPERABLE GARAGE DOOR	\$100*	\$100	YES
RE-GLAZING	REMOVE ALL BROKEN GLASS FROM INTERIOR AND EXTERIOR AND REPLACE BROKEN OR CRACKED WINDOW GLAZING	\$1.50 U.I		
WINDOW LOCK REPLACEMENT	INSTALL LOCKING MECHANISMS ON ALL WINDOWS WHERE MISSING OR INOPERABLE	\$5	\$50	
DOOR SLIDER LOCK/ANTI-LIFT BLOCKS/SECURITY BARS	EXTERIOR SLIDING GLASS DOORS MUST BE LATCHED AND THEN SECURED WITH A SECONDARY MECHANISM INCLUDING SLIDER LOCKS, ANTI-LIFT BLOCKS OR SECURITY BARS	\$25		
BOARDING DOORS AND WINDOWS	BOARD TO SECURE IF NO DOORS OR OTHER SECURING MECHANISM EXISTS ON SHEDS/OUTBUILDINGS OR IF REQUIRED PER CODE (DOCUMENTATION REQUIRED)	\$0.90 U.I		
SECURING IN-GROUND POOL	SECURE WITH A REMOVABLE SAFTY COVER ANCHORED TO THE POOL DECK. ONLY BOARD/SECURE THE POOL IF A SAFETY COVER CANNOT BE ANCHORED TO THE DECK	\$1250*	\$1250	YES
SECURE ABOVE-GROUND POOL	SECURE WITH A REMOVABLE SAFETY COVER ANCHORED TO THE POOL DECK/INFRASTRUCTURE.	\$500*	\$500	YES
SECURE SPA/HOT TUB	SECURE WITH A REMOVABLE SAFTY COVER ANCHORED TO THE POOL DECK. ONLY BOARD/SECURE THE POOL IF A SAFETY COVER CANNOT BE ANCHORED TO THE DECK	\$50	\$50	
SWIMMING POOL DRAINING		\$300*	\$300	YES
ABOVE-GROUND POOL REMOVAL	WHEN AN ABOVE-GROUND POOL IS IN POOR CONDITION OR CANNOT BE SECURED WITH A SAFETY COVER (DIMSANTLE POOL AND ANY DECKING AND STORE ON-SITE UNTIL APPROVAL TO REMOVE PERSONAL PROPERTY	\$500*	\$500	YES

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ABOVE-GROUND POOL REMOVAL CONTINUED	IS RECEIVED. ANY DEPRESSIONS THAT POSE A SAFETY ISSUE MUST BE FILLED IN.			
SWIMMING POOL MAINTENANCE	MAINTAIN/APPLY CHEMICAL TREATMENTS	\$100*	\$100 Month	YES
DRY HEAT WINTERIZATION (PER UNIT)	SHUT OFF WATER SUPPLY, DRAIN ALL PLUMBING AND HEATING SYSTEMS AND ENSURE ALL TOILETS ARE CLEANED AND EMPTIED.	\$100		
WET/STEAM HEAT WINTERIZATION	SHUT OFF WATER SUPPLY, DRAIN ALL PLUMBING AND HEATING SYSTEMS AND ENSURE ALL TOILETS ARE CLEANED AND EMPTIED.	\$150	\$150	
WET/STEAM HEAT WINTERIZATION – ADDITIONAL UNIT	SHUT OFF WATER SUPPLY, DRAIN ALL PLUMBING AND HEATING SYSTEMS AND ENSURE ALL TOILETS ARE CLEANED AND EMPTIED.	\$90		
RADIANT WINTERIZATION	SHUT OFF WATER SUPPLY, DRAIN ALL PLUMBING AND HEATING SYSTEMS AND ENSURE ALL TOILETS ARE CLEANED AND EMPTIED.	\$250	\$250	
RADIANT WINTERIZATION – ADDITIONAL UNIT	SHUT OFF WATER SUPPLY, DRAIN ALL PLUMBING AND HEATING SYSTEMS AND ENSURE ALL TOILETS ARE CLEANED AND EMPTIED.	\$125		
RPZ – REDUCED PRESSURE ZONE VALVE	WHEN REQUIRED BY STATE OR LOCAL LAW	\$150*	\$150	YES
WINTERIZE POOL/SPA	DURING WINTERIZATION PERIOD, DRAIN ALL LINES AND FILTERS	\$200*	\$200*	YES
RE-WINTERIZATION	RE-WINTERIZE WHEN INITIAL WINTERIZATION IS NO LONGER EFFECTIVE (DOCUMENTATION IS REQUIRED)	\$50		
WATER WELL CLOSING AND DISCONNECTION	TURN OFF THE WELL AT THE BREAKER PANEL; SECURE THE BREAKER, DISCONNECT AND CAP, VALVE OR OTHERWISE TERMINATE THE WATER SUPPLY LINE BETWEEN THE PROPERTY AND PRESSURE TANK, INSTALL A HOSE BIB ON THE PRESSURE TANK SIDE OF THE BREAKER, TAGGING THE HOSE BIB “FOR WATER TESTING”, DRAIN ALL PRESSURE TANKS, DRAIN PUMP HOUSING IF THE PUMP IS SURFACE-MOUNTED; DISCONNECT THE CHECK VALVE AND DRAIN ALL PUMP, SUCTION, AND DISCHARGE PIPES, IF THE PUMP IS SUBMERSIBLE; AND WINTERIZE ALL FIXTURES.	\$80	\$80	
INITIAL WATER LINE PRESSURE TESTING	REQUIRED TO PRESSURE TEST ALL WATER SUPPLY LINES AT THE INITIAL SECURING OF THE PROPERTY. PHOTOGRAPHS AND TEST RESULTS OF THE PRESSURE TEST ARE REQUIRED.	\$20	\$20	
WIRE CAPPING	CAP EXPOSED WIRE REGARDLESS OF UTILITY STATUS	\$1	\$25	
WATER/SEWER OR GAS CAPPING	CAP OPEN LINES REGARDLESS OF UTILITY STATUS	\$15	\$90	
SMOKE DETECTORS	INSTALL WHEN REQUIRED BY LOCAL/STATE LAW (DOCUMENTATION REQUIRED)	\$15		
CO2 MONITOR	INSTALL WHEN REQUIRED BY LOCAL/STATE LAW (DOCUMENTATION REQUIRED)	\$25		
TEMPORARY ROOF REPAIR/TARPING	WHEN PERMANENT REPAIRS CANNOT BE COMPLETED PER THE ALLOWABLE	\$600*	\$600	YES

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PERMANENT ROOF REPAIR	MATERIALS MUST MATCH OR BE SIMILAR IN COLOR AND MATERIAL TYPE	\$1000*	\$1000	YES
CHIMNEY CAPPING	REPLACE WHEN MISSING	\$100*		YES
BASEMENT WATER PUMPING	IF FOUND FLOODED, DRAIN THE BASEMENT AND IDENTIFY THE ATER SOURCE (CAUSE OF FLOODING)	\$500*	\$500	YES
GUTTER CLEANING AND REPAIR	RE-ATTACH, REPAIR AND CLEAR GUTTERS OF DEBRIS	\$1.00 LF	\$100	
GUTTER REPLACEMENT	REPLACE MISSING SECTIONS (FOR DRAINAGE SYSTEMS THAT EXISTED AT FTV)	\$4.70 LF	\$400	
DEHUMIDIFIER WITH DRAIN HOSE	WHEN HUMIDITY ALONE IS THE SOURCE OF MINOR MOLD. MAXIMUM OF ONE PER FLOOR IF MOLD IS PRESENT ON MORE THAN ONE FLOOR OF PROPERTY.	\$250		
ABSORBENT MOISTURE DESICCANTS	WHEN HUMIDITY ALONE IS THE SOURCE OF MINOR MOLD BUT EXTENSIVE ELECTRICAL REPAIRS ARE NECESSARY TO RUN ELECTRIC – USE IN PLACE OF A DEHUMIDIFIER.	\$20	\$100	
MOLD TREATMENT	TO INCLUDE MEDIUM REMOVAL, MOLD INHIBITOR CHEMICALS/PAINT	\$300*	\$300	YES
SUMP PUMP REPLACEMENT	REPLACE MISSING OR INOPERABLE SUMP PUMP	\$300	\$300	
SUMP PUMP REPAIR	MAKE NECESSARY REPAIRS TO EXISTING SUMP PUMP	\$50*	\$50	YES
DEBRIS REMOVAL (INTERIOR & EXTERIOR) **DO NOT TOUCH PERSONAL PROPERTY**	ONLY REMOVE RAW FOOD AND PERISHABLES FROM THE INTERIOR AND TREE LIMBS OR PAPER FROM THE EXTERIOR. <u>ALL REMAINING DEBRIS AND PERSONALS MUST BE BID.</u> THIS INCLUDES ALL ATTICS, BASEMENTS, BARNs, STORAGE SPACES, OUTBUILDINGS, ETC AND THE EXTERIOR.	\$50 CY	\$1250	
BROOM SWEEP CLEANING	COMPLETE ONLY IF INTERIOR IS FREE OF ALL DEBRIS/PERSONALS/HAZARDS	\$50		
REFRIGERATOR AND FREEZER CLEANING	EMPTY AND WIPE CLEAN THE INTERIOR OF ALL REFRIGERATORS AND FREEZERS	\$50		
TOILET CLEANING	WHEN TOILET IS BEYOND NORMAL CLEANING (CLOGGED WITH FECES)	\$50		
CLOTHES DRYER VENT INSTALLATION	SECURE EXTERIOR CLOTHES DRYER VENTS TO PREVENT ENTRY OF PESTS	\$20		
PROFESSIONAL PEST EXTERMINATION	WHEN PROPERTY IS FOUND INFESTED AND THE INFESTATION OR REMOVAL POSES A HEALTH OR SAFETY HAZARD (PROFESSIONAL EXTERMINATOR'S INVOICE REQUIRED)	\$300*	\$300	
OVER THE COUNTER EXTERMINATION	WHEN INFESTATION CAN BE CURED WITH OVER THE COUNTER PRODUCTS	\$30*	\$90	YES
DEAD ANIMAL REMOVAL	REMOVE ALL DEAD ANIMALS RODENTS/VERMIN ETC. PRICE IS PER OCCURANCE.	\$50*	\$50	YES

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VEHICLE / BOAT REMOVAL	DO NOT REMOVE UNTIL THE PROPERTY IS POST-SALE.	\$210		
FENCING REPAIR	FENCES AND GATES MUST BE SECURE AND IN UPRIGHT CONDITION, WITH NO MISSING PANELS OR SECTIONS	\$300*	\$300	YES
HANDRAILS	REPAIR OR REPLACE MISSING OR DAMAGED HANDRAILS ON EXTERIOR PORCHES, PATIOS, DECKS AND BALCONIES WHERE THE DISTANCE FROM THE FINISHED FLOOR TO THE GROUND SURFACE IS GREATER THAN 18 INCHES.	\$10 LF	\$200	
CARPET REMOVAL INCLUDING TACT STRIP	REMOVE CARPET IF DAMAGED, LOOSE OR OTHERWISE HAZARDOUS, INCLUDING TACT STRIPS AND FITTINGS	\$0.20 SF	\$400	
INITIAL GRASS CUT UP TO 5,000 SF	GRASS MUST BE CUT TO A MAXIMUM OF 2". GRASS AND WEEDS MUST BE CUT TO THE EDGE OF THE PROPERTY LINE, AND TRIMMED AROUND FOUNDATIONS, BUSHES, TREES AND PLANTING BEDS. INCLUDES: CUTTING, WEEDING, EDGE TRIMMING, SWEEPING/BLOWING OF ALL PAVED AREAS, REMOVAL OF ALL LAWN CLIPPINGS, RELATED CUTTINGS AND INCIDENTAL DEBRIS REMOVAL.	SEE GRASS CUT SCHEDULE FOR STATE PRICING.		
INITIAL GRASS CUT 5,001-10,000 SF				
INITIAL GRASS CUT 10,001-20,000 SF				
INITIAL GRASS CUT 20,001 – 2 ACRES				
INITIAL DESERT LANDSCAPING MAINTENANCE	INCLUDES REMOVAL OR SPRAYING OF WEEDS, GRASS TRIMMING OR CUTTING, AND THE REMOVAL OF RELATED CUTTINGS AND INCIDENTAL DEBRIS	\$300*	\$300	YES
TREE TRIMMING	TRIM TREES THAT ARE OBSTRUCTING THE PUBLIC RIGHT OF WAY, THAT POSE A SAFETY HAZARD OR MAY POTENTIALLY DAMAGE THE PROPERTY	\$250*	\$250	YES
SHRUB TRIMMING	TRIM SHRUBS THAT ARE OBSTRUCTING THE PUBLIC RIGHT OF WAY	\$200*	\$200	YES
SNOW/ICE REMOVAL	REMOVE SNOW FROM ENTRYWAY, PUBLIC AND OTHER FRONT YARD WALKWAYS, PORCH AND DRIVEWAY FOLLOWING A MINIMUM 3 INCH ACCUMULATION AND COMPLYING WITH LOCAL CODES AND ORDINANCES REGARDING THE REMOVAL OF SNOW AND ICE.	\$75*		YES

All services tagged with \$* are "up to" amounts to complete the work based on the size, quantity, severity and scope of work. Pricing will be verified with a Cost Estimate.