

Post-Closing Repair Requirements

U. S. Department of Housing and Urban Development
Office of Housing - Federal Housing Commissioner

Project Name	Project Number	Location
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The Purchaser must repair the property to meet the following requirements within the time frame noted in the Contract of Sale or Terms and Requirements of Foreclosure Sale - Acknowledgment by Bidder:

Applicable State and local Codes Housing Quality Standards (HQS) as set forth in 24 CFR 886, Subpart C Additional repairs required by HUD

HUD will monitor to ensure compliance. Repairs shall be considered complete only after: (1) Purchaser provides written certification that repairs are completed; (2) Purchaser requests final inspection by HUD; and (3) HUD verifies in writing completion and compliance with the requirements stated herein.

Trade Item Cost Breakdown: HUD's estimate of repairs is broken out by trade item. Detailed descriptions of repairs are stated in exhibits to this form. Unless checked as **Mandatory** on this form, repairs may begin upon conveyance. For repair items listed in this form as **Mandatory**, the Purchaser, prior to beginning work, must submit specifications for approval to the HUD office with jurisdiction over this project.

The repairs listed herein represent HUD's estimate of the property's repair needs. These repairs may not represent all repairs needed to satisfy HUD's requirements and/or requirements other than HUD's. HUD does **not** warrant that the list is either comprehensive or sufficient. The Purchaser accepts responsibility for: (1) developing his/her own repair cost estimate, (2) determining what, if any, repairs are needed in excess of those listed herein, and (3) providing funding for such repairs.

Item	Mandatory	Estimated Cost	Item	Mandatory	Estimated Cost
Repairs to Residential Structures (including commercial areas)					
1. Concrete			17. Wood Flooring		
2. Masonry			18. Resilient Flooring		
3. Metals			19. Painting and Decorating		
4. Rough Carpentry			20. Specialties		
5. Finish Carpentry			21. Special Equipment		
6. Waterproofing			22. Cabinets		
7. Insulation			23. Appliances		
8. Roofing			24. Blinds and Shades		
9. Sheet Metal			25. Carpets		
10. Doors			26. Special Construction		
11. Windows			27. Elevators		
12. Glass			28. Plumbing and Hot Water		
13. Lath and Plaster			29. Heat and Ventilation		
14. Drywall			30. Air Conditioning		
15. Tile Work			31. Electrical		
16. Acoustical			Residential Structures Subtotal		\$
Repairs to Accessory Structures (community, maintenance, mechanical, garages, carports, etc.)					
32. Accessory Structure			34.		
33.			Accessory Structures Subtotal		\$
Site Work					
35. Earth Work			39. Lawns and Planting		
36. Site Work			40. Unusual Site Conditions		
37. Roads and Walks			41.		
38. Site Improvements			Site Work Subtotal		\$
Environmental Mitigation					
42. Lead-Based Paint			44.		
43.			Environmental Mitigation Subtotal		\$
Totals					
Estimated Total Hard Cost					\$
Contingency = Hard Cost X _____ =					\$
Overhead/General Requirements = Hard Cost X _____ =					\$
Estimated Total Repair Cost					\$