

Post-Closing Repair Requirements

U.S. Department of Housing and Urban Development
Office of Housing Multifamily Sales Program

Project Name DWIGHT COOPERATIVE HOMES	Project Number FHA Case No.: 017-55103G	Location NEW HAVEN, CT
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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- Acknowledgement by Bidder

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

HUD will monitor repairs to assure compliance. Repairs shall be considered completed 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 this form's exhibits. 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	Est. Cost	Item	Mandatory	Est. Cost																		
Repairs to Residential Structures (including commercial areas)																							
1. Concrete	<input checked="" type="checkbox"/>	\$16,800.00	17. Wood Flooring	<input checked="" type="checkbox"/>	\$179,820.00																		
2. Masonry	<input checked="" type="checkbox"/>	\$5,000.00	18. Resilient Flooring	<input checked="" type="checkbox"/>	\$11,160.00																		
3. Metals	<input checked="" type="checkbox"/>	\$28,850.00	19. Painting & Decorating	<input checked="" type="checkbox"/>	\$132,900.00																		
4. Rough Carpentry	<input checked="" type="checkbox"/>	\$124,512.00	20. Specialties	<input checked="" type="checkbox"/>	\$5,960.00																		
5. Finish Carpentry	<input checked="" type="checkbox"/>	\$23,650.00	21. Special Equipment	<input type="checkbox"/>	\$0.00																		
6. Waterproofing	<input type="checkbox"/>	\$0.00	22. Cabinets	<input checked="" type="checkbox"/>	\$153,470.00																		
7. Insulation	<input checked="" type="checkbox"/>	\$27,178.20	23. Appliances	<input checked="" type="checkbox"/>	\$32,000.00																		
8. Roofing	<input checked="" type="checkbox"/>	\$46,625.00	24. Blinds & Shades	<input type="checkbox"/>	\$0.00																		
9. Sheet Metal	<input checked="" type="checkbox"/>	\$299,282.00	25. Carpets	<input checked="" type="checkbox"/>	\$14,432.00																		
10. Doors	<input checked="" type="checkbox"/>	\$203,610.00	26. Special Construction	<input checked="" type="checkbox"/>	\$4,000.00																		
11. Windows	<input checked="" type="checkbox"/>	\$94,800.00	27. Elevators	<input type="checkbox"/>	\$0.00																		
12. Glass	<input type="checkbox"/>	\$0.00	28. Plumbing & Hot Water	<input checked="" type="checkbox"/>	\$56,000.00																		
13. Lath & Plaster	<input type="checkbox"/>	\$0.00	29. Heat & Ventilation	<input checked="" type="checkbox"/>	\$106,915.00																		
14. Drywall	<input checked="" type="checkbox"/>	\$45,660.00	30. Air Conditioning	<input checked="" type="checkbox"/>	\$400,000.00																		
15. Tile Work	<input checked="" type="checkbox"/>	\$17,600.00	31. Electrical	<input checked="" type="checkbox"/>	\$162,400.00																		
16. Acoustical	<input type="checkbox"/>	\$0.00	Residential Structures Subtotal		\$2,192,624.20																		
Repairs to Accessory Structures (community, maintenance, mechanical, garages, carports, etc.)																							
32. Accessory Structures	<input checked="" type="checkbox"/>	\$400,000.00	Accessory Structures Subtotal		\$400,000.00																		
Site Work																							
33. Earth work	<input checked="" type="checkbox"/>	\$3,750.00	36. Site Improvements	<input checked="" type="checkbox"/>	\$36,900.00																		
34. Site Utilities	<input type="checkbox"/>	\$0.00	37. Lawns & Plantings	<input checked="" type="checkbox"/>	\$34,550.00																		
35. Roads & Walks	<input checked="" type="checkbox"/>	\$15,748.00	38. Unusual Site Conditions	<input checked="" type="checkbox"/>	\$10,000.00																		
			Site Work Subtotal		\$100,948.00																		
Environmental Mitigation																							
39. Lead Containing Materials	<input checked="" type="checkbox"/>	\$15,710.00	<table border="1"> <tr> <td colspan="2" style="text-align: center;">Totals</td> <td>\$2,829,407.20</td> </tr> <tr> <td>Inflation Factor (2.4%)</td> <td></td> <td>\$67,905.77</td> </tr> <tr> <td>Est. Total Hard Cost</td> <td></td> <td>\$2,897,312.97</td> </tr> <tr> <td>Contingency =Hard Cost x 10%</td> <td></td> <td>\$289,731.30</td> </tr> <tr> <td>Ovrhd/Gen.Req = Hard cost x 18%</td> <td></td> <td>\$521,516.34</td> </tr> <tr> <td>Est. Total Repair Cost</td> <td></td> <td>\$3,708,560.61</td> </tr> </table>			Totals		\$2,829,407.20	Inflation Factor (2.4%)		\$67,905.77	Est. Total Hard Cost		\$2,897,312.97	Contingency =Hard Cost x 10%		\$289,731.30	Ovrhd/Gen.Req = Hard cost x 18%		\$521,516.34	Est. Total Repair Cost		\$3,708,560.61
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40. Asbestos	<input checked="" type="checkbox"/>	\$99,625.00																					
41. Mold/Environmental	<input checked="" type="checkbox"/>	\$20,500.00																					
Environmental Mitigation Subtotal		\$135,835.00																					

Previous edition is obsolete

form HUD-9552 (5/93)

POST-CLOSING INSPECTION: 05/22/13