



## 123 Main Street Lake Forest CA 92630

MLS#: 13606148 Bedrooms:4 Baths:2.1 Year Built:1999 Total Living Area:1,988 SF  
 Property Type:Single Family Detached Bluebook ID#: 11201 Inspection Date: 12/6/2013  
 Date Printed: 1/9/2014 10:05:35 PM (UTC)

Lock Box Combination: **rmls box** Electricity On: **Yes** Water On: **No** Gas On: **No**

|                      |                           |                       |                      |
|----------------------|---------------------------|-----------------------|----------------------|
| Contractor Name      | Contractor Office Phone   | Contractor Cell Phone | Vendor ID            |
| <input type="text"/> | <input type="text"/>      | <input type="text"/>  | <input type="text"/> |
| Broker Name          | Broker Phone              | Broker ID             |                      |
| <input type="text"/> | <input type="text"/>      | <input type="text"/>  |                      |
| Map Guide            | Expected Days to Complete |                       |                      |
| <input type="text"/> | <input type="text"/>      |                       |                      |

LR= Lender Required CR= Cosmetic Repair ER= Emergency Repair IS= Initial Secure CL= Claims Recovery  
 RE= Repair RV= Renovation RR= Repair Recommended RN= Repair Not Recommended

### 2. Carpentry

| Sub Trade                           | Area           | Description                          | Codes    | QTY  | UM | FFU      | Cost            | % Total     |
|-------------------------------------|----------------|--------------------------------------|----------|------|----|----------|-----------------|-------------|
| 2.6 Carpentry Exterior Trim, Siding | Main Structure | Repair Siding - Wood - up to 20 S.F. | LR,RR,RE | 1.00 | MC | \$111.44 | \$111.44        | 1.8%        |
| <b>Sub Total</b>                    |                |                                      |          |      |    |          | <b>\$111.44</b> | <b>1.8%</b> |

### 4. Flooring

| Sub Trade                  | Area    | Description  | Codes    | QTY    | UM | FFU    | Cost            | % Total     |
|----------------------------|---------|--|----------|--------|----|--------|-----------------|-------------|
| 4.2 Flooring Vinyl Replace | Kitchen | Replace Vinyl Floor - Sheet - Good   | CR,RR,RE | 105.00 | SF | \$2.57 | \$269.85        | 4.3%        |
| 4.2 Flooring Vinyl Replace | Kitchen | Remove Discolored Vinyl Floor Sheet - Remove, Treat Subfloor, Seal (Does not include Replacement or Haul Away) | CR,RR,RE | 105.00 | SF | \$2.09 | \$219.45        | 3.5%        |
| <b>Sub Total</b>           |         |  |          |        |    |        | <b>\$489.30</b> | <b>7.8%</b> |

### 5. Painting

| Sub Trade                | Area           | Description   | Codes    | QTY  | UM | FFU     | Cost           | % Total     |
|--------------------------|----------------|---|----------|------|----|---------|----------------|-------------|
| 5.4 Paint Exterior Total | Main Structure | Paint Exterior Walls - 1 Story - 1 Coat - Min charge up to 100 SF | LR,RR,RE | 1.00 | MC | \$59.04 | \$59.04        | 0.9%        |
| <b>Sub Total</b>         |                |   |          |      |    |         | <b>\$59.04</b> | <b>0.9%</b> |

### 6.2 Heat & Air

| Sub Trade                                  | Area    | Description   | Codes    | QTY  | UM | FFU       | Cost             | % Total      |
|--|---------|---|----------|------|----|-----------|------------------|--------------|
| 6.2.1 Heat & Air Condenser, Repair/Replace | Systems | Replace Central Air Conditioner Unit - 13 SEER - 3 Ton                            | CR,RR,RE | 1.00 | EA | \$2929.59 | \$2929.59        | 46.9%        |
| 6.2.2 Heat & Air Furnace, Repair/Replace   | Systems | Replace Forced Air - Gas Furnace - 80% Efficiency - Single/Two Stage - 90,000 BTU | LR,RR,RE | 1.00 | EA | \$2292.70 | \$2292.70        | 36.7%        |
| <b>Sub Total</b>                           |         |   |          |      |    |           | <b>\$5222.29</b> | <b>83.6%</b> |

## 7. Maintenance

| Sub Trade        | Area        | Description                   | Codes    | QTY    | UM | FFU    | Cost            | % Total     |
|------------------|-------------|-------------------------------|----------|--------|----|--------|-----------------|-------------|
| 7.1 Maintenance  | Bedroom     | Clean Carpet - Heavily Soiled | CR,RR,RE | 175.00 | SF | \$0.38 | \$66.50         | 1.1%        |
| 7.1 Maintenance  | Bedroom 3   | Clean Carpet - Heavily Soiled | CR,RR,RE | 116.00 | SF | \$0.38 | \$44.08         | 0.7%        |
| 7.1 Maintenance  | Bedroom 4   | Clean Carpet - Heavily Soiled | CR,RR,RE | 116.00 | SF | \$0.38 | \$44.08         | 0.7%        |
| 7.1 Maintenance  | Dining Room | Clean Carpet - Heavily Soiled | CR,RR,RE | 116.00 | SF | \$0.38 | \$44.08         | 0.7%        |
| 7.1 Maintenance  | Family Room | Clean Carpet - Heavily Soiled | CR,RR,RE | 175.00 | SF | \$0.38 | \$66.50         | 1.1%        |
| 7.1 Maintenance  | Living Room | Clean Carpet - Heavily Soiled | CR,RR,RE | 175.00 | SF | \$0.38 | \$66.50         | 1.1%        |
| 7.1 Maintenance  | Bedroom 2   | Clean Carpet - Steam Clean    | CR,RR,RE | 116.00 | SF | \$0.31 | \$35.96         | 0.6%        |
| <b>Sub Total</b> |             |                               |          |        |    |        | <b>\$367.70</b> | <b>5.9%</b> |

**Total: \$6249.77**

**Waiver:** If Contractor's bid is accepted, Contractor hereby waives and releases any lien Contractor has, or claim of lien Contractor may have, on the above referenced real property and improvements on account of labor and/or materials furnished or to be furnished pursuant to this bid (including any attachments). Further, Contractor also agrees to indemnify and hold Fannie Mae harmless from and against any and all claims (including, any claim made or lien filed by any third party), expenditures or losses Fannie Mae incurs as a result of Contractor's failure to honor this waiver of mechanic's lien(s) or Contractor's failure to pay for materials and services when due.

**Safety:** As an independent contractor, you must take all appropriate precautions to ensure the health and safety of yourself, your employees and anyone who, in any way, works for you. In dealing with the property, you may come across health and safety issues that give cause for concern. These issues could include risks related to physical damage to the property, criminal activity and environmental concerns, including toxic mold and hazardous substances. You should use reasonable judgment when dealing with health and safety issues. Do not enter upon the property if you believe that doing so will pose a risk to your health or safety.

Contractor's Signature \_\_\_\_\_

Date \_\_\_\_\_

Approved Date \_\_\_\_\_

Initials \_\_\_\_\_



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