

Repair Report

Asset Number 1234567 Preliminary Estimate
Estimate Date Tuesday, November 10, 2009

Contact Asset Manager
REO Specialist/Agent Jim Smith

Mortgagee ABC BANK REO DEPT
Address 1234 MAIN STREET
 SANTA ANA, CA 92703

File Number CERT 1234
Property Type Residential Property

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Phone 714-555-1234
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Structural

Bathroom

Repair Estimate: A

Estimate Items		Repl Cost	Est. Tax	RCV	Depr.	ACV	TRCA	OP	RD	C
1 Toilet/Water Closet 2 Piece, Economy	a	\$237.22	\$0.00	\$237.22	\$0.00	\$237.22	\$237.22	N	Y	Y
1 EA @ \$237.22	Age: 0y0m									
Replace		\$237.22								
A Repair Estimate Total		\$237.22	\$0.00	\$237.22	\$0.00	\$237.22	\$237.22			
Bathroom Total		\$237.22	\$0.00	\$237.22	\$0.00	\$237.22	\$237.22			

Bedroom #1

Repair Estimate: A

Estimate Items		Repl Cost	Est. Tax	RCV	Depr.	ACV	TRCA	OP	RD	C
2 Carpet, Nylon (SF) 26 OZ	a	\$636.81	\$0.00	\$636.81	\$0.00	\$636.81	\$589.29	N	Y	Y
228.96 SF @ \$2.83	Age: 0y0m									
Replace		\$2.61	\$589.29	\$0.00	\$589.29	\$0.00	\$0.00	\$589.29		
Tear Out		\$0.22	\$47.52	\$0.00	\$47.52	\$0.00	\$0.00	\$47.52		
3 Drywall, Wall 1/2", Green Board, Taped	a	\$1,151.90	\$0.00	\$1,151.90	\$0.00	\$1,151.90	\$302.40	N	Y	Y
480 SF @ \$2.38	Age: 0y0m									
Paint		\$0.63	\$302.40	\$0.00	\$302.40	\$0.00	\$0.00	\$302.40		
Replace		\$1.43	\$695.90	\$0.00	\$695.90	\$0.00	\$0.00	\$695.90		
Tear Out		\$0.32	\$153.60	\$0.00	\$153.60	\$0.00	\$0.00	\$153.60		

A Repair Estimate	Total	\$1,788.71	\$0.00	\$1,788.71	\$0.00	\$1,788.71	\$1,788.71
Bedroom #1	Total	\$1,788.71	\$0.00	\$1,788.71	\$0.00	\$1,788.71	\$1,788.71

Kitchen

Repair Estimate: A

Estimate Items		Repl Cost	Est. Tax	RCV	Depr.		ACV	TRCA	OP	RD	C
4 Range, Freestanding, Gas 1 Oven, 4-Burner, Good	a	\$558.91	\$0.00	\$558.91	\$0.00		\$558.91	\$558.91	N	Y	Y
1 EA @ \$558.91	Age: 0y0m										
Replace		\$558.91									
5 Floor Tile, Mexican	a	\$580.71	\$0.00	\$580.71	\$0.00		\$580.71	\$536.31	N	Y	Y
31.5 SF @ \$18.82	Age: 0y0m										
Replace		\$17.34	\$536.31	\$0.00	\$536.31	\$0.00	\$0.00	\$536.31			
Tear Out		\$1.48	\$44.40	\$0.00	\$44.40	\$0.00	\$0.00	\$44.40			
A Repair Estimate	Total	\$1,139.62	\$0.00	\$1,139.62	\$0.00		\$1,139.62	\$1,139.62			
Kitchen	Total	\$1,139.62	\$0.00	\$1,139.62	\$0.00		\$1,139.62	\$1,139.62			
Structural	Total	\$3,165.55	\$0.00	\$3,165.55	\$0.00		\$3,165.55	\$3,165.55			

Asset Number Summary Details

	RCV	Depreciation	ACV
Total	\$3,165.55	\$0.00	\$3,165.55
Total W/Additions	\$3,165.55	\$0.00	\$3,165.55
Less Non-Recoverable Depreciation	\$0.00	\$0.00	
Less Deductible (Maximum:\$0.00)	\$0.00		\$0.00
Less Amount Exceeding Coverage Limits	\$0.00		\$0.00
Net Value	\$3,165.55	\$0.00	\$3,165.55

Legend

TRCA = Total RC Agreement
OP = Overhead & Profit

RD = Recoverable Depreciation
C = Depreciation Reimbursement Complete

Price Database Legend
a = MSB_TCD2009-Q4

DEANNA ANDRE - REALTOR

Attached Photos

k fl stove.jpg

KITCHEN - NEEDS RANGE AND FLOORING FIXED



floor and walls.JPG

BEDROOM - FLOORING, WALLS, PAINT



BATHROOM1.JPG

BATHROOM - NEEDS TOILET

