

Don Goode Consulting, LLC

11 Goldstar Drive
Princeton, NJ 08540

Phone Number: (862) 202-6461 Fax Number: 000

Invoice

To:

Latoiya Mitchell

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Phone Number: (908) 803-8349

Invoice Number

3118

Date

12/17/2025

References

Consultant's File No.: Mitchell 121420

Lender's Loan No.:

FHA Case No:

We Appreciate The Opportunity to Serve You!

Property Information

Invoice Notes

Applicant

Latoiya Mitchell

Property Address

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Applicant's Address

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Applicant's Phone

(908) 803-8349

Invoice Fee Item

Description

Amount

Feasibility Study

\$400.00

Fee Total: \$400.00

Payments: \$0.00

Amount Due: **\$400.00**

Please Return This Portion With Your Payment

From:

Latoiya Mitchell

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Phone Number: (908) 803-8349

Invoice Number

3118

Date

12/17/2025

References

Consultant's File No.: Mitchell 12142025

Lenders Loan No.:

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To:

Don Goode Consulting, LLC

11 Goldstar Drive
Princeton, NJ 08540

Phone Number: (862) 202-6461 Fax Number: 000

Amount Due: \$ **400.00**

Amount Enclosed: \$



Property Analysis Report

Consultant's Report



Inspection Date

12/14/2025

Prepared By

Don Goode Consulting, LLC

**11 Goldstar Drive
Princeton, NJ 08540**

(862) 202-6461

dongoode@hotmail.com

Consultant

Donald L. Goode

Client's Name: Latoiya Mitchell

**Inspected Address: 8 Arcadia Pl
Vauxhall, NJ 07088, USA**

Client's Phone: (908) 803-8349

Client's Email: latoiyamedmitchell@gmail.com

Lender: .

Address: .

Phone:

Loan Officer:

Phone:

Ext:

CAUTION

U.S. Department of
Housing and Urban
Development
Federal Housing Administration (FHA)



OMB Approval No: 2502-0538 (exp. 04/30/2018)

For Your Protection: Get a Home Inspection

Why a Buyer Needs a Home Inspection

A home inspection gives the buyer more detailed information about the overall condition of the home prior to purchase. In a home inspection, a qualified inspector takes an in-depth, unbiased look at your potential new home to:

- Evaluate the physical condition: structure, construction, and mechanical systems; Identify items that need to be repaired or replaced; and
- Estimate the remaining useful life of the major systems, equipment, structure, and finishes.

You Must Ask for a Home Inspection

A home inspection will only occur if you arrange for one. FHA does not perform a home inspection.

Decide early. You may be able to make your contract contingent on the results of the inspection.

Appraisals are Different from Home Inspections

An appraisal is different from a home inspection and does not replace a home inspection. Appraisals estimate the value of the property for lenders. An appraisal is required to ensure the property is marketable. Home inspections evaluate the condition of the home for buyers.

FHA Does Not Guarantee the Value or Condition of your Potential New Home

If you find problems with your new home after closing, FHA cannot give or lend you money for repairs, and FHA cannot buy the home back from you. Ask a qualified home inspector to inspect your potential new home and give you the information you need to make a wise decision.

Radon Gas Testing and other safety/health issues

The United States Environmental Protection Agency and the Surgeon General of the United States have recommended that all houses should be tested for radon. For more information on radon testing, call the toll-free National Radon Information Line at 1-800-SOS-Radon or 1-800-767-7236.

Ask your home inspector about additional health and safety tests that may be relevant for your home.

Be an Informed Buyer

It is your responsibility to be an informed buyer. You have the right to carefully examine your potential new home with a qualified home inspector. To find a qualified home inspector ask for references from friends, realtors, local licensing authorities and organizations that qualify and test home inspectors.



HUD-92564-CN (6/14)



CAUTION

CAUTION

CAUTION

Don Goode Consulting, LLC.

We understand you are in need of an introduction for contractors. Any introductions that we facilitate between you and proposed contractor(s) is merely that an introduction. It is not a recommendation, endorsement or guarantee of quality or performance.

Please pursue your interviews and negotiations with contractor(s) using your own judgment.

I accept the above disclaimer and agree to hold harmless Don Goode Consulting, LLC, their staff and offices for any action the contractor(s) I retain.

Signed by:

Latoiya Mitchell court appointed guardian

D4F0ADFF2979493...

Signature

12/14/2025

Date

FHA 203(k) HUD-Approved Consultant **Non-Home Inspection Disclosure**

Borrower Name: Latoiya Mitchell court appointed guardian

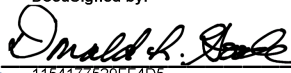
Property Address: 8 Arcadia Pl Vauxhall, NJ 07088, USA

Consultant Name: Donald L. Goode

Consultant ID: P1502

The undersigned is a HUD-approved Consultant. My role is to inspect the property and prepare a work write-up that specifies the type of repair and the cost of each work item to be used in an FHA 203(k) renovation loan. **In my role as a Consultant on this project, I am not acting as a Home Inspector.**

FHA does not perform Home Inspections. Home Inspections give the buyer more detailed information about the overall condition of the home prior to purchase. This can include evaluating the physical condition and mechanical systems, identifying items that need to be repaired or replaced, etc. For details on a Home Inspection, please refer to form [HUD-92564-CN](#). While Home Inspections are recommended, FHA does not require them.

DocuSigned by:

1154177529FF4D5...
Consultant Signature

12/14/2025

Date

Don Goode Consulting, LLC

HUD Construction Inspection ID # P1502 NJ

Home Inspection License # 24GI00131000

11 Goldstar Drive
Princeton, NJ 08540

Office (609) 751-0474

Homeowner(s) Name

Latoiya Mitchell court appointed guardian

Property Address

8 Arcadia Pl Vauxhall, NJ 07088, USA

Indemnification Clause

Client or Client's shall indemnify, defend (by counsel reasonably acceptable to Consultant) and hold harmless the Consultant and its agents from and against claims, damages, losses, liabilities and expenses, including but not limited to attorneys' fees (collectively, "Damages"), in connection to, or resulting from the performance of any contractor's work set forth in or related to this Specification of Repairs or Material draws released by the lender for up front monies. Including material draws received by the contractor or client.

The client or client's agrees to indemnify, defend and hold harmless the consultant, his employees, and agents of and from all claims, actions, demands for damages received or sustained by any person or persons or property, arising out of or occasioned by the acts of the consultant, or his agents or employees, except in cases of willful misconduct or gross negligence of the consultant, or his agents or employees, for the work performed by the consultant during terms of the agreement and thereafter.

Signed by:

Latoiya Mitchell court appointed guardian

D4F0ADFF2979493...

12/14/2025

Date

Date

Don Goode Consulting, LLC

11 Goldstar Drive
Princeton, NJ 08540

Phone: (862) 202-6461

Fax: 000

Consultant: Donald L. Goode

Email: dongoode@hotmail.com



Property Information & Inspection

Borrower/ Applicant's Details

Borrowers Name: Latoiya Mitchell

Address: 8 Arcadia Pl
Vauxhall, NJ 07088, USA

Home Phone: (908) 803-8349

Cellular: _____

Email: latoiamedmitchell@gmail.com

Consultant's File Number: Mitchell 12142025

Lender Information

Lending Institution: _____

Loan Originator: _____

Phone: _____ Ext: _____

Property Details

Address: 8 Arcadia Pl
Vauxhall, NJ 07088, USA

Loan Details

Lender Loan #: _____

Loan Type: Remodel

Origination Date: _____

Contingency Reserve %: 20.00% Number of Draws: 5

HUD Information

FHA Case No.: _____

HUD Date Assigned: _____



Inspection Date:
12/14/2025

Initial Inspection Information

Inspection Details

☐ Investor/Builder

Estimated Age: 95 yrs +

Services At Property

Services At Inspection

Electric Services: 1 On: ☐

Water: Public On: ☐

Type Of Sewer: Public

of Gas Services: 1 On: ☐

Occupancy Information

Occupancy: Habitable in 6 Mos.

Owner Occupied at Completion: ☒

Physical Details

Lot Size: 1,986 sq ft

of Stories: 2

Type of Construction: Masonry Foundation

Number of Buildings

At Start: 1

Building Size

Number of Units

At Start: 1

At Completion 1

ADC - Accesory Dwelling Unit: ☐

Weather Conditions

Recently Snowed/Cloudy

Weather Conditions

28F

Air Temp.

Borrower/ Applicant's Details

Borrowers Name: Latoiya Mitchell

Address: 8 Arcadia Pl
Vauxhall, NJ 07088, USA

Home Phone: (908) 803-8349 Cellular: _____

Email: latoiyamedmitchell@gmail.com

Consultant's File Number: Mitchell 12142025

Smoke Detectors

Smoke Detectors at Inspection: ☐

Type Required: 110 Voltage

Contractor On Project

Not Available

Not Available

Project Additional Reports

Project Recommendations

"If Check Mark - Indicates Yes"

Underground Oil Tank Certification Needed: ☐

Mold Certification Needed: ☒

Lead Paint Certification Needed: ☒

Water Certification Needed: ☐

Septic Certification Needed: ☐

Roof Certification Needed: ☐

Smoke & CO2 Detectors Needed: ☒

Wood Destroying Organism Inspection Recommendation: ☐

Radon Gas Test Performed: ☐

Separate Plumbing Certification Recommended: ☐

Separate Electrical Certification Recommended: ☐

Separate Heating Certification Recommended: ☐

Separate Structural Engineers Report Recommended: ☐

Asbestos Report Needed: ☒

Note: The 203k Inspection is performed to identify those items that are obviously required for a property to comply with HUD's Minimum Property Standards as defined in HUD Handbook 4000.1.

Unless otherwise indicated by the consultant, this inspection is NOT PERFORMED ACCORDING TO THE STANDARDS OF PRACTICE OF A HOME INSPECTION NOR SHOULD IT BE VIEWED OR CONSTRUED AS ANY FORM OF CERTIFICATION OR INSPECTION BY A LICENSED PROFESSIONAL HOME INSPECTOR. THESE ADDITIONAL SERVICES MAY BE BENEFICIAL FOR THE BORROWER.

The borrower may wish to consider the above recommended inspections to further protect their interests beyond scope of the inspection. It is suggested the borrower discuss the option of obtaining these additional services with their 203k consultant.



Donald L. Goode

Date: 12/18/2025

Don Goode Consulting, LLC

11 Goldstar Drive
Princeton, NJ 08540

Phone: (862) 202-6461

Fax: 000

Consultant: Donald L. Goode

Email: dongoode@hotmail.com



Project Analysis Report

This "Project Analysis" is a preliminary evaluation only. It should be used to determine the desirability of continuing with the Renovation Loan Process or as a tool for a borrower seeking to use for a Renovation Loan. It is NOT to be considered as a completed Specification of Repairs (SOR) work write up and should not be used for underwriting or appraisal purposes. The costs entered are to be used only as a guide. The repairs listed are based on compliance with minimum building code requirements as well as any observed health and safety concerns. Items listed below may change on further inspection, applicant's requests or contractor evaluation. If desired, contact FHA Consultant to prepare a final SOR.

Applicant

Latoiya Mitchell
(908) 803-8349

Property Address

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Lender: .

Inspection Date: 12/14/2025

Consultant's Job No: Mitchell 12142025

Consultant: Donald L. Goode

Construction Item

1. Masonry

Total: \$20,500.00

Demo existing front steps down to footings, form and build new footings, build new masonry steps with flagstone treads finish with handrails.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Front Entrance

Repair Item Description

Specific Details

Demo existing front steps down to footings, form and build new footings, build new masonry steps with flagstone treads finish with handrails.

Structural Repairs

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Basement

Repair Item Description

Specific Details

Structural repairs in basement.

Summary/Narrative Of Work To Be Done:

Grand Total: \$20,500.00

2. Siding

Total: \$9,100.00

Remove all wood siding on existing dwelling. Furnish and install new vinyl siding of owner's choice on all exteriors of existing dwelling and new addition. Provide all trim for soffit, eaves and fascia.

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: 2nd Floor

Repair Item Description

Specific Details

Remove all wood siding on existing dwelling. Furnish and install new vinyl siding of owner's choice on all exteriors of existing dwelling and new addition. Provide all trim for soffit, eaves and fascia.

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2. Siding

Total: \$9,100.00

Repair soffit and fascia as needed.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Exterior

Repair Item Description

Specific Details

Repair soffit and fascia as needed.

Summary/Narrative Of Work To Be Done:

Extent of hidden damage for any unique siding and trim will not be known until exploratory demolition is done.

Remove old wood siding and shingles (Bricksite siding)from exterior of home and repair as necessary.
Install fanfold insulation or TYVEC insulation on exterior walls of home fastening with staples.
Cover entire exterior of home with vinyl siding.

Continuous one piece inside and outside corners will be used where applicable.
J-channel will be used around all window and door casings.

All window and door casings will be wrapped with aluminum material of color matching siding.
All soffit materials will be vented.
All fascia will be wrapped with aluminum material with color matching vinyl.

All openings or gaps requiring caulking will be filled with caulk the same color as siding.

All siding materials will be installed per manufacturers recommendations.

Grand Total: \$9,100.00

3. Gutters/Downspouts

Total: \$3,000.00

Install new gutters and leaders (Standard Grade).

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Exterior

Repair Item Description

Specific Details

Install new gutters and leaders (Standard Grade).

Summary/Narrative Of Work To Be Done:

Install seamless 5" K style gutter with appropriate hangers located every 24" for support.
Installation will include outside corners and downspouts.
Slope will be 1/4 inch for every 25 ft of gutter.
Gutter sealant will be used on all connections to corners, downspout outlets, and end-pieces.
Down spouts will be anchored to walls in at least 3 places with tail pieces diverting water from base of building not less than 3 feet.
On existing building:
Cleanout gutter and downspouts of debris and plants.

Grand Total: \$3,000.00

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Consultant:

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4. Roof

Total: \$5,600.00

Remove all layers of roofing, replace with 30 year shingles and 15 # felt paper, including rip off.

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: Roof

Repair Item Description

Specific Details

Remove all layers of roofing, replace with 30 year shingles and 15 # felt paper, including rip off.

Summary/Narrative Of Work To Be Done:

*** Unless specifically outlined, installation of a new roof does not include sheathing (plywood). In extreme cases where sheathing is not visible from the interior of the house and Wood Shake Shingles or Slate Roof or damaged sheathing, the cost could be significant to replace sheathing. The cost of the unforeseen repair is the responsibility of the homeowner. ***

Remove all metal flashings and rubber boot flashings.
Install all new rubber boot flashings at circular roof protrusions.
Install all new aluminum/sheet metal valley and step flashings while roofing
Install new 3 tab self sealing asphalt shingles per manufacturers recommendations.
Shingle color will be owners choice.
Existing roof venting will be used

examples:

Fiberglass Shingles

"3-Tab Royal Sovereign Shingles, GAF"

"For re-roofing applications. 25 year limited warranty; 60 MPH limited wind warranty. Class A fire rating. ASTM D3018 Type 1. GAFLEX® coating guards against brittleness in cold temperatures and allows for easier handling. Treated with GAFGRIP® sealant in certain areas for resistance to blow-offs. Heavy weight eliminates need and expense of tearing off existing roof. 3 bundles per square at 5 exposure. "

Grand Total: \$5,600.00

13. Windows

Total: \$9,500.00

DH Vinyl Window--Insulated Glass 7/8" welded corners Energy Star

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: General

Repair Item Description

Specific Details

DH Vinyl Window--Insulated Glass 7/8" welded corners Energy Sta

Summary/Narrative Of Work To Be Done:

Windows installed will be new materials.
Windows will be placed in adequate framing and mounted per manufacturers recommendations.
Window type and color will be owners choice.

Unless it is specifically stated in a repair line item. The window installation does not include basement emergency egress windows.

Grand Total: \$9,500.00

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15. Doors (Ext.)

Total: **\$3,150.00**

Install new 1 3/4" exterior doors Steel Jeld Wen or Equal with locket and hardware. Standard or Economy Grade Material.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Exterior

Repair Item Description

Specific Details

Install new 1 3/4" exterior doors Steel Jeld Wen or Equal with locket and hardware. Standard or Economy Grade Material.

Summary/Narrative Of Work To Be Done:

Doors will be of type and color selected by owner.
Doors will be installed per manufacturer's recommendations.
Doors will operate freely Locksets/deadbolts will be installed and operating properly where applicable.
Doors will be mounted in framing that complies with local building codes.
Doors will be manufactured for exterior use.
Mult-Family Construction - Common Area doors are physical public or exterior doors facing\leading into a hallway shared by one or more apartments, side or rear entrance. Private Apartment Entrance doors are the physical doors for entering the apartment unit.

Grand Total: **\$3,150.00**

16. Doors (Int.)

Total: **\$4,000.00**

Install interior Doors with lock sets and hardware in new door jamb. All material will be standard grade.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: 1st and 2nd Floor

Repair Item Description

Specific Details

Install interior Doors with lock sets and hardware in new door jamb. All material will be standard grade.

Summary/Narrative Of Work To Be Done:

Doors will be of type and color selected by owner.
Doors will be installed per manufacturer's recommendations.
Doors will operate freely Locksets/deadbolts will be installed and operating properly where applicable.
Doors will be mounted in framing that complies with local building codes.
Doors will be manufactured for exterior use.
Mult-Family Construction - Common Area doors are physical public or exterior doors facing\leading into a hallway shared by one or more apartments, side or rear entrance. Private Apartment Entrance doors are the physical doors for entering the apartment unit.

Grand Total: **\$4,000.00**

17. Partition Wall

Total: **\$4,900.00**

Repair all interior and exterior wall framing and ceiling framing as needed including fire blocking. Install headers at all windows and doors, repair all window frames. All structural repairs and alterations to plan.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: 1st and 2nd Floor

Repair Item Description

Specific Details

Repair all interior and exterior wall framing and ceiling framing as needed including fire blocking. Install headers at all windows and doors, repair all window frames. All structural repairs and alterations to plan.

Applicant
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(908) 803-8349

Property Address
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Consultant:

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17. Partition Wall

Total: \$4,900.00

Rough Carpentry General Requirements

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Hallway Bath

Repair Item Description

Specific Details

Rough Carpentry General Requirements

Summary/Narrative Of Work To Be Done:

**** Lumber pricing is subject to market conditions (commodity trading, inflation and tariffs) that can significantly impact cost. Before closing homeowners and buyer will need to discuss lumber pricing. Lumber pricing could be subject to market conditions and availability depending on size or the amount of framing required for project, and/or when funding of loan and/or when permits are approved by township/city/boro and/or when the lumber for project is priced and purchased. ****

Wall construction will consist of a bottom/sill plate, stud members and a double upper plate.
Stud members can be spaced at 16" or (where codes permit) 24" on center. When 16" centers are used wall sheathing will be 7/16 or 1/2 inch thickness.

When 24 inch centers are used wall sheathing will be 5/8 or thicker.

Pressure treated lumber will be used for bottom plates that are in contact with concrete slab.

Stud members can be nominal dimensions appropriate for use.

Sill seal material will be used under bottom/sill plate on exterior walls to reduce air infiltration.

Wall framing for doors and windows or other openings will consist of headers, cripples, trimmers, rough sills and studs.

Cripples will support the rough sills (doubled 2x materials at the bottom of window type openings). Trimmers attached to studs will support

headers for door type openings.

Headers will be sized with nominal lumber to support span of opening.

Ends of lower upper plates will be 4 feet or more from ends of top upper plates.

Top upper plates will overlap perpendicular wall lower upper plates

Grand Total: \$4,900.00

18. Plaster/Drywall

Total: \$12,000.00

Install new drywall at ceilings and walls

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: 1st and 2nd Floor

Repair Item Description

Specific Details

Install new drywall at ceilings and walls

Summary/Narrative Of Work To Be Done:

Unless otherwise specified, demolition is not to exceed 30% of interior\exterior walls and ceilings, including common areas if it is a 1-4 family home if knob and tube wiring is present, the house needs to be rewired and/or the house needs plumbing repairs.

Drywall to be hung with a minimum 1 1/4 " drywall screws.

All drywall joints to have stud backing behind them.

Joints will have mud and tape feathered and sanded to smooth finish.

Corners will have corner bead of metal or plastic.

Surfaces will be sanded and finished smooth and ready for painting.

Grand Total: \$12,000.00

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19. Decorating

Total: \$5,000.00

Paint ceilings, walls and trim

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: 1st to 2nd Fl Rear

Repair Item Description

Specific Details

Paint ceilings, walls and trim

Paint ceilings, walls and trim

Summary/Narrative Of Work To Be Done:

All surfaces to be painted will receive a minimum of 1 coat of primer.

Ceilings will be painted with 2 coats of flat white ceiling paint.

Bath walls will be painted with 2 coats of a latex based, semi-gloss paint of owners color choice.

Trims in the bath area will be painted with a latex based high-gloss paint of owners color choice.

Walls and trims will be painted with 2 coats of latex based wall paint/stain/protectant of owners color choice. Walls shall be clean and free of defects such as cracks or unfinished joints prior to installation of wall finishes. If mildew is evident, mildew must be removed

and surface properly treated to inhibit further mildew growth. Prep all walls and prime. . All nail heads shall be set below the surface and finished smooth. Joints should be taped and covered with a suitable drywall joint compound. Sand the spackled nail heads and joint compound smooth and dust well before priming. Interior walls shall receive a primer coat and two coats of flat or semi-gloss paint.

Surfaces shall be sanded before each finish layer is applied.

When matching paint, paint colors can vary due to issue like fading, the paint's original formula changes, differences in brand, or differences in application techniques. These variables could mean that even the best "match" will only approximate the existing color on your walls.

Grand Total: \$5,000.00

20. Wood Trim

Total: \$5,000.00

Install baseboard and door and window casings. Standard Grade Material.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: 1st and 2nd Floor

Repair Item Description

Specific Details

Install baseboard and door and window casings.
Standard Grade Material.

Summary/Narrative Of Work To Be Done:

Grand Total: \$5,000.00

21. Stairs

Total: \$3,500.00

Install new hand and guardrail system with ballusters.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: 1st to 2nd Fl

Repair Item Description

Specific Details

Install new hand and guardrail system with ballusters.

Summary/Narrative Of Work To Be Done:

Grand Total: \$3,500.00

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24. Finished Floors

Total: \$4,452.00

Install new laminate flooring (Economy Grade).

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: 1st and 2nd Floor

Repair Item Description

Specific Details

Install new laminate flooring (Economy Grade).

Summary/Narrative Of Work To Be Done:

Grand Total: \$4,452.00

25. Ceramic Tile

Total: \$3,000.00

Ceramic Tile, Floor & Wall - Standard Grade Tile

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Hallway Bath

Repair Item Description

Specific Details

Ceramic Tile, Floor & Wall - Standard Grade Tile

Install cement or DuraRock board at floor and walls.

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: Hallway Bath

Repair Item Description

Specific Details

Ceramic Tile, Floor & Wall - Standard Grade Tile

Summary/Narrative Of Work To Be Done:

Grand Total: \$3,000.00

27. Plumbing

Total: \$19,850.00

Bathroom complete (Economy Grade) including 5' Tub w/shower (Economy or Standard Grade Steel Tub), dual vanity, toilet inclusive of all waste, water and venting. All standard or economy grade materials.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Hallway Bath

Repair Item Description

Specific Details

Bathroom complete (Economy Grade) including 5' Tub w/shower (Economy or Standard Grade Steel Tub), dual vanity, toilet inclusive of all waste, water and venting. All standard or economy grade materials.

Install new hot and cold plumbing lines, new drain, waste and vent from above basement floor to hallway bathroom on first and second floor.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Entire Dwelling

Repair Item Description

Specific Details

Install new hot and cold plumbing lines, new drain, waste and vent from above basement floor to hallway bathroom on first and second floor.

Water Heater--40 Gallon Gas, Direct Vent

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Basement

Repair Item Description

Specific Details

Water Heater--40 Gallon Gas, Direct Vent

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Consultant: Donald L. Goode

27. Plumbing

Total: \$19,850.00

Install new kitchen sink and faucet (standard grade or economy).

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Inlaw Suite

Repair Item Description

Specific Details

Install new kitchen sink and faucet (standard grade or economy).

Install new kitchen sink and faucet.

Install new gas line to all appliances

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: General

Repair Item Description

Specific Details

Install new gas line to all appliances

Applicant
Latoiya Mitchell
(908) 803-8349

Property Address
8 Arcadia Pl
Vauxhall, NJ 07088, USA

Lender: .

Inspection Date: 12/14/2025

Consultant's Job No: Mitchell 12142025

Consultant:

Donald L. Goode

27. Plumbing

Total: \$19,850.00

Condition Unknown - Exterior Basement\wall to public utilities connection. Condition of sewer, water and/or gas line is unknown from exterior basement\wall to public sewer connection. This is not included in SOR.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: General

Repair Item Description

Specific Details

***** NOT INCLUDED IN
FEASIBILITY STUDY *****

Summary/Narrative Of Work To Be Done:

Unless otherwise specified, demolition is not to exceed 30% of interior\exterior walls and ceilings, including common areas if it is a 1-4 family home if knob and tube wiring is present, the house needs to be rewired and/or the house needs plumbing repairs.

(Vacant homes) Condition Unknown - Exterior Basement wall or Under Concrete Slab to public utilities connection. Condition of sewer, water and/or gas line is unknown from exterior basement\wall to public sewer connection. When a home has been vacant for a extended period of time, the public utility will treat turning on the service as a request for service for NEW CONSTRUCTION. The cost could be significant for tuning on the gas service which could include a permit and getting a new gas line installed. This is not included in SOR.

Purchase waste, vent, & supply lines as needed per complete job.

New copper supply lines will be installed.

New PVC waste lines where needed will be installed.

Perform all trim-out functions regarding faucets and fixtures for sinks, tubs and showers.

All sink installations will be caulked.

All supply lines to fixtures will have stop valves.

All plumbing will be performed according to local building codes.

Any and all water supply lines passing through unheated spaces shall be insulated

All new installations to include all new hardware, supplies, traps and shut-off valves

All plumbing fixtures to be medium grade fixtures inclusive of shower pan/or tub pedestal sink or vanity and toilet not elongated installed per manufactures instructions

Purchase stools, sinks, tub, & fixtures as needed per owners choice.

Purchase waste, vent, & supply lines as needed per complete job.

New copper or pex supply lines will be installed.

New PVC waste lines where needed will be installed.

Perform all trim out functions regarding faucets and fixtures for sinks, tubs and showers.

All sink installations will be caulked.

All supply lines to fixtures will have stop valves.

All plumbing will be performed according to local building codes

Does not include water or sewer service from exterior basement wall to public connections unless explicitly stated in Repair Line Item and/or Specific Details line.

It is common that inactivity of existing waste lines during construction or homes that have been vacant\abandoned for extended periods of time may cause hardening of sediment in the pipe (from the exterior basement wall to public sewer connection). If this occurs, Contractor may facilitate the "snaking" of comprised pipes using licensed company. This will be considered a unforeseen health and safety repair, that homeowner or buyer is responsible to reimburse contractor for.

Grand Total: \$19,850.00

28. Electrical

Total: \$14,020.00

Rough and Finish Electric.(Standard Grade Rough Wiring and Finish, Standard Grade Materials).

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: Entire Dwelling

Repair Item Description

Specific Details

Rough and Finish Electric.(Standard Grade Rough Wiring and Finish, Standard Grade Materials).

200 AMP Electric Service - Moving disconnect for service from interior to exterior of building. Exterior service and interior distribution panel installed as per NEC and local code with

Level: M Material Unit: EA Labor Unit: EA Hours: 0

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Consultant:

Donald L. Goode

28. Electrical

Total: \$14,020.00

ARC Fault Breakers in interior distribution panel.

Location: Interior and
Exterior

Repair Item Description

Specific Details

200 AMP Electric Service - Moving disconnect for service from interior to exterior of building. Exterior service and interior distribution panel installed as per NEC and local code with ARC Fault Breakers in interior distribution panel.

Install new hard wired combo smoke detectors and carbon monoxide detectors.

Location: General

Level: M **Material Unit:** LS **Labor Unit:** SF **Hours:** 0

Repair Item Description

Specific Details

Install new hard wired combo smoke detectors and carbon monoxide detectors.

Summary/Narrative Of Work To Be Done:

Unless otherwise specified, demolition is not to exceed 30% of interior\exterior walls and ceilings, including common areas if it is a 2-4 family home if knob and tube wiring is present, the house needs to be rewired and/or the house needs plumbing repairs.

Removal of knob and tube wiring and or rewiring entire house. Unless specified specifically, demolition of walls and ceiling is not to exceed 30% of home.

The extent of hidden knob and tube wiring is unknown. Any overages or unforeseens is the financial responsibility of the homeowner.

All work to be completed in accordance with Electrical Codes of the Municipality and the National Electric Code.

Purchase and install lighting fixtures, outlets, switches, phone jacks, cover plates and all trims per owner's choice.

GFCI outlets will be used in bathrooms, kitchen counter areas, laundry areas, outdoor deck areas and any areas subject to water flow.

Outlets to be placed approximately every 6 feet at standard height above flooring.

All wiring to be stapled to framing members per local building codes.

20 amp circuits will have

12 gauge wiring.

15 amp circuits will have 14 gauge wiring.

All electrical work will be subject to electrical building codes.

Grand Total: \$14,020.00

29. Heating

Total: \$15,000.00

90+ High-Effic. w/Duct Complete

Location: 1st and 2nd Floor

Level: M **Material Unit:** EA **Labor Unit:** EA **Hours:** 0

Repair Item Description

Specific Details

Install insulation at exterior walls and ceilings.

Summary/Narrative Of Work To Be Done:

Grand Total: \$15,000.00

30. Insulation

Total: \$12,600.00

Install blown insulation at exterior walls

Location: 1st and 2nd Floor

Level: M **Material Unit:** EA **Labor Unit:** EA **Hours:** 0

Repair Item Description

Specific Details

Install blown insulation at exterior walls

Applicant
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(908) 803-8349

Property Address
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Lender: .

Inspection Date: 12/14/2025

Consultant's Job No: Mitchell 12142025

Consultant: Donald L. Goode

30. Insulation

Total: \$12,600.00

Remove all damaged insulation, clean up raccoon feces and urine, sanitize and deoderize entire attic space. Install new R30 insulation.

Level: M Material Unit: SF Labor Unit: SF Hours: 0

Location: Attic

Repair Item Description

Specific Details

Remove all damaged insulation, clean up raccoon feces and urine, sanitize and deoderize entire attic space. Install new R30 insulation.

Summary/Narrative Of Work To Be Done:

Grand Total: \$12,600.00

31. Cabinetry

Total: \$6,500.00

Install new base and wall cabinets and Formica Countertops

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Kitchen

Repair Item Description

Specific Details

Install new base and wall cabinets and Formica Countertops

Summary/Narrative Of Work To Be Done:

Cabinets will be installed plumb and level and fastened to wall studs with 2 1/2" minimum cabinet screws .
Countertops will be installed per industry standards and caulked at all locations where tops abut walls.
Cabinets will have one piece toe kick installed.
Backsplash (typically outlined in Ceramic Tile line item), drawer and cabinet handles (Cabinets or Misc Section) are not included unless it is specifically specified as a unique or part of a repair line item.

Grand Total: \$6,500.00

32. Appliances

Total: \$750.00

Install new gas range (Economy or Standard Grade).

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: Kitchen

Repair Item Description

Specific Details

Install new gas range (Economy or Standard Grade).

Summary/Narrative Of Work To Be Done:

Grand Total: \$750.00

34. Cleanup

Total: \$26,000.00

Clean up and Demolition

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: All Construction
related debris

Repair Item Description

Specific Details

Clean up and Demolition

Clean up and Demolition

Remove all garbage and debris from previous owners at front and rear yard.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: All Previous Owner
Debris

Repair Item Description

Applicant
Latoiya Mitchell
(908) 803-8349

Property Address
8 Arcadia Pl
Vauxhall, NJ 07088, USA

Lender: .

Inspection Date: 12/14/2025

Consultant's Job No: Mitchell 12142025

Consultant:

Donald L. Goode

34. Cleanup

Total: \$26,000.00

Specific Details

Remove all garbage and debris from previous owners at front and rear yard.

Remove all personal belongings at interior and dispose legally in dumpster.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: **All Previous Owner Debris**

Repair Item Description

Specific Details

Remove all personal belongings at interior and dispose legally in dumpster.

Demo all interior of building, including plaster/lath, wood trim, all kitchens, and all bathrooms, hot and cold plumbing, heating system, sewer and vent, gas lines etc down to framing and flooring as needed.

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: **All Construction related debris**

Repair Item Description

Specific Details

Remove all personal belongings at interior and dispose legally in dumpster.

Demo

Level: M Material Unit: EA Labor Unit: EA Hours: 0

Location: **All Construction related debris**

Repair Item Description

Specific Details

Demo heating system completely. Includes supply and returns and heating unit. Does not include oil tank. Does not include soil remediation.

Summary/Narrative Of Work To Be Done:

All construction related debris will be removed from jobsite.
Jobsite will be returned to condition as before work.
Clean yard for mowing
Clean fence line

Clean all construction related trash around inside and outside house is to be removed,
All current construction related trash inside and outside building is to be removed & all trash from yard work is to be removed

Unless otherwise specified, demolition is not to exceed 30% of interior\exterior walls and ceilings, including common areas if it is a 2-4 family home if knob and tube wiring is present or the house needs to be rewired.

Unless otherwise specified, deep cleaning (maid or cleaning company) is not included.

Unless specified non-construction related debris from current or previous owners will not be removed unless specified in "Repair Item" and/or "Specific Details" in Cleanup

Debris Disposal: Contractor shall be responsible for the removal of all debris from the job site, and keeping the job-site free of debris on a daily basis. All debris shall be taken to approved dump sites in accordance with local jurisdiction. Contractor shall maintain area around where dumpster or other type of debris collection device is used. Contractor shall be responsible for any necessary repairs to area where collection device is placed. Contractor shall not allow for build up of any debris on lot outside of dumpster. Contractor shall be responsible for keeping site in compliance with any local ordinances in respect to debris, which may include location of where collection device is placed. Contractor shall be in compliance with national and local code and jurisdictional requirements.

Grand Total: \$26,000.00

Applicant
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.

Inspection Date: 12/14/2025

Consultant's Job No: Mitchell 12142025

Consultant: Donald L. Goode

35. Miscellaneous

Total: **\$1,000.00**

Port a potty

Level: M **Material** **Unit:** EA **Labor** **Unit:** EA **Hours:** 0

Location: General

Repair Item Description

Specific Details

Summary/Narrative Of Work To Be Done:

Grand Total: **\$1,000.00**

Applicant
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Inspection Date: 12/14/2025

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Consultant:

Donald L. Goode

Analysis Totals

Construction Sub-Totals		
1.	Masonry	\$20,500.00
2.	Siding	\$9,100.00
3.	Gutters/Downspouts	\$3,000.00
4.	Roof	\$5,600.00
5.	Shutters	\$0.00
6.	Exteriors	\$0.00
7.	Walks	\$0.00
8.	Driveways	\$0.00
9.	Painting (Ext.)	\$0.00
10.	Caulking	\$0.00
11.	Fencing	\$0.00
12.	Grading/Landscaping	\$0.00
13.	Windows	\$9,500.00
14.	Weatherstrip	\$0.00
15.	Doors (Ext.)	\$3,150.00
16.	Doors (Int.)	\$4,000.00
17.	Partition Wall	\$4,900.00
18.	Plaster/Drywall	\$12,000.00
19.	Decorating	\$5,000.00
20.	Wood Trim	\$5,000.00
21.	Stairs	\$3,500.00
22.	Closets	\$0.00
23.	Wood Floors	\$0.00
24.	Finished Floors	\$4,452.00
25.	Ceramic Tile	\$3,000.00
26.	Bath Accessories	\$0.00
27.	Plumbing	\$19,850.00
28.	Electrical	\$14,020.00
29.	Heating	\$15,000.00
30.	Insulation	\$12,600.00
31.	Cabinetry	\$6,500.00
32.	Appliances	\$750.00
33.	Basements	\$0.00
34.	Cleanup	\$26,000.00
35.	Miscellaneous	\$1,000.00
Construction Cost Subtotal:		\$188,422.00

Allowable Fees & Feasibility Totals		
Construction Costs Subtotal :		\$188,422.00
ALLOWABLE FEES		
Note		Fee
Architectural Drawings		\$2,500.00
Draw Fee	5 Draw @ 350.00	\$1,750.00
Feasibility Study	Due now or closing	\$400.00
Mileage	5 Draw @ 36(0.7)	\$126.00
Mold Clearance Test		\$650.00
Permit - Building		\$4,600.00
Allowable Fees Total :		\$10,026.00
Contingency Reserve:	20.00 %	\$37,684.40
Grand Total:		\$236,132.40

Borrower's Acceptance: _____

Date: _____

Consultant:  _____ Donald L. Goode

Date: 12/18/2025

Property Pictures & Comments

Latoiya Mitchell

Latoiya Mitchell

Applicant's Address

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Property Address

8 Arcadia Pl
Vauxhall, NJ 07088, USA

Don Goode Consulting, LLC

File Number: Mitchell 12142025

Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



Location: General



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Location: General



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Location: General



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Location: General



Location: General



Location: General



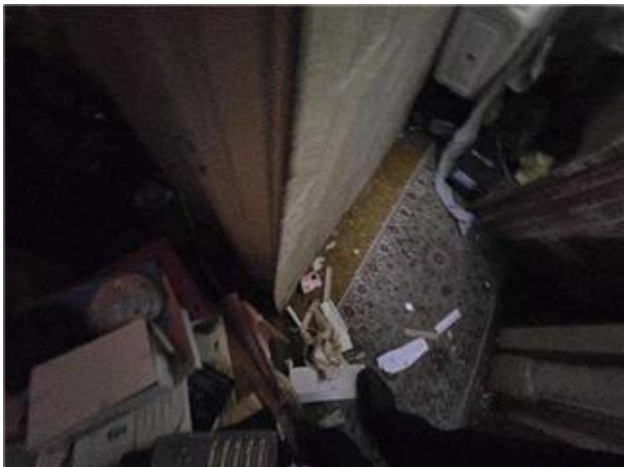
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Location: General



Location: General



Location: General



Location: General



PERMITS AND/OR CERTIFICATIONS

REQUIRED

Inspection Date: 12/14/2025

Borrowers Name: Latoiya Mitchell

Loan No. _____

Property Address: 8 Arcadia Pl
Vauxhall, NJ 07088, USA

Permit(s) are required to begin work on the repairs outlined in the Specification of Repairs (Work Write up). Copies of the permit MUST BE ATTACHED to the first draw request for renovation funds to be disbursed.

Certification(s) are required after work has been completed. Copies of the certifications MUST BE ATTACHED to the final draw request for renovation funds to be disbursed.

PLEASE CHECK ALL OF THE APPROPRIATE BOXES THAT APPLY FOR THE PROJECT ON THE ABOVE REFERENCED LOAN:

Permit Required Prior To First Draw		Certification Required After Work Complete	
<input checked="" type="checkbox"/>	General Building Permit	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	HVAC	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	Roofing	<input type="checkbox"/>	
<input type="checkbox"/>	Well	<input type="checkbox"/>	
<input checked="" type="checkbox"/>	Electrical	<input checked="" type="checkbox"/>	
<input checked="" type="checkbox"/>	Plumbing	<input checked="" type="checkbox"/>	
<input type="checkbox"/>	Septic	<input type="checkbox"/>	
<input type="checkbox"/>	Lead & Asbestos	<input type="checkbox"/>	
<input type="checkbox"/>	Termite (Clearance)	<input type="checkbox"/>	
<input type="checkbox"/>	Other:	<input type="checkbox"/>	
<input type="checkbox"/>	Not Required for the Project	<input type="checkbox"/>	



Consultant's Signature

12/18/2025

Date

Donald L. Goode

Consultant Printed Name

.....

BORROWER(S) CERTIFICATION:

I (We) understand that I (We) am responsible for obtaining the required permits and city/local building authority inspections for the above items., and that no monies will be released from the rehab escrow account for the items requiring permits until I have provided a copy of the draw request documentation

Borrower's Signature

Date

Borrower's Signature

Date

Contractor's Signature

Date