



FINANCIAL CONSTRUCTION INSPECTIONS, INC.

Project Completion Management

DATE:	01-Apr-10
CLIENT:	ANYBANK - CALIFORNIA
CONTACT:	LOAN OFFICER
PHONE NUMBER:	(949) 555 - 1234
BORROWER:	LOAN REQUESTOR
PROJECT NAME:	RIVERWALK VISTA VILLAGE 1
PROJECT LOCATION:	SOUTHEAST CORNER OF RIVERSIDE & INDIANA AVE - RIVERSIDE, CA
TYPE OF PROJECT:	SINGLE FAMILY RESIDENCES
# OF HOUSES/UNITS/BUILDINGS:	79 SFR'S (LOTS 1-79)

AN INSPECTION OF THE PROJECT SHOWED THE FOLLOWING ITEMS ARE IN PROGRESS OR HAVE BEEN COMPLETED.

OFFSITES:	BUDGET	%	RECOMMENDED TO DATE	REMAIN'G
CIVIL ENGINEERING-SOFT	\$49,655	87%	\$43,200	\$6,455
CONSULTING ENGINEER-SOFT	\$7,359	87%	\$6,402	\$957
OTHER CONSULTANTS-SOFT	\$31,010	87%	\$26,979	\$4,031
OFFSITE SUPERVISION-SOFT	\$0	87%	\$0	\$0
SURVEY-OTHER	\$9,423	50%	\$4,711	\$4,711
SOILS & GEOLOGY-SOFT	\$61,500	100%	\$61,500	\$0
BLUEPRINTS/OFFSITES-SOFT	\$19,165	87%	\$16,674	\$2,491
GRADING & EXCAVATION	\$0	0%	\$0	\$0
CURB, GUTTER, & SIDEWALKS	\$319,402	75%	\$239,552	\$79,851
PAVING	\$445,823	90%	\$401,241	\$44,582
SEWER SYSTEM	\$588,204	100%	\$588,204	\$0
WATER SYSTEM	\$351,875	100%	\$351,875	\$0
STORM DRAINS	\$146,369	100%	\$146,369	\$0
DUST CONTROL	\$13,200	90%	\$11,880	\$1,320
TRENCHING UTILITIES	\$238,624	100%	\$238,624	\$0
UTILITY FEES & DEPOSITS-SOFT	\$158,000	100%	\$158,000	\$0
UTILITY REFUND/REIM.-SOFT	-\$118,500	100%	-\$118,500	\$0

COMMENTS:

ROUGH GRADING IS COMPLETE. SEWER LINE IS COMPLETE. UTILITIES ARE INSTALLED.

STORM DRAIN IS INSTALLED. SLOPES ARE MATTED FOR EROSION CONTROL. WATER LINE IS INSTALLED.

PAVING IS NEARING COMPLETION. COMMON AREA SLOPES & STREETS ARE BEING LANDSCAPED.

THREE MODELS (LOTS 5, 7, 8) ARE COMPLETE, EXCEPT FOR RAIN GUTTERS.

PHASE 1 (8 SFR'S LOTS 57-64): FRAMING IS COMPLETE. STUCCO IS NEARING COMPLETION.

ROUGH-IN IS COMPLETE. METAL FIREPLACES ARE SET. ROOFS ARE BEING LAID. CABINETS ARE UNDERWAY.

PAINTING HAS STARTED. DRYWALL IS BEING HUNG, TAPED, AND TEXTURED. FIRE SPRINKLERS ARE INSTALLED.

THE APPROXIMATE PERCENTAGE OF COMPLETION FOR THE OFFSITES:	87.0%
THE APPROXIMATE PERCENTAGE OF COMPLETION FOR THE OFFSITES EXCLUDING BLDR. EQUITY:	84.3%
THE APPROXIMATE PERCENTAGE OF COMPLETION FOR THE DIRECT CONSTRUCTION:	10.5%
THE OVERALL APPROXIMATE PERCENTAGE OF COMPLETION TOTAL FOR CONSTRUCTION:	20.2%

Riverwalk Vista Village One_Riverside_inspection report

Dennis J. Carpenter *President*

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STREET LIGHTS	\$60,000	100%	\$60,000	\$0
STREET SIGNS	\$2,400	100%	\$2,400	\$0
STREET MAINTENANCE	\$27,650	35%	\$9,678	\$17,973
SLOPE PROTECTION/EROSION CONTR	\$220,604	75%	\$165,453	\$55,151
WALLS-RETAINING	\$78,675	100%	\$78,675	\$0
WALLS-PERIMETER	\$0	0%	\$0	\$0
FENCES	\$119,830	0%	\$0	\$119,830
LANDSCAPING-STREETS	\$7,310	50%	\$3,655	\$3,655
LANDSCAPE ARCHITECTURE	\$55,472	50%	\$27,736	\$27,736
LANDSCAPE MAINTENANCE	\$0	0%	\$0	\$0
MAIL BOX	\$9,875	0%	\$0	\$9,875
OFFSITE BID CREDIT REIMBURSE	\$0	0%	\$0	\$0
CONTINGENCY SITE WORK-SOFT	\$0	0%	\$0	\$0

TOTAL OFFSITES	\$2,902,924	87%	\$2,524,306	\$378,620
BUILDER EQUITY:	-\$484,969	100%	-\$484,969	\$0
REVISED BUDGET:	\$2,417,955	84%	\$2,039,337	\$378,620

<u>DIRECT CONSTRUCT:</u>	BUDGET	%	<u>RECOMMENDED TO DATE</u>	<u>REMAIN'G</u>
BUILDING PERMIT/PLAN-SOFT	\$185,494	14%	\$25,969	\$159,525
CONCRETE SLABS	\$1,145,744	14%	\$160,404	\$985,340
GRADING FINISH	\$103,688	9%	\$9,332	\$94,356
CARPENTRY-LUMBER/LABOR/TRUSSES	\$3,655,910	14%	\$511,827	\$3,144,083
CLEANUP ROUGH	\$120,124	8%	\$9,610	\$110,514
SHEET METAL	\$176,962	14%	\$24,775	\$152,187
PLUMBING	\$996,638	12%	\$119,597	\$877,041
FIBERGLASS TUB & SHOWER	\$135,541	14%	\$18,976	\$116,565
ELECTRIC WIRING	\$539,360	11%	\$59,330	\$480,030
ALARM SYSTEMS	\$99,540	14%	\$13,936	\$85,604
MASONRY	\$105,687	4%	\$4,227	\$101,460
FIREPLACE FACE	\$1,575	4%	\$63	\$1,512
FIREPLACE METAL	\$3,150	14%	\$441	\$2,709
ALUM. WINDOWS & DOORS	\$446,204	14%	\$62,469	\$383,735
RAIN GUTTER	\$61,632	0%	\$0	\$61,632
HEATING & AIR CONDITIONING	\$560,917	12%	\$67,310	\$493,607
ROOFING	\$629,974	12%	\$75,597	\$554,377
STUCCO	\$678,285	14%	\$94,960	\$583,325
INSULATION	\$199,218	14%	\$27,891	\$171,327
DRYWALL	\$770,015	14%	\$107,802	\$662,213
MARBLE TOPS	\$63,543	4%	\$2,542	\$61,001
GARAGE DOORS	\$91,884	4%	\$3,675	\$88,209
PAINTING	\$535,331	7%	\$37,473	\$497,858
COUNTERTOPS	\$261,026	4%	\$10,441	\$250,585
CABINETS	\$456,024	9%	\$41,042	\$414,982
STAIRS/SYSTEM	\$193,710	4%	\$7,748	\$185,962
VENT. SHELVING	\$19,886	4%	\$795	\$19,091
CARPENTRY FINISH	\$544,115	4%	\$21,765	\$522,350
HARDWARE FINISH	\$49,171	4%	\$1,967	\$47,204
WEATHERSTRIPPING	\$20,797	4%	\$832	\$19,965
MIRRORS	\$26,184	4%	\$1,047	\$25,137
APPLIANCE PACKAGE	\$230,211	4%	\$9,208	\$221,003
FIRE SPRINKLER	\$170,354	13%	\$22,146	\$148,208

WROUGHT IRON	\$26,170	4%	\$1,047	\$25,123
FLOORING COSTS	\$540,438	4%	\$21,618	\$518,820
TUB & SHOWER ENCLOSURE	\$28,039	4%	\$1,122	\$26,917
LIGHT FIXTURES	\$49,797	4%	\$1,992	\$47,805
MODEL CONVERSION COSTS	\$10,000	0%	\$0	\$10,000
SPECIALTY ITEMS	\$62,000	4%	\$2,480	\$59,520
HACKOUTS	\$25,228	4%	\$1,009	\$24,219
MOVE IN CLEAN	\$57,669	4%	\$2,307	\$55,362
SEWER HOUSE CONNECTION	\$126,138	14%	\$17,659	\$108,479
DRIVEWAYS	\$246,859	4%	\$9,874	\$236,985
DRAINAGE ON LOT	\$82,857	4%	\$3,314	\$79,543
FENCING & WALLS	\$207,144	4%	\$8,286	\$198,858
LANDSCAPING	\$207,144	4%	\$8,286	\$198,858
CONTINGENCY-SOFT	\$983,320	4%	\$39,333	\$943,987
FRAMING WALK CHANGES	\$18,516	4%	\$741	\$17,775
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TOTAL DIRECTS	\$15,949,213	10%	\$1,674,263	\$14,274,950
OVERALL % OF COMPLETION:	\$18,367,168	20.22%	\$3,713,600	\$14,653,570

PROJECT: RIVERWALK VISTA VILLAGE 1 - RIVERSIDE, CA
LENDER/DEVELOPER: ANYBANK - CALIFORNIA/LOAN REQUESTOR
INSPECTION DATE: 01-Apr-10

DESCRIPTION	Scheduled Budget	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #
Building Permits (Soft)	185494					100		100	100											
Concrete Slabs	1145744					100		100	100											
Grading Finish	103688					100		100	100											
Carpentry - Lumber/Labor	3655910					100		100	100											
Cleanup - Rough	120124					100		100	100											
Sheetmetal	176962					100		100	100											
Plumbing	996638					100		100	100											
Firberglass Tub & Showers	135541					100		100	100											
Electrical Wiring	539360					100		100	100											
Alarm System	99540					100		100	100											
Masonry Veneer	105687					100		100	100											
Fireplace Face	1575					100		100	100											
Fireplace - Metal	3150					100		100	100											
Alum. Windows & Doors	446204					100		100	100											
Rain Gutter	61632																			
Heating & AC	560917					100		100	100											
Roofing	629974					100		100	100											
Stucco	678285					100		100	100											
Insulation	199218					100		100	100											
Drywall	770015					100		100	100											
Marble tops	63543					100		100	100											
Garage Doors	91884					100		100	100											
Painting	535331					100		100	100											
Countertops	261026					100		100	100											
Cabinets	456024					100		100	100											
Stair System	193710					100		100	100											
Ventilating Shelving	19886					100		100	100											
Carpentry - Finish	544115					100		100	100											
Hardware Finish	49171					100		100	100											
Weathersripping	20797					100		100	100											
Mirrors	26184					100		100	100											
Appliances	230211					100		100	100											
Fire Sprinklers	170354					100		100	100											
Wrought Iron	26170					100		100	100											
Flooring Costs	540438					100		100	100											
Tub & Shower Enclosures	28039					100		100	100											
Light Fixtures	49797					100		100	100											
Model Conversion Costs	10000																			
Specialty Items	62000					100		100	100											
Hackouts	25228					100		100	100											
Move-in Cleanup	57669					100		100	100											
Sewer/House Connections	126138					100		100	100											
Driveways	246859					100		100	100											
Drainage on Lot	82857					100		100	100											
Fencing & Walls	207144					100		100	100											
Landscaping	207144					100		100	100											
Contingency - Indirect	983320					100		100	100											
Framing Walk Changes	18516					100		100	100											
	0																			
	15949213	0%	0%	0%	0%	100%	0%	100%	100%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

PROJECT: RIVERWALK VISTA VILLAGE 1 - RIVERSIDE, CA
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PROJECT: RIVERWALK VISTA VILLAGE 1 - RIVERSIDE, CA
LENDER/DEVELOPER: ANYBANK - CALIFORNIA/LOAN REQUESTOR
INSPECTION DATE: 01-Apr-10

DESCRIPTION	Scheduled Budget	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #
Building Permits (Soft)	185494																				
Concrete Slabs	1145744																				
Grading Finish	103688																				
Carpentry - Lumber/Labor	3655910																				
Cleanup - Rough	120124																				
Sheetmetal	176962																				
Plumbing	996638																				
Firberglass Tub & Showers	135541																				
Electrical Wiring	539360																				
Alarm System	99540																				
Masonry Veneer	105687																				
Fireplace Face	1575																				
Fireplace - Metal	3150																				
Alum. Windows & Doors	446204																				
Rain Gutter	61632																				
Heating & AC	560917																				
Roofing	629974																				
Stucco	678285																				
Insulation	199218																				
Drywall	770015																				
Marble tops	63543																				
Garage Doors	91884																				
Painting	535331																				
Countertops	261026																				
Cabinets	456024																				
Stair System	193710																				
Ventilating Shelving	19886																				
Carpentry - Finish	544115																				
Hardware Finish	49171																				
Weatherstripping	20797																				
Mirrors	26184																				
Appliances	230211																				
Fire Sprinklers	170354																				
Wrought Iron	26170																				
Flooring Costs	540438																				
Tub & Shower Enclosures	28039																				
Light Fixtures	49797																				
Model Conversion Costs	10000																				
Specialty Items	62000																				
Hackouts	25228																				
Move-in Cleanup	57669																				
Sewer/House Connections	126138																				
Driveways	246859																				
Drainage on Lot	82857																				
Fencing & Walls	207144																				
Landscaping	207144																				
Contingency - Indirect	983320																				
Framing Walk Changes	18516																				
	0																				
	15949213	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	68%	68%	68%	68%

PROJECT: RIVERWALK VISTA VILLAGE 1 - RIVERSIDE, CA
LENDER/DEVELOPER: ANYBANK - CALIFORNIA/LOAN REQUESTOR
INSPECTION DATE: 01-Apr-10

	Scheduled	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	LOT #	%
DESCRIPTION	Budget	61	62	63	64	65	66	67	68	69	70	71	72	73	74	75	76	77	78	79	Total
Building Permits (Soft)	185494	100	100	100	100																14
Concrete Slabs	1145744	100	100	100	100																14
Grading Finish	103688	50	50	50	50																9
Carpentry - Lumber/Labor	3655910	100	100	100	100																14
Cleanup - Rough	120124	40	40	40	40																8
Sheetmetal	178962	100	100	100	100																14
Plumbing	996638	85	85	85	85																12
Fiberglass Tub & Showers	135541	100	100	100	100																14
Electrical Wiring	539360	75	75	75	75																11
Alarm System	99540	100	100	100	100																14
Masonry Veneer	105687																				4
Fireplace Face	1575																				4
Fireplace - Metal	3150	100	100	100	100																14
Alum. Windows & Doors	446204	100	100	100	100																14
Rain Gutter	61632																				0
Heating & AC	560917	80	80	80	80																12
Roofing	629974	85	85	85	85																12
Stucco	678285	100	100	85	85																14
Insulation	199218	100	100	100	100																14
Drywall	770015	100	100	85	85																14
Marble tops	63543																				4
Garage Doors	91884																				4
Painting	535331	35	35	20	20																7
Countertops	261026																				4
Cabinets	456024																				9
Stair System	193710																				4
Ventilating Shelving	19886																				4
Carpentry - Finish	544115	5	5	5	5																4
Hardware Finish	49171																				4
Weathersripping	20797																				4
Mirrors	26184																				4
Appliances	230211																				4
Fire Sprinklers	170354	95	95	95	95																13
Wrought Iron	26170																				4
Flooring Costs	540438																				4
Tub & Shower Enclosures	28039																				4
Light Fixtures	49797																				4
Model Conversion Costs	10000																				0
Specialty Items	62000																				4
Hackouts	25228																				4
Move-in Cleanup	57669																				4
Sewer/House Connections	126138	100	100	100	100																14
Driveways	246859																				4
Drainage on Lot	82857																				4
Fencing & Walls	207144																				4
Landscaping	207144																				4
Contingency - Indirect	983320																				4
Framing Walk Changes	18516																				4
	0																				4
	15949213	65%	65%	63%	63%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%

CLIENT: ANYBANK - CALIFORNIA
JOB: RIVERWALK VISTA- RIVERSIDE, CA
DATE: APRIL 1, 2010

Comments:
THREE MODELS ARE
COMPLETE ON
LOTS # 5, 7, AND 8.



Comments:
SAME AS ABOVE.



CLIENT: ANYBANK - CALIFORNIA
JOB: RIVERWALK VISTA- RIVERSIDE, CA
DATE: APRIL 1, 2010

Comments:
SALES OFFICE IS
OPEN.



Comments:
MODELS ARE
FURNISHED.



CLIENT: ANYBANK - CALIFORNIA
JOB: RIVERWALK VISTA- RIVERSIDE, CA
DATE: APRIL 1, 2010

Comments:
SLABS ARE FORMED
ON LOTS 57-64.



Comments:
SAME AS ABOVE.



CLIENT: ANYBANK - CALIFORNIA
JOB: RIVERWALK VISTA- RIVERSIDE, CA
DATE: APRIL 1, 2010

Comments:
ELECTRICAL SWEEPS
ARE INSTALLED.



Comments:
SOILS ABS IS
INSTALLED.

