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OFFICIAL DRAW REQUEST REPORT

Project Name	43 Redbud Ln	Client:	##### Bank
Date of Inspection:	03/04/2021	Date of Request:	03/04/2021
Time on Location:	11:15am	Previous Visit Date:	01/15/2021
Draw Number:	2 nd	Project Percentage Completed:	44%
Inspector Name:	Adam Peterson	Processing Period:	1 Business Day

1. Report Findings

Percentage of work completed requested by Wilkie Custom Homes: 51%

Percentage of work observed by MPDRS according to draw request breakdown: 44%

2. Noticeable Inconsistencies of Requested Funds vs. Work Completed

Windows/Doors – The majority of the windows were installed on-site with the exception of three large windows off of the front bedroom that were not on location and not installed. There was not a front entry door or garage entry door on location or installed.

Veneer/Bricks – There was no brick material on-site and no work had begun in regard to this scope.

Septic - No septic work was underway at time of report. I advise asking the builder for any receipts they may have as this scope of work will often require a down payment in order for work to begin.

3. Summation

After visiting the location this morning, it is the opinion of MPDR that the property at the above address is slightly below the level of completion as stated by the builder on the draw request that was submitted. This conclusion was reached after the noticeable inconsistencies were discovered on location upon our arrival on site.

Construction Inspection Form

Date: 3/04/2021 Draw: 2

Loan Officer: Cindy Smith

Loan # 733987

DDA:

Inspected by: Adam Peterson

Customer Name: John Fisher

Contractor Name: TFL Custom Homes

Property Address: 43 Redbud Ln, Austin, TX 78705

Legal Description:

Committed Facility	
Loan Amount	\$ 616,500.00
dda escrow #1122791	\$ 80,191.88
Amt. Available for Const. (A)	\$696,691.88

% Advanced vs. % Completed	
% Const Funds Advanced (B/A)	51%
Cumulative Progress per Insp	44.00%
Note: % Construction Funds Advanced should not exceed cumulative progress per Inspection	

Funded Status		
Draw at Funding		
Draw Request 1	1/15/2021	\$111,468.00
Draw Request 2	3/4/2021	\$ 243,834.00
Draw Request 3		
Draw Request 4		
Draw Request 5		
Draw Request 6		
Draw Request 7		
Draw Request 8		
Draw Request 9		

Total Funded Draw Requests \$ 355,302.00
 Remaining Funds to draw \$ 341,389.88

%	JOB	✓	Cumulative Progress	Comments
1%	Grade, Stake, Forms	1%	1%	Verified - Draw 1 (D1)
3%	Plumbing Rough-In	3%	4%	Verified - D1
2%	Fill Paper, Steel	2%	6%	Verified - D1
11%	Slab	11%	17%	Verified - D1
16%	Framing	16%	33%	Verified - D1
5%	Roof, Raised and Decked	5%	38%	Verified - D1
2%	Cornice, Primed	1%	39%	Verified - D2
3%	Roofing, Shingles & Flashing	1%	40%	Verified - D2
2%	Windows, Doors	1%	41%	See under noticeable inconsistencies - D2
3%	Electrical Rough-In	3%	44%	Verified - D2
5%	Veneer/Bricks		44%	No material on site and no work initiated - D2
3%	Ducts, Air & Heat		44%	
2%	Insulation		44%	
2%	Tub Set & Bath Fixtures		44%	
4%	Sheetrock, Taped & Textured		44%	
5%	Trim, Doors, Paneling		44%	
5%	Kitchen Cabinets		44%	
2%	Heating Unit Set		44%	
2%	Tile, Bath & Entry		44%	
3%	Interior & Exterior Paint		44%	
2%	Counter Tops and Vanities		44%	
2%	Electrical Fixtures		44%	
3%	Hardware & Plumbing Fixtures		44%	
2%	Appliances		44%	
4%	Floor Covering (Carpet & Vinyl)		44%	
2%	Septic		44%	No Septic work initiated - D2
2%	Flatwork		44%	
2%	Landscape & Clean Up		44%	

100.00%

44%

DDA Available CLOSED

Signatures:

Current Avail \$585,223.88

Inspector: Adam Peterson

Date: 2/23/2021

Lending Officer: SEE ATTACHED EMAIL APPROVAL

Date: 2/24/2021









