

“Residential / Commercial Construction Site Loan Draw Inspections”

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Why CGI for Draw Inspection Services?

Bank Loan Inspections are required by all Lending Institutions to determine the amount of work that has been completed at a construction site so the Borrower (a Construction Company or Home Builder) can draw on their loan.

Draw inspections are typically conducted on a monthly basis, but can be performed as requested by the contractor. Cunningham Group Inc documents the information obtained during the inspection in a report that records the percentage of completion observed for each construction component.

Digital photos accompany all of our inspection reports to our clients. Each and every photo and line item is reviewed to determine the percentage of completion.

The number of site visits during the life of a project will be as requested by the institution. We will provide professional, un-biased third party inspections that will save you time and money. If you currently have an employee responsible for site inspections you are required to withhold taxes, provide workers' compensation, contribute to unemployment compensation, or provide benefits such as 401-k programs, health insurance or other benefits; holiday and vacation pay.

If you only require the contractor or home owner to inspect and take pictures of their building site you are open for in-accurate and in-complete reports.

Cunningham Group Inc will provide this inspection service as a professional independent agent and be on call as required. Our service area extends throughout eastern Washington and northern Idaho. We act as the eyes and ears for lending institutions that are prepared to disburse a partial payment of a construction loan for residential and/or commercial buildings. We report on the current condition of a construction site by providing lenders with an accurate snapshot of each building that is under construction or ready for renovation.

Site visits will be "general" in nature for the purpose of making an unbiased statement concerning the progress of the work-in-place.

Sample Draw Formula

First Draw (Slab / Footings / Foundation) 15%. This draw will purchase land if not owned. If this is a rehab loan then the existing mortgage is paid off at this time. The draw is released at closing. Any builder "soft costs" such as permits are added to this advance. Septic and any site work is also included. The loan fees, attorneys' fees, title insurance, etc. are paid at closing.

Second Draw (Framing/Rough Carpentry) 10%. This draw is released when foundation is poured. First floor walls and sub flooring are in place with exterior walls sheathed.

Third Draw (Roof/Mechanicals) 20%. The draw will include second floor sub flooring and walls, roof framing, rough plumbing electrical and HVAC inspected, and any miscellaneous items like garages and pools.

Fourth Draw (Exterior/Interior Finishes) 20%. The draw includes doors and windows installed, drywall installed, exterior siding or painting completed.

Fifth Draw (Trim-out) 20%. Draw includes all interior trim, cabinets, paint and final plumbing HVAC and electrical.

Final Draw (Project Closeout) 15% Draw includes all decks and patios, house cleaned, appliances, and any landscaping. The final inspection and occupancy permits are issued.

Our reports include the following:

- General description of the project
 - Current status of the construction process including comments on each phase of construction completion schedule/Timeline.
- Quality of work/Conditions/Concerns
 - Change orders
 - Stored material
 - Verification of permits, zoning, licenses, taxes, and insurance or bonding for the project and contractor
- Payment recommendations
- Job site picture

Sample Pictures of Construction Sites

New Home Construction



New Commercial Construction

