

# Estimate to Complete (ETC)

## Service Summary



## Have an unfinished, non-performing new construction property?

### Let Trinity help with our Estimate-to-Complete analysis.

The Troubled Asset Management Services provided by Trinity Inspection Services creates customize solutions to minimize financial loss on unfinished, non-performing new construction properties.

One product, the Estimate-to-Complete analysis determines whether or not the appropriate funds are available to complete the construction project. Trinity Inspection Services strives to protect you and your customer from unnecessary risks and make recommendations to you based on our findings.

#### Thorough Evaluation

Each element is viewed in relation to the whole package for reasonability, missing funds, line items included in the appraisal but not the project budget, and unclear funds allocation across line items. A written assessment of the project is provided to assist in the lender's decision.

#### Building Specialists

The skilled and experienced risk management department at Trinity is comprised of former homebuilders. Their goal, to review the plans and specifications, the builder's contract, and the lender's cost breakdown of the construction project to ensure that your project finishes within budget.

#### Alternative Options

Protecting the value of lender collateral is our primary concern. Should the cost of completion be outside your current budget, the Trinity team can provide alternate recommendations including selling and TLC (torch, level and clear the project).

#### About Trinity

Trinity Inspection Services is a member of the Trinity Real Estate Solutions® family of companies including Trinity Appraisal Services and Trinity Field Services®. The goal of Trinity is to provide the banking, lending, insurance and credit card industries with a uniquely comprehensive range of residential and commercial products and services.



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