



Memphis Investment Properties
Growing Your Investment

SCOPE OF WORK

1698 EDWARD AVE MEMPHIS TN 38107

Permits

Mechanical Permit
Mechanical Permit

HVAC

Attic Insulation
Attic Insulation

Custom Duct work/Vent Setup/Etc.
Custom Duct work/Vent Setup/Etc.

A/C Cage Labor
A/C Cage Labor

A-coil install labor 4 Hours
A-coil install labor

Condenser install labor 4 Hours
Condenser install labor

R32 Refrigerant 4 Pounds
R32 Refrigerant

DragonFly Sensor
Dragonfly Sensor For R32 Units

HVAC Servicing/ Line Set/ Connections
HVAC Servicing/ Line Set/ Connections

A-coil (4 ton)- R32
A-coil (4 ton)- R32

Condenser (4 ton)- R32
Condenser (4 ton)- R32

A/C Cage (Bolt Down/ In-Set)
A/C Cage with Reinforced Corner Posts Bolted to the Pad or In-Set into the pad and anchored by concrete.
Situations May Vary.

A/C Disconnect
A/C Disconnect

Plumbing

Plumbing Service Call

- Check all drains and traps for blockage and clear

Re- Pipe Needed

Install new washer box and plumb for new dishwasher

HWH Vent Pipe

HWH Vent Pipe

Gas 40 Gal Water heater

Gas 40 Gal Water heater(Tall)

Plumbing Top-Out

Plumbing Top-Out

- Add new faucets and plumbing fixtures throughout home

Electrical

Electrical Rough In

- Install Outlet for DW

Electrical Top-Out

Electrical Top-Out

- Install fans in master bedroom/ Living room
- Install flush mounts in all bedrooms
- Install new vanity lights in bathroom
- Install fluorescent light in kitchen
- New exterior lights

Paint

Drywall Repairs

- Demo tile in bathroom on walls and replace with drywall

Exterior Paint Fascia, Soffit, and Gables

- Prime all brick and Paint
- Paint front porch Battleship grey

Paint brick and siding Shoji white SW7042

Paint Soffit, Facia, Columns, Vents Iron Ore SW7069

Cabinet Paint

- Paint kitchen cabinets inside and out oil base white

Interior Paint

- Paint all walls, trim, doors and ceilings
- Paint exterior door satin black

Paint Soffit, Facia, Columns, Vents Iron Ore SW7069

Prime (partial)

Prime (partial)

Flooring	
Subfloor Estimate	
Subfloor Estimate	
Lvp (Waterproof)	
Sand and refinish hardwood	
Lvp (Waterproof) the rest	
Roofing	
Roof Patching	
Roof Patching	
Remove satellite dishes	
Doors, Windows & Cabinets	
6 Panel Metal Door w/ Brick Mold (Exterior)	2 Each
6 Panel Metal Door w/ Brick Mold (Exterior)	
6 Panel Interior Door(Slab)	
6 Panel Interior Door(Slab)	
Security Door	3 Each
Security Door	
Window Double Pane Window Replacement	
Window Double Pane Window Replacement	
Vanity	
Vanity replacement, includes top	
Cabinet Base	
Cabinet Base	
Carpentry	
Repair Pier under Home	
Jack up home and repair pier that has fallen	
Attic Handrail	
re-build handrail going up attic stairs and around top of stair case	
Shutters/ Columns/ Beautification	
Shutters/ Columns/ Beautification	
Add Black shutters to front	
Add iron railing around side porch and paint all iron black	
Gate Repair/Replace	
Gate Repair/Replace	
Fence Replacement	
Fence Replacement	

Countertops

Countertop

Countertop

Hardware

Home Package

- Lightbulbs
- Outlet Cover Full Wall Plates
- Wet Caulk
- Vinyl under all wet areas

Bathroom Accessories

- Install new Toilet seat, tank kit, supply line, TP Holder, Towel Ring, Towel Bar, Showerhead

Vent Hood 30" Stainless Steel

Vent Hood 30" Stainless Steel

Blinds/ Door Hardware/ Cabinet

Hardware Package

- Install new Kwikset knobs and deadbolts on all entry doors
- Install 1" blinds throughout home
- Install Priv knobs and Pass Knobs where needed, Prive on bedrooms and bathrooms, pass on everything else
- Install doorstops
- Install new cabinet hardware on new cabinets

Misc

Pest Control

- Treatment for Roaches

Mailbox Replacement

Replace full mailbox

- Mailbox
- Post
- Reflective address numbers

Chimney Repairs

Cap off chimney, top and inside

Driveway

Driveway

Appliances

Dishwasher(Stainless Steel) (Frigidaire)

Dishwasher(Stainless Steel) (Frigidaire) delivery and install included.

Whirlpool Dryer

Whirlpool Dryer delivery and install included.

Whirlpool Washer

Whirlpool Washer delivery and install included.

Tub/Shower	
Tub/ Surround	
Demo and replace severely damaged bathtub and surround in master bathroom with new	
Landscaping	
Grass Cutting	
Grass Cutting	
Bushes/ Mulch	
Bushes/ Mulch	
Landscaping	
- Remove all leaves and debris from around property line and front of house - Remove all extreme overgrowth from around property line and front of house - Repair brick border for flower bed	
Trash-out/Clean-out	
Trash removal	
Remove all trash and items left behind by tenant and haul away	
Roll-off dumpster	
trash removal and haul off	
Trees & Shrubs	
Tree Pruning	
Tree Pruning	
Detached Building	
Demo Shed	
Demo shed in backyard and haul away	

Final Clean(after construction) 1 Each

Final Clean - Clean home to a hotel finish.

- All floors are swept and vacuumed/mopped.
- All lights and vents are free of dust.
- Ceiling fans(if present)wiped down.
- Doorknobs and light switches are clean.
- Windows, window sills, and window tracks are cleaned and blinds dusted.
- Doors and door frames are cleaned.
- No evidence of paint drops on the floors or scuff marks on the walls.
- Sink, tub, shower are clean and sanitized
- Toilets are sanitized
- Mirrors, cabinets, and counters are wiped down
- Minor trash removed.
- Floor mats are placed at the entry doors.

Re-Clean (prior to move-in) 1 Each

Re-Clean

Combo Box 1 Each

Combo Box

C0 Detector 2 Each

Place Carbon Monoxide detectors where needed.

Smoke Detector Smoke Detector	2 Each
Mip4 Termites Mip4 Termites	1 Lump Sum
MIP IV Camera Inspection Camera Inspection	
Sewer Replacement	
Sewer Materials Sewer Materials	
Plumbing Labor Plumbing Labor	
Sewer Replacement Per Ft. Beyond 30Ft. Sewer Replacement Per Ft. Beyond 30Ft.	
Equipment cost Equipment cost	
Post Replacement Landscaping	
Landscaping(Seed and Straw) Seed and Straw	