Memphis Investment Properties
Growing Your Investment

SCOPE OF WORK

5286 BROKEN OAK DR MEMPHIS TN 38127

HVAC

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.

Concrete Condenser Pad

Concrete Condenser Pad

Plumbing

Electric 40 Gal Water heater (Tall)

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Plumbing Top-Out

Plumbing Top-Out

- Check all faucet fixtures for proper operation.
- **Install Delta single handle for Tub and Shower from our warehouse. Brushed Nickel**
- **All new faucet fixtures. Brushed Nickel**
- **Replace supply lines to toilet and rusted shut off valves.**
- Ensure all plumbing shut off valves operate properly. Turn on and off.
- P-traps in good condition and not leaking
- Toilet seat - Elongated
- Basket strainers
- **Replace exterior spigots**
- Install water fridge line in the wall

Re-pipe Needed

Re-pipe Needed

- Dishwasher
- Washer box

Electrical

Electrical Rough- In

Electrical Rough- In

- Dishwasher/vent hood

Electrical Top-Out

Electrical Top-Out Package

- Plug and Switch all outlets/switches. New cover plates
- Exterior Flood Lights
- Flush mount lights
- Disk Lights
- Large LED for Kitchen
- 5 Bulb Vanity Light
- Exterior/Interior Light Fixtures

Roofing	
Roof Replacement	
Demolition & Installation Roofing Labor	18 Squares
Flat Roof Replacement Labor	0 Squares
Roll-off dumpster trash removal and haul off	
Eagleview Report Eagleview Report will need to be pulled to determine accurate roof size.	
OSB Roof decking labor	6 Each
Shingle Selection	
Heritage® Weathered Wood	54 Each
Materials	
Roof decking 7/16" OSB	6 Each
Synthetic underlayment	2 Each
Ice & water shield	1 Each
Drip edge	19 Each
Step flashing	0 Each
Flashing	1 Each
Cap nails	1 Each
Coil nails	2 Each
Starter shingles	2 Each
Hip/ridge shingles	3 Each
Ridge vent	15 Each
Pipe jacks	4 Each
Sealant	2 Each
Spray paint	2 Each
Flooring	
Shoe Mold/Quarter Round Shoe Mold/Quarter Round	
Lvp (Waterproof) Lvp (Waterproof)	1,112 Sqft

Demo

Demo Floating floor
Demo Floating floor

Paint

Kitchen Cabinet Paint
- Prime and Paint kitchen cabinets inside and out oil base white

Prime(Per sqft) 1,011 Sqft
Prime(Per sqft)

Interior Paint 1,011 Sqft
- Prime and Paint all walls, trim, doors and ceilings
- Paint exterior doors satin matte black

Exterior Paint
Exterior Paint
- Paint wood and brick
- Paint metal handrails

Doors, Windows & Cabinets

Flat Interior Door 5 Each
Flat Interior Door

Window Double Pane Window Replacement 5 Each
Window Double Pane Window Replacement

Hall Vanity Cabinet
- Replace the hall vanity cabinet with top and fixtures

Kitchen Cabinets
Kitchen Cabinets

Security Door 2 Each
Security Door

Carpentry

Gate Repair/Replace
Gate Repair/Replace
- Double gate on the right side

Fence Replacement 150 Linear Feet
Fence Replacement

Wood Replacement
Wood Replacement
- Exterior wood repairs
- Replace missing shutter in the front
- Frame bathroom vanity mirror

Countertops

Countertop
Countertop

Hardware

Hardware Package

Hardware Package
Blinds/Bulbs/Door Hardware/Cabinet Hardware/Door Stops/Door Thresholds/House Numbers/Bathroom Accessories and Hardware/Closet Shelving, Dryer Vent Cover and Draft Stopper, etc.

MIsc

Punch List

Punch List

Mailbox Replacement

Replace full mailbox

- Mailbox
- Post
- Reflective address numbers

Tub/Shower

Tub/shower Replacement - Hall Bath

Tub Replacement

- Demo the existing tub
- Replace the tub
- Install tile surround
- All necessary plumbing for the tub installation is included.

Appliances

Delivery and Installation

Delivery and Installation

Vent Hood 30" Stainless Steel

Vent Hood 30" Stainless Steel

Dishwasher(Stainless Steel) (Frigidaire)

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

Landscaping

Landscaping

Landscaping

- Clean debris off of the roof.
- Clear vines off of the house
- Remove any trash from the yard.
- Remove tires
- Remove fallen branches in the back.
- Clean up and cut back overgrowth along the property line.
- Remove leaves from the yard.
- Fill in area to the left of the driveway. This area is a trip hazard.
- Mulch beds for curb appeal.
- Landscape timbers
- Bushes

Trash-out/Clean-out

Trash removal

- Remove all trash and items left behind by tenant and haul away

Post Construction Trash-Out

Remove all debris and trash from property.

Trees & Shrubs

Complete Tree Removal and Trimming

Complete Tree Removal in the backyard. trimming trees and removing small magnolia tree

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 Lump Sum

Place Carbon Monoxide detectors where needed.

Smoke Detector	2

Smoke Detector

Mip4 Termites	1 Lump Sum

Mip4 Termites - Listed in Hard Budget

Driveway

Driveway Repair

- Replace two sections of the driveway