Memphis Investment Properties
Growing Your Investment

SCOPE OF WORK

3514 HANNA DR MEMPHIS TN 38128

Execution Group 1

Plumbing

Plumbing Service Call

A certified technician will be scheduled to assess the plumbing.

Re-pipe

Re-pipe Needed for dishwasher, washerbox

Plumbing Top-Out

- Check all faucet fixtures for proper operation.
- Kitchen sink, double basin
- Single faucet sprayer for kitchen sink
- **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

Full Toilet — 2 Each

Full Toilet - both bathrooms

Electrical

HVAC Disconnect

Breaker Panel Install

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
- Exterior/Interior Light Fixtures
- Vanity Light
- Wall Sconces
- Fan with Light for the Living Room
- Electrical for the Dishwasher

Landscaping

Landscaping

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- 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 backyard and property line.
- Remove leaves from the yard.
- Add bushes in the front beds
- Clean up and Mulch beds for curb appeal.

Trash-out/Clean-out

Trash removal

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

Post Construction Trash-Out

Remove all debris and trash from property.

Trees & Shrubs

Tree Trimming

- Trim trees in the front yard and one big one in the backyard

Execution Group 2

Tub/Shower

Tub Replacement

Tub Replacement - Hall bath

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

MIsc

Concrete/Masonry

Concrete/Masonry

- Fill cracks in the driveway

Punch List

Punch List

Pressure Wash Exterior

Pressure Wash Exterior

Hardware

Hardware Package

Hardware Package
Blinds/Bulbs/Door Hardware/Cabinet Hardware/Door Stops/Door Thresholds/House Numbers/Bathroom Accessories and Hardware/Doorbell/ Closet Shelving Etc.

Countertops

Countertop

Countertop

Carpentry		
Drywall Repairs Drywall Repairs		
Shutters Shutters		
Exterior Wood Repairs Exterior Wood Repairs		
Patio Repair Patio Repair		
Fence Replacement Fence Replacement	150 Linear Feet	
Gate Repair/Replace Gate Repair/Replace		
Doors, Windows & Cabinets		
Window Double Pane Window Replacement Window Double Pane Window Replacement	8 Each	
Security Door Security Door	3 Each	
Cabinets • Additional cabinets for the kitchen		
Vanity Cabinets with Tops and Fixtures Vanity Cabinets with Tops and Fixtures for both bathrooms	2 Each	
Paint		
Cabinet Paint • Prime and Paint kitchen and laundry cabinets inside and out oil base white		
Exterior Paint		
Prime(Per sqft)	1,324 Sqft	
Interior Paint • Paint all walls, trim, doors and ceilings • Paint exterior door satin black	1,324 Sqft	
Demo		
Demo Shed • Demo shed in backyard and haul away		
Smoke Detector	2 Each	
C0 Detector Place Carbon Monoxide detectors where needed.	2 Each	

Execution Group 3

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.

Flooring

Lvp (Waterproof)	1,456 Sqft

Lvp (Waterproof)

Shoe Mold/Quarter Round

Shoe Mold/Quarter Round

Flooring demo

Flooring demo

- Remove carpet throughout

Execution Group 4

Home Inspection

Home Inspection

HVAC

R32 Refrigerant	3 Pounds

R32 Refrigerant

Furnace Gas Upflow/Horizontal 3 Ton-R32

Furnace Gas Upflow/Horizontal 3 Ton- R32

Furnace Install Labor	4 Hours

Furnace Install Labor

Condenser (3 Ton)- R32

Condenser (3 Ton)- R32

Condenser install labor	4 Hours

Condenser install labor

A-coil (3 ton)- R32

A-coil (3 ton)- R32

A-coil install labor	4 Hours

A-coil install labor

Custom Duct work/Vent Setup/Etc.

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A/C Vent/Register A/C Vent/Register • Replace registers throughout		
Concrete Condenser Pad Concrete Condenser Pad		
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 Cage Labor A/C Cage Labor		
Appliances		
Electric Stove(Stainless Steel) (Frigidaire) Electric Stove(Stainless Steel) (Frigidaire) delivery and install included.		
Dishwasher(Stainless Steel) (Frigidaire) Dishwasher(Stainless Steel) (Frigidaire) delivery and install included.		
Delivery and Installation Delivery and Installation		
Vent Hood 30" Stainless Steel Vent Hood 30" Stainless Steel		
Re-Clean (prior to move-in) Re-Clean	1 Each	
Combo Box Combo Box	1 Each	
Mip4 Termites Mip4 Termites - Listed in Hard Budget	1 Lump Sum	
Roof Inspection Roof Inspection		
MIP IV Camera Inspection Camera Inspection		