

Schedule "A"

HOLD EM REALTY

Scope of Work: Single Family Home, Carver 02330

Please Note: We are looking for speed with efficiency, cleanliness of job site, and an overall professional well-finished product. The project is to be completed from the outside in. Quote should include all labor and materials including hauling and removal of unwanted and unused construction debris. **Lastly, before inspection of the property for final punch list the home should be prepped with a thorough cleaning of all windows and floors to the owner's satisfaction.**

Project Introduction and Overview 4/5/13 Rev. A

Description:

Single family Raised Ranch with **960 square feet**, 3 bedrooms and 1 bath. House built in **1974** on 1.01 acre lot. Property is in middle working class neighborhood.

Rehab Overview:

Property is in need of medium rehab. New septic and leaching field will be installed. Well will be serviced to working satisfactory condition or replaced. Exterior of house will be lightly power washed, Rear deck will be power washed, Landscape will be light. Remove all border wallpaper and paint throughout. All interior doors will be replaced with slab only, 6 panel doors. Remove old kitchen cabinets and replace with new maple cabinets with granite counters, Remove brick paneling wall and prepare wall for paint. Flooring will be removed and laminate floor installed. Bath will include cleaning of tub and surround, new vanity and toilet. Floor will be replaced with laminate. All floors will be sanded and finished.

Contractor Overview:

Multiple contractors will be needed to complete this rehab in 4 weeks or less. Including a licensed contractor will be hired for the kitchen, baths, and all carpentry, A licensed contractor will be hired for all electrical and plumbing upgrades. Rehab will be started from the outside in.

Exterior:

General

Power wash exterior, Power wash rear deck, Clean gutters and roof,

Landscaping:

Clean up yard and add mulch and flowers in front. Remove shrubbery where indicated, seed rear lawn.

Interior:

Kitchen Demo and Rehab.

- Remove cabinetry and counters,
- Remove brick paneling
- Remove flooring
- Remove back splash wallpaper.
- Prep floor for laminate installation.
- Prep walls for paint
- R/R electrical outlets and switches to white
- Paint per color scheme, walls and trim
- Install new kitchen cabinets and granite counter tops
- Install new laminate flooring
- Replace ceiling light with supplied fixture

Bath Demo and Rehab.

- Remove vanity and toilet
- Remove flooring
- Paint walls and trim per color scheme
- Clean tub and surround,
- Install new Ceramic tile flooring.
- Install new vanity and toilet

House Color Scheme

<i>Color</i>	<i>Location</i>	<i>Color code</i>	<i>Finish</i>
City Loft	All walls	SW 7631	Semi gloss
Alabaster	Ceilings and closets	7008	Flat
Bright White	Trim		Gloss

Bedrooms 1: Front

Demo and Rehab:

- Remove wallpaper border
- Replace closet doors with 6 panel slabs
- Replace entrance door with 6 panel slab
- Change closet light to fluorescent fixture
- Add overhead light with switch
- Prep walls, closet, trim and ceiling and paint per color scheme
- Sand and refinish floors

Bedroom 2: Rear

- Remove wallpaper border
- Replace closet doors with 6 panel slabs
- Replace entrance door with 6 panel slab
- Change closet light to fluorescent fixture
- Add cleat to closet shelf
- Add overhead light with switch
- Prep walls, closet, trim and ceiling and paint per color scheme
- Sand and refinish floors

Bedroom 3: End

- Remove wallpaper border
- Replace closet doors with 6 panel slabs
- Replace entrance door with 6 panel slab
- Sand and refinish floors
- Change closet light to fluorescent fixture
- Add overhead light with switch
- Prep walls, closet, trim and ceiling and paint per color scheme

Dining Area:

Demo and Rehab

- Remove wallpaper border
- Repair ceiling where needed
- Prep walls and paint per color scheme
- Sand and refinish floors

Living Room:

Demo and Rehab:

- Remove wallpaper border
- Prep walls and paint per color scheme
- Sand and refinish floors

Stairway:

- Stairs need to be nailed down tight
- Skirt needs to be fastened to the wall
- Stairs to Stairs to be sanded and refinished
- Remove tile from landing and install nice vinyl or linoleum
- Railings paint black

Plumbing.

- Check all existing plumbing and repair and replace as needed per code
- Check hose bibs in front and back yard – make sure they work properly
- Install plumbing for new kitchen sink
- Install plumbing for new vanity
- Install new toilet

Electrical:

Replace all outlets and switches, (white)
Install all overhead lighting, 3 B/R,
Check wiring in 'Well" area, repair as needed
Install outside lighting,
Clean up wiring on utility side of basement

Basement:

Remove wood flooring at base of stairs.
Open up doorway leading into finished half of basement to a 4'-5" cased opening
Sheetrock over paneling and prep for paint per color scheme
Clean and paint ceiling grid white
Replace ceiling tiles
Install new baseboard
Prep walls, closet, trim and ceiling and paint per color scheme
Install Carpeting

Basement, Bedroom:

Sheetrock over paneling
Install overhead light with wall switch
Paint ceiling grid white
Replace ceiling tiles
Prep walls, closet, trim and ceiling and paint per color scheme

Basement, utility area:

Clean area
Remove pegboard and shelving
Clean up wiring
Cement hole underneath soil pipe