

Client Name:	SAMPLE SCOPE PROPERTIES	
Property Address:	123 MAIN ST	
Current Property Type:	2 Unit	
Post Rehab Property Type:	2 Unit	
Level of Finishes:	3 Levels	
List Structural Changes:	No Changes	
Final Bed/Bath Count:	6	6
Exit Strategy (sell or refinance):	Sell	

"EXHIBIT A" SCOPE OF WORK

PHASE 1: PRE-CONSTRUCTION	Original Amount	Net Adjustments	Adjusted Total	Description
Drawings	\$ -	\$ -	\$ -	
Permits	\$ 3,000.00	\$ -	\$ 3,000.00	
Expeditor	\$ -	\$ -	\$ -	
Alarm/Security	\$ -	\$ -	\$ -	
Temporary Fencing	\$ -	\$ -	\$ -	
Portable Toilets	\$ -	\$ -	\$ -	
Engineering Fees	\$ -	\$ -	\$ -	
Architectural Fees	\$ -	\$ -	\$ -	
Utilities	\$ 1,000.00	\$ -	\$ 1,000.00	
TOTAL PRE-CONSTRUCTION	\$ 4,000.00	\$ -	\$ 4,000.00	

PHASE 2: DEMOLITION	Original Amount	Net Adjustments	Adjusted Total	Description
Interior Demo	\$ 20,000.00	\$ -	\$ 20,000.00	
Exterior Demo	\$ -	\$ -	\$ -	
Dumpsters	\$ 5,000.00	\$ -	\$ 5,000.00	
TOTAL DEMOLITION	\$ 25,000.00	\$ -	\$ 25,000.00	

PHASE 3: CORE AND SHELL	Original Amount	Net Adjustments	Adjusted Total	Description
Excavation	\$ -	\$ -	\$ -	
Foundation	\$ -	\$ -	\$ -	
Underground Plumbing	\$ 5,000.00	\$ -	\$ 5,000.00	
Drain Tile	\$ 3,000.00	\$ -	\$ 3,000.00	
Sump Pump	\$ -	\$ -	\$ -	
Steel	\$ -	\$ -	\$ -	
Floor Joists	\$ -	\$ -	\$ -	
Subfloor	\$ 5,000.00	\$ -	\$ 5,000.00	
Rough Carpentry	\$ 10,000.00	\$ -	\$ 10,000.00	
Interior Stairs	\$ 2,000.00	\$ -	\$ 2,000.00	
Dormer	\$ -	\$ -	\$ -	
Roof	\$ 10,000.00	\$ -	\$ 10,000.00	
Masonry	\$ 10,000.00	\$ -	\$ 10,000.00	
Siding	\$ 5,000.00	\$ -	\$ 5,000.00	
Windows	\$ 15,000.00	\$ -	\$ 15,000.00	
Exterior Paint	\$ -	\$ -	\$ -	
Soffit/Fascia	\$ 3,000.00	\$ -	\$ 3,000.00	
Gutters	\$ 1,000.00	\$ -	\$ 1,000.00	
Landscaping	\$ 2,000.00	\$ -	\$ 2,000.00	Tree Removal
Walkways	\$ 2,500.00	\$ -	\$ 2,500.00	
Exterior Doors	\$ 2,500.00	\$ -	\$ 2,500.00	
Exterior Stairs	\$ -	\$ -	\$ -	
Porch	\$ 2,500.00	\$ -	\$ 2,500.00	
Deck	\$ -	\$ -	\$ -	
Driveway	\$ -	\$ -	\$ -	
Garage	\$ -	\$ -	\$ -	
TOTAL CORE AND SHELL	\$ 78,500.00	\$ -	\$ 78,500.00	

PHASE 4: HVAC	Original Amount	Net Adjustments	Adjusted Total	Description
HVAC Rough	\$ 10,000.00	\$ -	\$ 10,000.00	
Furnace	\$ 3,000.00	\$ -	\$ 3,000.00	
Condensing Unit & Lineset	\$ 3,000.00	\$ -	\$ 3,000.00	
HVAC Trim	\$ 1,000.00	\$ -	\$ 1,000.00	
TOTAL HVAC	\$ 17,000.00	\$ -	\$ 17,000.00	

PHASE 5: ELECTRICAL	Original Amount	Net Adjustments	Adjusted Total	Description
Electrical Rough	\$ 7,000.00	\$ -	\$ 7,000.00	
Electrical Finish & Fixtures	\$ 7,000.00	\$ -	\$ 7,000.00	
Low Voltage	\$ -	\$ -	\$ -	
TOTAL ELECTRICAL	\$ 14,000.00	\$ -	\$ 14,000.00	

PHASE 6: PLUMBING	Original Amount	Net Adjustments	Adjusted Total	Description
Water Service Upgrade	\$ -	\$ -	\$ -	
Sewer	\$ -	\$ -	\$ -	
Plumbing Rough	\$ 8,000.00	\$ -	\$ 8,000.00	
Water Heater	\$ 2,000.00	\$ -	\$ 2,000.00	
Plumbing Trim & Fixtures	\$ 5,000.00	\$ -	\$ 5,000.00	
TOTAL PLUMBING	\$ 15,000.00	\$ -	\$ 15,000.00	

PHASE 7: DRYWALL AND DOORS	Original Amount	Net Adjustments	Adjusted Total	Description
Insulation	\$ 5,000.00	\$ -	\$ 5,000.00	
Drywall, Tape, Sand	\$ 20,000.00	\$ -	\$ 20,000.00	
Finish Carpentry (Trim)	\$ 5,000.00	\$ -	\$ 5,000.00	
Interior Doors	\$ 3,000.00	\$ -	\$ 3,000.00	
Interior Paint	\$ 1,000.00	\$ -	\$ 1,000.00	
TOTAL DRYWALL	\$ 34,000.00	\$ -	\$ 34,000.00	

PHASE 8: FLOORS	Original Amount	Net Adjustments	Adjusted Total	Description
Hardwood Floors	\$ -	\$ -	\$ -	
Tile	\$ -	\$ -	\$ -	
Vinyl	\$ 3,000.00	\$ -	\$ 3,000.00	
Carpet	\$ -	\$ -	\$ -	
TOTAL FLOORS	\$ 3,000.00	\$ -	\$ 3,000.00	

PHASE 9: KITCHEN	Original Amount	Net Adjustments	Adjusted Total	Description
Cabinets	\$ 6,000.00	\$ -	\$ 6,000.00	
Countertops	\$ 5,000.00	\$ -	\$ 5,000.00	
Backsplash	\$ -	\$ -	\$ -	
Plumbing Fixtures	\$ 500.00	\$ -	\$ 500.00	
Light Fixtures	\$ 500.00	\$ -	\$ 500.00	
Appliances	\$ 5,000.00	\$ -	\$ 5,000.00	
TOTAL KITCHEN	\$ 17,000.00	\$ -	\$ 17,000.00	

PHASE 10: BATHROOMS	Original Amount	Net Adjustments	Adjusted Total	Description
BATHROOM # 1				
Tub	\$ 500.00	\$ -	\$ 500.00	
Shower	\$ 500.00	\$ -	\$ 500.00	
Tile	\$ 500.00	\$ -	\$ 500.00	
Vanity	\$ 400.00	\$ -	\$ 400.00	
Countertop	\$ 100.00	\$ -	\$ 100.00	
Plumbing Trim & Fixtures	\$ 500.00	\$ -	\$ 500.00	
Light Fixtures	\$ 500.00	\$ -	\$ 500.00	
Glass & Mirrors	\$ 500.00	\$ -	\$ 500.00	
Bath Accessories	\$ 500.00	\$ -	\$ 500.00	
TOTAL BATHROOM # 1	\$ 4,000.00	\$ -	\$ 4,000.00	

BATHROOM # 2	Original Amount	Net Adjustments	Adjusted Total	Description
Tub	\$ 500.00	\$ -	\$ 500.00	
Shower	\$ 500.00	\$ -	\$ 500.00	
Tile	\$ 500.00	\$ -	\$ 500.00	
Vanity	\$ 400.00	\$ -	\$ 400.00	
Countertop	\$ 100.00	\$ -	\$ 100.00	
Plumbing Trim & Fixtures	\$ 500.00	\$ -	\$ 500.00	
Light Fixtures	\$ 500.00	\$ -	\$ 500.00	
Glass & Mirrors	\$ 500.00	\$ -	\$ 500.00	
Bath Accessories	\$ 500.00	\$ -	\$ 500.00	
TOTAL BATHROOM # 2	\$ 4,000.00	\$ -	\$ 4,000.00	

BATHROOM # 3	Original Amount	Net Adjustments	Adjusted Total	Description
Tub	\$ -	\$ -	\$ -	
Shower	\$ -	\$ -	\$ -	
Tile	\$ -	\$ -	\$ -	
Vanity	\$ -	\$ -	\$ -	
Countertop	\$ -	\$ -	\$ -	
Plumbing Trim & Fixtures	\$ -	\$ -	\$ -	
Light Fixtures	\$ -	\$ -	\$ -	
Glass & Mirrors	\$ -	\$ -	\$ -	
Bath Accessories	\$ -	\$ -	\$ -	
TOTAL BATHROOM # 3	\$ -	\$ -	\$ -	

****Please add itemization of work for additional kitchens or bathrooms****

PHASE 11: OPTIONAL	Original Amount	Net Adjustments	Adjusted Total	Description
Other	\$ -	\$ -	\$ -	
Fireplace	\$ -	\$ -	\$ -	
Final Cleaning	\$ 1,000.00	\$ -	\$ 1,000.00	
Staging	\$ -	\$ -	\$ -	
Stucco	\$ -	\$ -	\$ -	
Closets	\$ -	\$ -	\$ -	
General Contractor Fee	\$ -	\$ -	\$ -	
Finish Carpentry	\$ -	\$ -	\$ -	
Underpinning	\$ -	\$ -	\$ -	
Footers	\$ -	\$ -	\$ -	
Contingency	\$ 8,500.00	\$ -	\$ 8,500.00	
TOTAL OPTIONAL	\$ 9,500.00	\$ -	\$ 9,500.00	

Total Estimated Cost of Repairs	\$ 225,000.00	\$ -	\$ 225,000.00	
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Certification

I (we) certify that I (we) have personally inspected this property. To the best of my (our) knowledge we have identified all known repairs and will take action to correct. We will complete all repairs in a workmanlike manner and in compliance with all federal, state, county and local building codes.

Signature_____

Date:_____

Signature_____

Date:_____