

EXHIBIT A- Proposed scope of work for 1110 10th St S

OFFER TO RENOVATE: Purchase price: \$20,000; cost of proposed scope of work \$29,280 for a total investment of \$49,280. Home will be 2 bedrooms and 1 bath.

Current assessed value: \$77,800

Potential assessed value after renovations: \$72,000

A. LAYOUT AND ARCHITECTURE

Purchaser shall work with a licensed structural engineer and architect or designer to reconfigure the layout of the home. At the end of the project, there shall be a minimum of 3 bedrooms. Proposal will add an egress window in the basement for an additional bedroom.

B. WINDOWS AND DOOR REPLACEMENTS -

1. Replace all windows,
2. Window in attic facing the street may not be removed from the front façade as it provides architectural appeal.
3. Bump out windows on south façade may not be removed from the façade as it provides architectural appeal (may be replaced with bow or bay window).
4. Replace all windows on the porches
5. Replace all exterior doors

C. KITCHEN –

1. Gut the Kitchen, down to the floor joists, ceiling and wall studs. Refurbish the kitchen floor, paint the ceiling and walls
2. Properly insulate exterior walls, how will they properly insulate the exterior walls if no drywall is being installed? Via the exterior? Where is the exterior repair work?
3. Update electrical to State and Municipal code standards
4. Update plumbing to State and Municipal code standards
5. Install new kitchen cabinets and counter tops. Cabinets, counter tops and sink will be repurposed, no mention of added cabinetry

D. BATHROOM-

1. Gut bathroom on main level, down to floor joists, ceiling and wall studs. Prior owner disclosed water damage to the bathroom subfloor. Clean bathroom ceiling and walls with bleach and repaint
2. Properly insulate the walls, as needed
3. Install fixtures (toilet, bathtub/shower, etc.)
4. Install new gas water heater, plumbing shall meet State and Municipal code standards
5. Update electric to State and Municipal code standards

E. INTERIOR-

1. Ceilings, walls and floors must not have serious defects such as bulging, buckling or leaning, large holes, loose surface materials, or other serious damage
2. Wall and ceiling texturing shall be consistent throughout the home

EXHIBIT A- Proposed scope of work for 1110 10th St S (cont.)

3. All interior doors and trim shall be replaced or refurbished
4. Any and all ceiling tiles shall be removed
5. Wood paneling shall be removed from the attic walls
6. Insulate side wall cavities to capacity, insulate attic to R50

F. FLOORING-

1. Install new or refurbish flooring throughout the main level

G. PORCHES-

1. Broken, rotted or missing boards shall be replaced, install laminated floor on top of the current wooden boards, repaint walls
2. Ensure porches are properly supported; provide adequate foundation/footers if necessary
3. A front porch similar in size and nature is required

H. EXTERIOR

1. Replace any rotting siding, fascia, soffit, trim boards, shakes, window casing and frieze board
2. Re-attach any loose siding, shakes or trim using exterior rated nails
3. Scrape and sand loose paint from siding, fascia, soffit, trim boards, shakes, window casing and frieze board.
4. Remove any loose caulk and/or sealants
5. Prime and paint all surfaces using an exterior wood primer/paint
6. Preference for use of multiple exterior colors (ex. siding one color, shakes & window casing second color, front door third color)
7. Tuck point foundation as necessary

I. HVAC

1. Install duct work where necessary
2. Install new furnace, AFUE rating of 85% or greater
3. ~~Install new A/C, 13 SEER or better~~ No installation of A/C

J. ELECTRIC

1. Upgrade to 200 AMP service, shall meet State and Municipal code standards
2. Knob and tube wiring shall be replaced and removed when possible

K. LANDSCAPING

1. Remove rotting fence, access shrubs, bushes and install new landscaping

L. OTHER

1. Architectural enhancements such as the wood plaque above the front door, distinctive color scheme (3 or more exterior colors), decorative front door, decorative roofline elements; should remain apparent or be replaced with another architectural enhancement
2. Current interior stair cases do not meet current municipal code standards, please note that it may be necessary to reconfigure the basement stair case will bring basement stair case up to code

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3. The second floor, attic space, does not meet the current municipal code standards for ceiling height in a habitable room
4. The Purchaser is encouraged to obtain an asbestos inspection report prior to commencing any type of demolition. Any materials that contain asbestos shall be encapsulated or disposed of properly.

Budget

Egress window	\$2,400
Staircase	\$2,600
Windows	\$3,000
Doors	\$1,000
Plumbing	\$6,950
HVAC	\$1,000
Electric update	\$2,300
Bathroom tub	\$1,000
refinishing floor	\$2,000
Paints	\$2,000
Materials	\$2,000
Labors	\$6,000
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Total estimated	\$29,280