

**Scope of Work****421 Yankee Rd. Middletown, OH 45044**

| EXTERIOR    | INSTALL EXTERIOR DOOR SLAB @ REAR ENTRY (1) |
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| EXTERIOR    | PRESSURE WASH WHERE NEEDED @ SIDING         |
| EXTERIOR    | REMOVE SCREEN DOORS (2) FRONT/REAR          |
| EXTERIOR    | LIGHT FOUNDATION PARGING @ LH REAR CORNER   |
| EXTERIOR    | TRIM OUT POSTS AND PAINT ON FRONT PORCH     |
| EXTERIOR    | SCRAPE AND PAINT PORCH/STAIRS/RAILINGS      |
| EXTERIOR    | PAINT FRONT DOOR                            |
| EXTERIOR    | INSTALL NEW MAILBOX                         |
| EXTERIOR    | ADDRESS PLATE                               |
| EXTERIOR    | INSTALL NEW LIGHT FIXTURE (2)               |
| EXTERIOR    | INSTALL HANDRAIL @ REAR ENTRY               |
| EXTERIOR    | SEAL ANY HOLES FROM PHONE/CABLE ETC.        |
| EXTERIOR    | DEFINE FLOWER BED/ADD MULCH                 |
| EXTERIOR    | INSTALL PROPER VENT COVERS                  |
| EXTERIOR    | PAINT FOUNDATION                            |
| LIVING ROOM | INSTALL DOOR SLAB @ CLOSET (1)              |
| LIVING ROOM | INSTALL BLINDS                              |
| LIVING ROOM | INSTALL OUTLETS/SWITCHES/COVERS             |
| LIVING ROOM | INSTALL NEW LIGHT (1)                       |
| LIVING ROOM | PAINT WALLS/CEILINGS/TRIM                   |
| LIVING ROOM | REMOVE EXISTING FLOORING                    |
| LIVING ROOM | INSTALL LVP                                 |
| LIVING ROOM | INSTALL TRIM/SHOE MOLDING                   |
| LIVING ROOM | INSTALL SMOKE DETECTORS                     |
| LIVING ROOM | PAINT/INSTALL VENTS                         |
| FAMILY ROOM | REPLACE CEILING TILES WHERE NEEDED          |
| FAMILY ROOM | INSTALL BLINDS                              |
| FAMILY ROOM | INSTALL OUTLETS/SWITCHES/COVERS             |
| FAMILY ROOM | INSTALL NEW LIGHT (1)                       |
| FAMILY ROOM | PAINT WALLS/CEILINGS/TRIM                   |
| FAMILY ROOM | REMOVE EXISTING FLOORING                    |
| FAMILY ROOM | INSTALL LVP                                 |
| FAMILY ROOM | INSTALL TRIM/SHOE MOLDING                   |
| FAMILY ROOM | INSTALL SMOKE DETECTORS                     |
| FAMILY ROOM | PAINT/INSTALL VENTS                         |
| LAUNDRY     | PAINT DOOR (1)                              |
| LAUNDRY     | INSTALL BLINDS                              |
| LAUNDRY     | INSTALL OUTLETS/SWITCHES/COVERS             |
| LAUNDRY     | INSTALL NEW LIGHT (1)                       |
| LAUNDRY     | PAINT WALLS/CEILINGS/TRIM                   |

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|-------------|---------------------------------|
| LAUNDRY     | REMOVE EXISTING FLOORING        |
| LAUNDRY     | INSTALL LVP                     |
| LAUNDRY     | INSTALL TRIM/SHOE MOLDING       |
| LAUNDRY     | INSTALL SMOKE DETECTORS         |
| LAUNDRY     | PAINT/INSTALL VENTS             |
| KITCHEN     | INSTALL COUNTER TOP             |
| KITCHEN     | PAINT CABINETS                  |
| KITCHEN     | INSTALL BACKSPLASH              |
| KITCHEN     | INSTALL CABINET HANDLES         |
| KITCHEN     | INSTALL OUTLETS/SWITCHES/COVERS |
| KITCHEN     | INSTALL GFCI                    |
| KITCHEN     | INSTALL NEW LIGHT (1)           |
| KITCHEN     | INSTALL BLINDS                  |
| KITCHEN     | INSTALL HOOD VENT               |
| KITCHEN     | REMOVE EXISTING FLOORING        |
| KITCHEN     | INSTALL LVP                     |
| KITCHEN     | INSTALL TRIM/SHOE MOLDING       |
| KITCHEN     | PAINT WALLS/CEILINGS/TRIM       |
| KITCHEN     | INSTALL SMOKE DETECTORS         |
| KITCHEN     | PAINT/INSTALL VENTS             |
| STAIRS/HALL | PAINT STEPS                     |
| STAIRS/HALL | INSTALL DOOR SLAB @ CLOSET (1)  |
| STAIRS/HALL | SUB FLOOR CORRECTIONS @ HALL    |
| STAIRS/HALL | INSTALL BLINDS                  |
| STAIRS/HALL | INSTALL OUTLETS/SWITCHES/COVERS |
| STAIRS/HALL | INSTALL NEW LIGHT (1)-SCONCE    |
| STAIRS/HALL | PAINT WALLS/CEILINGS/TRIM       |
| STAIRS/HALL | REMOVE EXISTING FLOORING        |
| STAIRS/HALL | INSTALL LVP                     |
| STAIRS/HALL | INSTALL TRIM/SHOE MOLDING       |
| STAIRS/HALL | INSTALL SMOKE DETECTORS         |
| STAIRS/HALL | PAINT/INSTALL VENTS             |
| BED 1       | BUILD IN DOOR W/PREHUNG         |
| BED 1       | ADD ARMOIRE                     |
| BED 1       | PAINT WALLS/CEILINGS/TRIM       |
| BED 1       | REMOVE EXISTING FLOORING        |
| BED 1       | INSTALL LVP                     |
| BED 1       | INSTALL TRIM/SHOE MOLDING       |
| BED 1       | INSTALL NEW LIGHT (1)-SCONCE    |
| BED 1       | INSTALL BLINDS                  |
| BED 1       | INSTALL SMOKE DETECTORS         |
| BED 1       | PAINT/INSTALL VENTS             |
| BED 1       | INSTALL SHELVES/RODS IN CLOSETS |

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| BED 2 | PAINT DOOR (1)   |
| BED 2 | INSTALL DOOR SLAB@ CLOSET (1)                            |
| BED 2 | PAINT WALLS/CEILINGS/TRIM                                |
| BED 2 | REMOVE EXISTING FLOORING                                 |
| BED 2 | INSTALL LVP  |
| BED 2 | INSTALL TRIM/SHOE MOLDING                                |
| BED 2 | INSTALL NEW LIGHT (1)                                    |
| BED 2 | INSTALL BLINDS   |
| BED 2 | INSTALL SMOKE DETECTORS                                  |
| BED 2 | PAINT/INSTALL VENTS                                      |
| BED 2 | INSTALL SHELVES/RODS IN CLOSETS                          |
| BED 3 | PAINT DOOR (1)   |
| BED 3 | PAINT WALLS/CEILINGS/TRIM                                |
| BED 3 | ADD ARMOIRE  |
| BED 3 | REMOVE EXISTING FLOORING                                 |
| BED 3 | INSTALL LVP  |
| BED 3 | INSTALL TRIM/SHOE MOLDING                                |
| BED 3 | INSTALL NEW LIGHT (1)                                    |
| BED 3 | INSTALL BLINDS   |
| BED 3 | INSTALL SMOKE DETECTORS                                  |
| BED 3 | PAINT/INSTALL VENTS                                      |
| BED 3 | INSTALL SHELVES/RODS IN CLOSETS                          |
| BED 4 | PAINT DOOR (2)   |
| BED 4 | PAINT WALLS/CEILINGS/TRIM                                |
| BED 4 | REMOVE EXISTING FLOORING                                 |
| BED 4 | INSTALL LVP  |
| BED 4 | INSTALL TRIM/SHOE MOLDING                                |
| BED 4 | INSTALL NEW LIGHT (1)-SCONCE                             |
| BED 4 | INSTALL BLINDS   |
| BED 4 | INSTALL SMOKE DETECTORS                                  |
| BED 4 | PAINT/INSTALL VENTS                                      |
| BED 4 | INSTALL SHELVES/RODS IN CLOSETS                          |
| BATH  | ADD DRYWALL@ CEILING W/FINISH-W/PREP TO PAINT @ 3 BOARDS |
| BATH  | PAINT DOOR (1)   |
| BATH  | PAINT WALLS/CEILINGS/TRIM                                |
| BATH  | REMOVE EXISTING FLOORING                                 |
| BATH  | INSTALL LVP  |
| BATH  | INSTALL TRIM/SHOE MOLDING                                |
| BATH  | INSTALL NEW MIRROR                                       |
| BATH  | INSTALL NEW VANITY W/ TOP                                |
| BATH  | INSTALL NEW VANITY LIGHT (1)                             |
| BATH  | REGLAZE TUB  |
| BATH  | REMOVE/INSTALL NEW TUB SURROUND                          |

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| BATH  | CAULK AROUND SURROUND AND VANITY   |
| BATH  | PAINT/INSTALL VENTS  |
| 1/2 BATH  | INSTALL DOOR SLAB (1)  |
| 1/2 BATH  | PAINT WALLS/CEILINGS/TRIM  |
| 1/2 BATH  | REMOVE EXISTING FLOORING   |
| 1/2 BATH  | INSTALL LVP  |
| 1/2 BATH  | INSTALL TRIM/SHOE MOLDING  |
| 1/2 BATH  | INSTALL NEW VANITY W/ TOP  |
| 1/2 BATH  | INSTALL NEW MIRROR   |
| 1/2 BATH  | INSTALL NEW FAN  |
| 1/2 BATH  | CAULK AROUND SURROUND AND VANITY   |
| 1/2 BATH  | PAINT/INSTALL VENTS  |
| BASEMENT  | PAINT STEPS  |
| BASEMENT  | REMOVE ALL ATTACHMENTS NOT NEEDED ON CEILINGS  |
| BASEMENT  | PAINT CEILINGS BLACK/WALLS DRYLOK WHITE/FLOOR GRAY                                   |
| BASEMENT  | SEAL FOUNDATION WALL   |
| BASEMENT  | CHANGE FURNACE FILTER-LEAVE 2 FOR TENANT   |
| GENERAL   | CHANGE OUTLETS/SWITCHES W/ MATCHING COVER PLATES                                     |
| GENERAL   | INSTALL MATCHING HARDWARE THROUGH OUT  |
| GENERAL   | REMOVE/PAINT & SECURE SUPPLY/RETURN VENT COVERS-SHOP VAC ANY DUCTS IN NEED           |
| GENERAL   | INSTALL CORDLESS/VINYL BLINDS TO WINDOWS   |
| GENERAL   | INSTALL DOOR STOPS TO ALL DOORS or HINGE STOPS                                       |
| GENERAL   | INSTALL NEW SMOKE DETECTORS TO CODE  |
| GENERAL   | ALL CLOSETS MUST HAVE A SHELF & CLOSET ROD   |
| MATERIAL  | MATERIAL INCLUDING 7.5%  |
| FIXTURES  | KITCHEN FAUCET(1)-ALL DRAIN KITS-BATH FAUCET(2)-TOILET(2)-SHOWER VALVE W/HARDWARE(1) |
| PLUMBING  | INSTALL FULL PEX @ 2-BATH  |
| PLUMBING  | EVALUATE SUMP PUMP   |
| PLUMBING  | INSTALL WATER HEATER   |
| HVAC  | SERVICE FURNACE AND AC   |
| GLASS BLOCK   | INSTALL GLASS BLOCK  |
| ROOF  | INSTALL ROOF @SQ   |
| GUTTERS   | INSTALL NEW GUTTERS/DOWNSPOUTS @ EXTERIOR  |
| TRASHOUT  | REMOVE ALL TRASH/STONES/VEGETATION/DEBRIS@ INSIDE/OUT                                |
| <p><i>Please note, this scope of work was prepared prior to rehab beginning on this property. Changes and alterations may be required or needed as the rehab process progresses. Changes may include additional items being done and/or some items being removed. This is a general idea of what will be done to this property.</i></p> |  |