

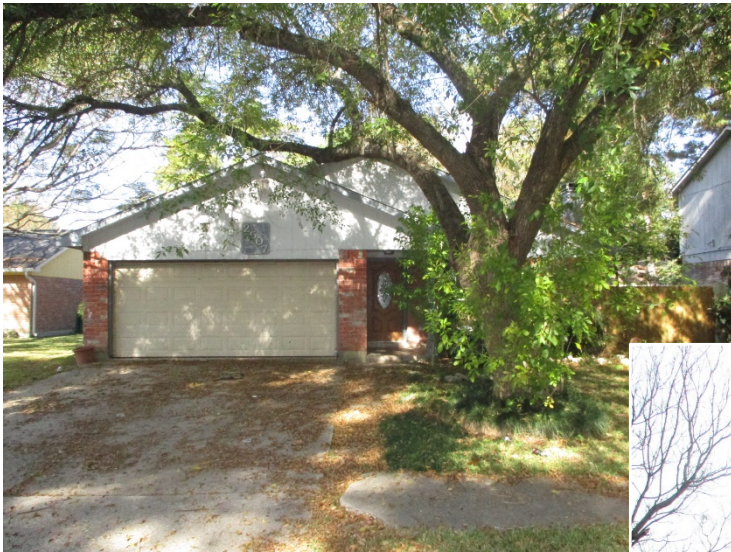


**REINation**  
A Memphis Invest Company

January 14, 2020

**SCOPE OF WORK**

**2507 Piddler Dr.**



# Scope of Work

2507 Piddler Dr.  
Spring, TX 77373

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## Scope of Work

2507 Piddler Dr.  
Spring, TX 77373

### Project Introduction and Overview

#### Description

Single family home in 77373 zip code of Spring, TX. Built in 1980, this 1,615 sq. ft. home has three bedrooms, two bathrooms and a lot size of .15 acres.

#### Rehab Overview

Property was in need of interior and exterior renovations. Our goal for this property was to rehab to rent ready condition and therefore, on the interior, we installed new carpet, painted, laid new flooring and installed new light fixtures. On the exterior, we replaced any rotten wood, painted, and installed new light fixtures.

#### Contractor Overview

Multiple contractors were needed to complete this project. Licensed contractors were used for electrical, plumbing and HVAC upgrades.

**Total Project Cost: \$53,000.**

*The greatest compliment we can receive  
is an introduction to friends and colleagues  
from an appreciative client.*

## Scope of Work

2507 Piddler Dr.  
Spring, TX 77373

### Exterior

#### Before



#### After



#### Work Performed:

- pressure wash
- new mailbox
- new address numbers
- paint trim
- paint siding
- paint doors
- paint shutters
- repair all cracks in mortar around house
- repair concrete around foundation
- new light fixture in front
- new light fixture in back
- new light fixture in carport
- replace all damaged/rotten wood/trim/siding around house
- new double sided gate latch
- replace any missing/broken tension pumps on storm/security doors
- remove satellite dish, wires, and bracket
- replace any missing/torn/damaged window screens
- remove all stickers from all windows

## Scope of Work

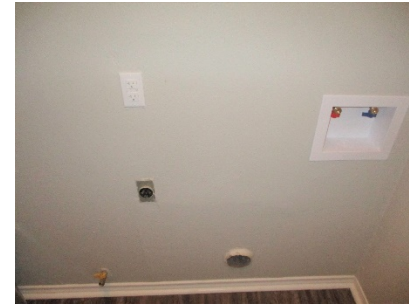
2507 Piddler Dr.  
Spring, TX 77373

### Interior

#### Before



#### After



#### Work Performed:

- paint all walls
- paint trim and doors
- paint ceilings and closets
- install new blinds throughout
- install new doorstops throughout
- install new doorknobs throughout
- replace broken light switch and outlet covers
- replace missing/broken light bulbs
- install new smoke detectors
- install new fire extinguisher
- replace air filter

## Scope of Work

2507 Piddler Dr.  
Spring, TX 77373

### Kitchen

Before



After



#### Work Performed:

- 1 new two-bulb brushed nickel light fixture(s)
- paint cabinets inside and out
- new hardware on cabinets
- repair cabinet doors and drawers
- new vent-a-hood
- remove old dishwasher
- caulk sink, floor, counter

## Scope of Work

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Spring, TX 77373

### Bathrooms

Before



After



#### Hallway Bathroom:

- 1 new two-bulb brushed nickel light fixture(s)
- new vanity light fixture
- paint cabinets inside and out
- new hardware on cabinets
- repair cabinet doors and drawers
- new tile shower surround
- new shower head
- new shower bar
- new mirror
- new toilet seat
- new toilet paper holder
- new towel bar
- caulk toilet, sink, tub, floor

#### Master Bathroom:

- new door
- 1 new two-bulb brushed nickel light fixture(s)
- new vanity light fixture
- new hardware on cabinets
- new sink/cabinet combo
- new tile shower surround
- new shower head
- new shower bar
- new mirror
- new toilet seat
- new toilet paper holder
- new towel bar
- caulk toilet, sink, tub, floor

## Scope of Work

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### Bedrooms

Before



After



### Work Performed:

#### Bedroom 1:

- 1 new two-bulb brushed nickel light fixture(s)

#### Bedroom 2:

- new door
- new closet door(s) 1
- 1 new two-bulb brushed nickel light fixture(s)

#### Master Bedroom:

- new door
- new ceiling fan with light



## Scope of Work

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### Additional Items

#### Living Room:

- new ceiling fan with light

#### Hallway:

- 1 new two-bulb brushed nickel light fixture(s)
- remove all trash from attic

#### Garage:

- paint walls
- new dryer vent with exterior cover
- pressure wash garage floor

#### Additional Items:

- rekey all locks
- mow yard/landscaping
- plumbing repairs as recommended by a licensed plumbing contractor
- service water heater
- HVAC repairs as recommended by a licensed HVAC contractor
- clean and service existing heat
- clean & service existing AC
- electrical repairs as recommended by a licensed electrical contractor
- update electrical panel
- install new carpet in: bedrooms
- install new vinyl plank flooring in: kitchen;bathrooms;laundry;hallway;living room;entryway;dining room
- repair foundation by licensed foundation company
- install new garage motor
- install new dishwasher
- cleaning at completion of renovation

### Mechanicals:

