

Scope of Work

Date: 5/28/2023

Property Address: 17917 Mackay Street, Detroit, MI

1. Interior Work:

- Paint the entire interior of the house, including walls, ceilings, and trim. Repair any defects or damage to the wall and trim. Touch up will be needed and follow up to the paint, PM will decide after punch list review to acknowledge completion.
- Paint the basement floor with exterior paint match the existing color is possible. Repair in damage or defects that will affect the look and finish.
- Replace the existing interior carpet with new luxury vinyl plank tile (Owner's selection) throughout the house as needed. Remove all carpet nails and debris. Ensure the floor is flat and install shoe molding where the flooring is installed.
- Install a new handrail for the stairs leading to the basement, up to the standard code requirement.
- Install door stoppers to all doors. Remove the old brackets if needed to install new ones.
- Replace the existing electrical outlets throughout the house to grounded 3 pong outlets with covers. Replace any missing or damaged electric faceplate covers for outlets.
- Install a missing doorbell for the front door (Owner selection)
- Install smoke and CO2 detectors in compliance with safety regulations throughout the home as required.
- Install a missing floor drain in the basement.
- Replace the damaged closet accordion door with a standard door, with the frame and standard door knobs.
- Repair the screen door for the side entry door.
- Repair or replace the damaged southside door frame and door.
- Install a toilet paper holder in the bathroom. (Owner selection)
- Install a missing doorknob for the laundry door.
- Snake the main drain line to ensure proper drainage.
- Fix the leak under the laundry tub.
- Replace the floorboard under the kitchen cabinet.
- Install missing kitchen cabinet hardware.
- Repair the second drawer in the kitchen (right side) that is off track.

2. Exterior Work:

- Paint and repair the carport structure (carport is leaning and needs to straighten). Verify if demo of the carport is a feasible option.
- Remove the old electric and A/C pole and dispose of the items.
- Install an electrical riser to meet code standards.
- Install missing downspouts for the exterior gutters up to the Michigan code standards.
- Fill cracks around the exterior of the house.
- Follow up with the Detroit Water and Sewerage Department (DWSD) regarding the damaged drain at the driveway approaches.

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- Repair vinyl siding corner post and any other damaged on the exterior.

3. Post-Rehab Cleaning:

- Conduct a thorough housing cleaning to ensure the property is in pristine condition for new tenants.

Please note that this scope of work provides a general overview of the necessary repairs and improvements for the property at 17917 Mackay Street. It is essential to conduct a site visit and further assessment to determine the exact requirements and specifications for each task. Additionally, local building codes and regulations should be followed throughout the project.