



## Scope of Work – Renovation Project

**Property Address:** 1138 Cartwright Loop, Whitwell, TN

**Prepared For:** Southern Home Offers

**Prepared By:** Austin Schengen

**Date:** 12/4/2025

### Project Description

This Scope of Work outlines the labor-only renovation services to be completed at the above-referenced property. All materials shall be furnished by the property owner unless otherwise agreed upon in writing. All work is to be completed in a professional, workmanlike manner and in compliance with all applicable local building codes.

### Detailed Scope of Work – Labor Only

**Drywall – Back Room & Electrical for Light – \$2,000** - Complete drywall installation in the back room and run electrical wiring to install one new light location.

**Trim Work, Caulking & Paint – \$1,200** - Install any missing interior trim, complete all necessary caulking, and paint affected areas.

**Light Fixtures (10 Total) – \$250** - Install ten (10) customer-supplied light fixtures.

**Laundry Room Ceiling Repair – \$500** - Repair and restore the laundry room ceiling.

**Kitchen Tile Grouting – \$500** - Grout existing kitchen floor tile.

**Kitchen TLC / Minor Repairs – \$500** - Perform minor touch-up and general TLC repairs in the kitchen.

**Interior Door Hardware – \$125** - Install interior door hardware on applicable doors.

**Shower Niche Repair – \$600** - Repair and finish the existing shower niche.

**Interior Door Painting – \$600** - Paint interior doors.

**Wall Touch-Up Painting – \$500** - Touch-up paint on interior walls as needed.

**Plywood Porch Ceiling Repair & Painting – \$800** - Repair plywood ceiling on porch and paint entire ceiling surface.

**Wood Skirting – Small Addition – \$600** - Install wood skirting around the exterior of the small addition.

**New Wood Steps – Addition – \$500** - Construct and install new wood steps at the addition.

**Front Fascia Repair – \$200** - Repair damaged fascia on the front of the home.

**Landscaping – \$400** - Perform general landscaping and exterior cleanup.

**Management Fee– \$2,500** - Oversee all work performed

### **Total Labor Cost**

Total Estimated Labor Only Cost: \$9,275

Management Fee: \$2,500

### **Exclusions**

This scope of work does not include materials unless otherwise specified. Permits, engineering, inspections, unforeseen structural repairs, hazardous material removal, and utility upgrades are excluded unless added via written change order.

### **Change Orders**

Any additional work outside this scope must be approved in writing via a signed change order prior to execution. Pricing and time adjustments will be documented accordingly.