



CLIENT	CONTACT	PHONE	
Blue Moon Capital	Paul Evans	720-224-9900	
PROPERTY ADDRESS	START DATE	END DATE	
2XX1 Marshall St, Philadelphia PA 19148	TBA	TBA	

Project Goal and timetable:

Renovate the property for resale and suitable for rental client.

Exterior

Front
Scrape as needed and touchup paint on front of home, w/ exterior paint, grey, color TBA
Replace / repair front security door, replace handset and paint original color as needed
Replace 2 front windows, install double hung replacement as needed
Cap and seal all windows
Replace 2 basement vent window as needed
Replace all exterior door locks

Rear

Clear weeds, debris and over growth from rear of the home as needed
Remove all trash and refuse from rear yard
Replace / repair exterior rear door
Repair rear fence as needed, fill in mortar on all sidewalk and rear porch area to level and seal all
Repair exterior rear wall and finish as needed, touchup only, and repair cracks
Cap and seal all windows
Inspect and repair all downspouts and gutters and replace as needed

Roof

Repair and Replace all roof and install as new
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Basement

Remove and replace hot water heater
Remove and replace heating system using existing ductwork repair trunk if needed
Install Chimney liner and cleanout and tie into existing sub set in basement
Inspect and replace electrical panel, 100a installed, attached new wiring from kitchen, 1 st and 2 nd floor as marked in home prehab, Install new 100a panel, service cable and ground
Install/repair hand rail and support for steps
Check and repair all steps into basement as to rise and security,
Install drywall and / or repair walls at top of steps, all walls
Remove all trash



	Apply parging to interior walls and touchup as needed
	Apply base coat as needed for cosmetic
	Inspect sewer pipe and repair as needed
	Clean sweep, install smoke detector at top of stairs

Living Room / Dining room

	Carpentry and Repairs
	<i>*Walls containing wiring and plumbing are not to be closed before inspection!</i>
	Remove existing flooring and make carpet-ready, install carpet and/or laminate floor as allowed wall to wall
	Remove all wall covering, repair all walls and install drywall, finish as new
	Repair all drop ceiling, Install drywall on ceiling as needed and finish as new
	Remove and replace all base molding and install and finish as new
	Remove and replace front exterior and replace trim at entrance, secure all
	Repair walls on incline to staircase, install drywall as needed
	General repairs as needed on all walls

	Electrical, Heating and lighting
	Inspect all registers and replace as needed, replace old registers
	Replace return register on East wall and install cover as needed
	Replace all switches and outlets and check all integrity, move existing baseboard outlets To code standard, Install new outlets in living room as marked, two additional including new wiring for all 1 st floor
	Remove, secure and install center lighting in dining room, living room and entranceway

	Finish, flooring and trim	
	Remove and replace all base and door / window molding	
	Paint all walls in flat wall color as defined	Behr Cozy Cottage #740C-2 FLAT
	Paint all Trim in Semi-gloss color as defined	Behr Interior White, SEMI GLOSS
	Install carpeting wall to wall as described	
	Install smoke detector outside kitchen	
	Remove and replace thermostat	

Kitchen – former dining room

	Carpentry, walls and repairs
	Remove all wall covering / paneling and install drywall as new as needed
	Remove all damaged ceiling and rear wall and install drywall and finish as new as applicable. Check and repair all upright support for rear wall and ceiling joists
	Install new wall and base cabinets to design attached, L-shaped estimated
	Install countertop to L-shaped design as described
	Level all flooring and install plywood / shims as needed to tile



Electrical, Plumbing, heating and lighting	
**No walls or floors are to be closed prior to electrical and plumbing inspection!	
Check and repair or install all plumbing, replace as necessary to sink and move to exterior wall as allowed	
Replace all outlets and switches, install GFCI as required to code, install wiring new as allowed, and tie in	
Install new outlets to code, by 18" standard countertop layout	
Install sink and garbage disposal, switch for disposal	
Check and repair gas line to stove on West wall	
Inspect and repair heating register, uncover it from wallcovering if necessary	
Install center lighting	Lowes, # Brushed nickel multi
Install range hood North wall for stove	

Finish, flooring and trim	
Paint all walls in SEMI Gloss wall color as	Behr Cozy Cottage #740C-2 FLAT
Paint all Trim in Semi-gloss color as defined	Behr White, Semi
Repair and/or level floor as needed	
Install flooring as described	Beige tile or SV 310-89
Install and/or repair finish base trim on all doors and windows	
Replace all heating registers	
Install weather trim on door	
Install rear security lock set on door	
Install smoke detector	

Laundry room, rear of kitchen

Carpentry, walls and repairs	
Remove all wall covering / paneling and install drywall as new as needed	
Clear all trash and old kitchen cabinets	
Remove all damaged ceiling and rear wall and install drywall and finish as new as applicable.	
Remove and replace rear exterior door and screen door as applicable	
Level all flooring and install plywood / shims as needed to allow vinyl flooring installation	

Electrical, Plumbing, heating and lighting	
**No walls or floors are to be closed prior to electrical and plumbing inspection!	
Check and repair, install as new all plumbing, replace as necessary to washer	
Replace, install all outlets and switches, install GFCI as required to code, install wiring new as allowed, and tie in	
Install new outlets to code, by 18" standard countertop layout	
Check and repair, install gas line for dryer on West wall	
Install dryer vent to go to outside west wall	
Install center lighting	Lowes, # Brushed nickel multi



Finish, flooring and trim	
Paint all walls in SEMI Gloss wall color as	Behr Cozy Cottage #740C-2 FLAT
Paint all Trim in Semi-gloss color as defined	Behr White, Semi
Install flooring as described	Vinyl sheet TBA
Install and/or repair finish base trim on all doors and windows	
Install weather trim on door	
Install rear security lock set on door	
Install smoke detector	

Stairwell

Repair ceiling and install drywall as needed
Scrape and repair all walls and install drywall as needed, finish as new
Install or repair all handrail, wooden painted
Spackle and paint in two-tone colors as defined in living room
Install carpeting wall to wall and turn and tack on steps, 3 rd party

Second Floor

Hallway – common area, 2nd floor

Carpentry	
Remove, replace existing door and base trim, replace with new	
Remove all existing paneling	
Remove existing wallcovering and install drywall as needed	
Remove all drop ceiling and install drywall and finish as new	
Remove and replace all baseboard, door trim	

Electrical, Plumbing, heating and lighting	
<i>**No walls or floors are to be closed prior to electrical and plumbing inspection!</i>	
Replace and test all outlets, switches and a/c	
Replace existing center lighting	
Inspect, repair install heating register	

Finish, Flooring and trim	
Install interior keyless door lock handset on closet	
Paint all walls in FLAT color	BEHR Cozy Cottage #740C-2 FLAT
Paint all Trim and doors in Semi-gloss color	BEHR Interior White, SEMI GLOSS
Replace, Repair baseboard and door trim as needed	
Install Smoke detector	
Install carpet wall to wall on all, 3 rd party	

Bathroom



Carpentry	
Remove, replace existing door and trim, replace with new prehung	
Remove and replace tub and install tile tub surround in existing location	
Remove drop ceiling install drywall on all as applicable	
Remove sink and existing sink base and cabinets	
Remove existing wallcovering and install drywall as needed	
Remove and replace window	
Remove existing flooring and level as new for tile	
Install sink and base cabinet	24" white on white
Install tile tub surround as allowed	White or beige as defined

Electrical, Plumbing, heating and lighting	
<i>**No walls or floors are to be closed prior to electrical and plumbing inspection!</i>	
Replace and test all outlets, switches and a/c, install GFCI	
Replace existing center lighting	Lowes, # Brushed nickel multi
Remove and replace register cover for heating	
Inspect, repair and/or relocate plumbing based on sink location	

Finish, Flooring and trim	
Install 12" floor tile as defined	
Install interior keyless door lock handset	
Paint all walls in SEMI GLOSS color	BEHR Cozy Cottage #740C-2 SEMI
Paint all Trim and doors in Semi-gloss color	BEHR Interior White, SEMI GLOSS
Install Toilet Seat	White wooden
Install curtain rod, paper holder and towel bar	
Spackle and paint in two-tone colors	
Replace, Repair baseboard and door and window trim as needed	

Bedroom #1 – Rear

Carpentry and Repairs	
<i>*Walls containing wiring and plumbing are not to be closed before inspection!</i>	
Remove existing flooring and any and all trash within	
Remove all wall covering and install drywall to repair if needed	
Remove all drop ceiling and install drywall as new	
Install, rebuild 2' X 3' closet on inside wall adjoining mastr as allowed, finish as new	
Remove 1 exterior windows, install double hung windows	
Remove and replace interior door at entrance	
Remove and replace all door, window and base molding	
Install bi-fold closet door, closet rod and top shelf	
General repairs as needed on all walls	

Electrical, Heating and lighting



Inspect all registers and radiators and replace as needed	
Replace all switches and outlets and check all integrity, install new wiring as needed	
Install additional outlets as marked in home on walls	
Remove, secure and install center lighting	Lowes, # Brushed nickel multi

Finish, flooring and trim	
Install, replace center lighting	
Remove and replace all base and door / window molding	
Paint all walls in flat wall color as defined	Cozy Cottage #740C-2 FLAT
Paint all Trim and doors in Semi-gloss color	Interior White, SEMI GLOSS
Install carpeting wall to wall	
Install interior keyless door lock handset	
Install smoke detector inside interior entrance	

Bedroom #2 – Front

Carpentry and Repairs	
<i>*Walls containing wiring and plumbing are not to be closed before inspection!</i>	
Remove existing flooring	
Remove all wall covering and install drywall to repair if needed	
Remove existing drop ceiling and install drywall ad finish as new	
Remove existing closet on West wall and finish outside walls	
Install 2X3 closet adjoining rear bedroom closet as drawn	
Remove 2 exterior windows, install double hung windows	
Remove and replace or repair interior door at entrance	
Remove and replace / repair all door, window and base molding	
Install closet doors as needed	
Repair all existing ceiling and finish as new	
General repairs as needed on all walls	

Electrical, Heating and lighting	
Inspect all registers and radiators and replace as needed	
Replace all switches and outlets and check all integrity,	
Install additional outlets as marked in home on walls	
Remove, secure and install center lighting	Lowes, # Brushed nickel multi

Finish, flooring and trim	
Install, replace center lighting	
Remove and replace all base and door / window molding	
Paint all walls in flat wall color as defined	Cozy Cottage #740C-2 FLAT
Paint all Trim and doors in Semi-gloss color	Interior White, SEMI GLOSS
Install carpeting wall to wall – 3 rd party	
Install interior keyless door lock handset	
Install smoke detector inside interior entrance	



Final Phase (Carpeting and Professional Cleaning Crew)

Professional cleaning crew will spend the necessary time to clean and vacuum any area of the house that needs to clean to restore the house to the same state prior to beginning of the project. In addition, all windows and surfaces will be cleaned including all bathrooms, bedroom and all areas of home

Carpet will be installed in all areas designated and swept clean after installation

Overlying Tasks

- All areas of the project home will be painted
- All areas of project home will include baseboard, door, window and/or crown trim to be provided and installed if not repair of existing takes place
- All areas of project home will have electrical switches, switch plates and outlets replaced as new unless otherwise in good working order
- All exterior doors must NOT have any daylight showing through and/or have weather stripping installed
- All rooms and common areas of home are to have smoke detectors installed and provided
- All areas of project home that require it according to uniform code must have working heat and heating registers and radiators
- All areas of project home should be left clean and ready for carpet or floor refinishing
- All homes include securing windows and doors that can easily be compromised with plywood and/or adequate securing before project home is vacated by vendor or crew

Terms and conditions

I understand that DNM•Ventures is a project management and consulting firm and not the general contractor working on jobs and job sites.

In addition, I understand that the work in my home will be performed by licensed and insured subcontractors working under the management of Daniel Fried and DNM•Ventures, a division of Innovision Media Group Inc..

All changes, modifications, additions and alterations to the scope of work enclosed herein are not include, subtracted or held as definition of alteration to this agreement unless agreed upon in writing or in some other written fashion and the cost therefore defined in such and agreed upon by both parties.

All payments for the above-listed work will be based on a weekly invoicing schedule. Weekly invoices will be presented on each Friday of any working week on the project, and will be due on the following Monday for payment.



PROPERTY ADDRESS	START DATE	END DATE
2XX1 Marshall street, Philadelphia PA 19148	TBA	TBA
ENDING ESTIMATE	MARGIN	TOTAL
Labor and Materials as estimated	0%	\$37,250.00

1. **CHANGES IN THE WORK.** Should the Owner, construction lender, or any public body or inspector direct any modification or addition to the work covered by this contract, the contract price shall be adjusted accordingly. Extra Work and Change Orders become part of the contract once the order is prepared in writing and signed by the parties prior to the commencement of any work covered by the new change order. The order must describe the scope of the extra work or change, the cost to be added or subtracted from the contract, and the effect the order will have on the schedule of progress payments. Failure to have written authorization shall not be deemed fatal to the collection of the extra work.

2. **RESPONSIBILITIES OF THE PARTIES.** Contractor shall promptly notify the Owner of (a) subsurface or latent physical conditions at the site differing materially from those indicated in this contract, or (b) unknown physical conditions differing materially from those ordinarily encountered and generally recognized as inherent in work of the character provided for in this contract. Owner as added work shall pay for any expense incurred due to such conditions. The Owner is responsible to supply water, gas, sewer and electrical utilities unless otherwise agreed to in writing. Electricity and water to the site is necessary. Owner agrees to allow and provide Contractor and his equipment access to the property and provide toilet facilities. The Owner is responsible for having sufficient funds to comply with this agreement, and prepared to pay such sums according to the attached payment breakdown. Additionally, the owner agrees to pay in each billing cycle the ending amount listed in phases of said document upon the signature date of this agreement and payment if expected on each Monday in a 4 week schedule based on the phases document.. This is a cash transaction unless otherwise specified. The Owner is responsible to remove or protect any personal property and Contractor is not responsible for it or for any driveways, lawns, shrubs, sidewalks or paved surfaces etc. unless otherwise included and described withint. The Owner will point out and warrant the property lines to contractor.

3. **DELAYS.** Contractor agrees to start and diligently pursue work through to completion, but shall not be responsible for delays for any of the following reasons: failure of the issuance of all necessary building permits should they apply within a reasonable length of time, funding of loans, disbursement of funds into funding control or escrow, acts of neglect or omission of Owner or Owner’s employees or Owner’s agent, acts of God, stormy or inclement weather, strikes, lockouts, boycotts, or other labor union activities, Extra Work ordered by Owner, acts of public enemy, riots or civil commotion, inability to secure material through regular recognized channels, imposition of government priority or allocation of materials, failure of Owner to make payments when due, or delays caused by inspection or changes ordered by the inspectors of authorized governmental bodies, or for acts of independent contractors, or holidays, or other causes beyond Contractor’s reasonable control.



4. **PLANS & SPECIFICATIONS.** If plans and specifications are prepared for this job, they shall be attached to and become apart of the agreement.
5. **SUBCONTRACTS.** The Contractor may subcontract portions of this work to properly licensed and qualified subcontractors as it sees fit.
6. **FEES, TAXES AND ASSESSMENTS.** Owner will pay for taxes and assessments of all descriptions. Contractor will obtain and pay for all required building permits should they apply, but Owner will pay assessments and charges required by public bodies and utilities for financing or repaying the cost of sewers, storm drains, water service, schools and school facilities, other utilities, hook-up charges and the like.
7. **COMPLETION AND OCCUPANCY.** Owner agrees to sign and record a Notice of Completion within five (5) days after the project is complete and ready for occupancy. If the project passes final inspection by the public body but Owner fails to record Notice of Completion, then Owner hereby appoints Contractor as Owner's agent to sign and record a Notice of Completion on behalf of Owner. This agency is irrevocable and is an agency coupled with an interest. In the event the Owner occupies the project or any part thereof before the Contractor has received all payment due under this contract, such occupancy shall constitute full and unqualified acceptance of all the Contractor's work by the Owner and the Owner agrees that such occupancy shall be a waiver of any and all claims against the Contractor.
8. **INSURANCE AND DEPOSITS.** Owner will procure at Owner's expense and before the commencement of any work hereunder, fire insurance with course of construction, vandalism and malicious mischief clauses attached, such insurance to be a sum at least equal to the contract price with loss, if any, payable to any beneficiary under any deed of trust covering the project, such insurance shall also name the Contractor and any subcontractors as additional insured, and to include sufficient funds to protect Owner, Contractor, subcontractors and construction lender as their interests may appear. Should Owner fail to do so, Contractor may procure such insurance as agent for and at the expenses of Owner, but is not required to do so. If the project is destroyed or damaged by accident, disaster or calamity, such as fire, storm, earthquake, flood, landslide, or by theft or vandalism, any work done by the Contractor in rebuilding or restoring the project shall be paid by the owner as extra work. Owner shall obtain and pay for insurance against injury to Owner's own employees and persons under Owner's direction and persons on the job site at Owner's invitation.
9. **RIGHT TO STOP WORK:** Contractor shall have the right to stop work if any payment shall not be made, when due, to Contractor under this agreement. Contractor may keep the job idle until all payments due are received. This remedy is in addition to any other right or remedy that the Contractor may have. Such failure to make payment when due, is a material breach of this agreement. Owner acknowledges that the additional costs for the delay in stopping and starting the project shall be treated as an extra and allow Contractor additional costs in accordance with paragraph one hereof.



Company Name

SSI of Tax ID#

Date

EXISTING CONDITIONS TO FOLLOW



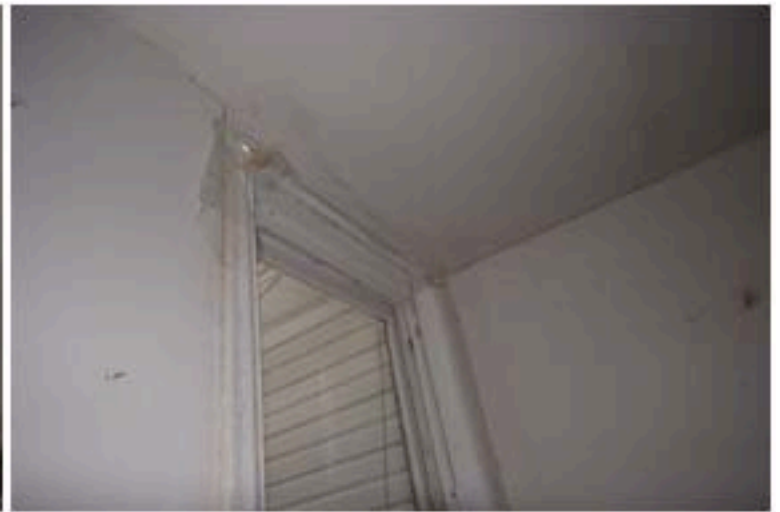
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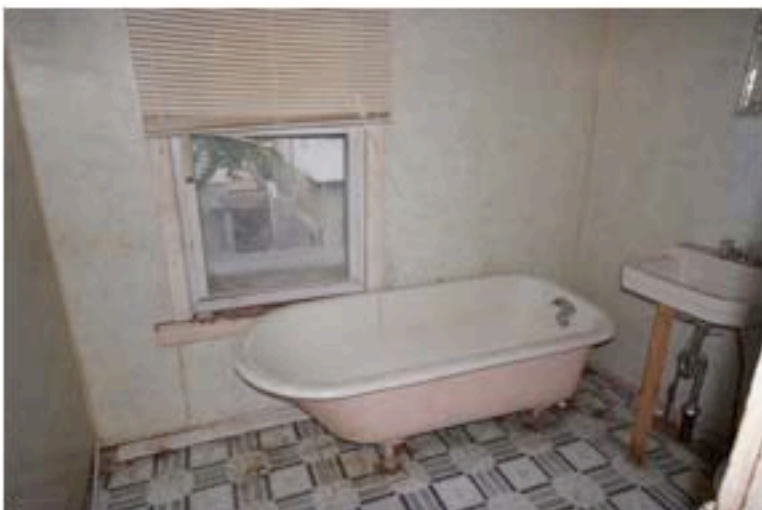
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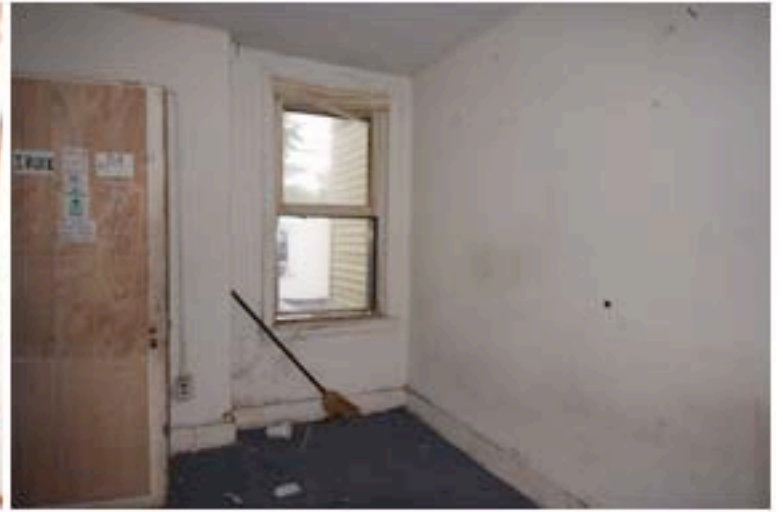
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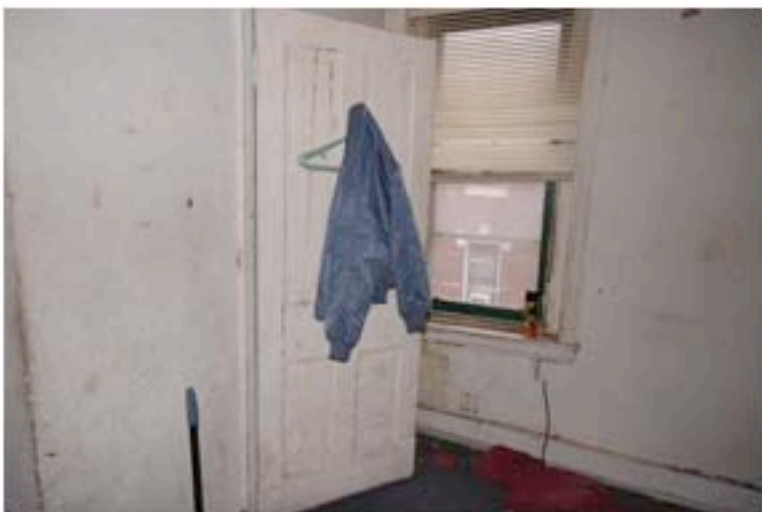
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