

EXHIBIT A - SCOPE



**Satin Touch, Inc.**

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Susie Thill

854 Edmund Ave  
St. Paul, MN 55104

Print-date: 2-7-2021

Code	Title	Description	Qty / Unit	Unit Price	Price
Project Scope	Summary - Permits	<p>Scope:</p> <p>01. Pull State and City required permits, to include, but not limited to, electrical, plumbing, HVAC, building and roof.</p>			
Project Scope	Summary - Dumpster	<p>Scope:</p> <p>1. On site dumpster (up to 40 yrd container) delivered for building material waste.</p> <p>2. Remove and dispose of waste, after project is completed, and properly dispose of in approved landfill</p> <p>Note:</p> <p>01. Dumpster is for building materials only. Personal items placed in the dumpster will incur added charges</p> <p>02. If street permit is needed, extra fees will apply</p> <p>03. If additional dumpster drop off is needed, an additional fee will be charged</p>			
Project Scope	Summary - Prep, Delivery and SEA Allowance Fees, plus Post-construction Cleaning	<p>Scope:</p> <p>01. Daily work area clean-up</p> <p>02. Material delivery fees</p> <p>03. Specialty equipment allowance</p> <p>04. Post-construction cleaning of interior main living area</p>			
Project Scope	Summary - Roof and Gutters, plus insulation	<p>Scope:</p> <p>01. Remove shingles from house and garage and properly dispose of them</p> <p>02. Inspect the underlayment and overlay with 1/2" plywood, if needed.</p> <p>03. Install ice and water shield</p> <p>04. Install new asphalt shingles</p> <p>05. Install up to 216 LF of rain gutters, with drain spouts leading away from foundation</p>			

06. Blow in R-60 insulation into the attic of the home

Project Scope	Summary - Porch Demo and Concrete Steps, Deck and Entry	Scope: 01. Safely remove asbestos siding on the rear of the home, and dispose of it 02. Detach and remove windows 03. Remove upper and lower porches 04. Demolish and haul our concrete steps leading to the front entry 05. Fabricate and install new cedar steps, with rail, to front entry 06. Fabricate and install new deck in rear of the home.
Project Scope	Summary - Stairwell Demo and Fabrication	Scope: 01. Remove the (2) small/narrow stairwells leading to the basement 02. Remove the back stairwell leading to the upper level. 03. Install sub-floor to open areas where stairwells were 04. Create new stairwell leading to the basement, per plans.
Project Scope	Summary - Plumbing, Electrical and HVAC	Scope: 1. Corrections to code compliance on all trades 2. New waste, vent and water piping for BTHs, K, and laundry 3. Install water heater 4. Install 1-stage furnace and wire 5. Duct cleaning 6. Reconfigure existing ducts for new layout 7. Install basic BTH exhaust fans and venting 8. New gas piping from meter to furnace, water heater, dryer and stove 9. Electrical openings for new switches, outlets and lights 10. Install lights, per plan 11. Replace service with single meter and breaker panel 12. ARC and GFI circuits to code 13. Replace existing outlets, switches and plates  Note: If additional knob and tube wiring needs to be replaced throughout home, an additional charge of \$5,495 will be needed, plus wall repair expenses.
Project Scope	Summary - Windows	Scope: 1. Remove windows marked in plan, frame and match siding 2. Remove K 2-wide window and replace with sliding patio door, leading to deck 3. Replace broken windows, as needed 4. Install storm windows, per code
Project	Summary - Demo, Framing and	Scope:

Scope	Drywall	<p>01. Demo walls, per plans</p> <p>02. Install framing, per plans</p> <p>02. Demo lath and plaster, as needed</p> <p>03. Install drywall to new framing and exposed areas where lath and plaster was removed, mud, tape and finish smooth to paint ready status</p> <p>04. Install lid overlay to all ceilings, mud, tape and finish smooth to paint ready status</p>
Project Scope	Summary - Cabinets and Countertop, plus backsplash	<p>Scope:</p> <ol style="list-style-type: none"> <li>1. Install builder grade cabinets</li> <li>2. Install High-Resolution laminate countertops</li> </ol> <p>Note:</p> <p>01. Specialty edge cuts performed on the solid surface countertops, may require change order</p>
Project Scope	Summary - BTHs	<p>Scope:</p> <p>Main Level BTH</p> <ol style="list-style-type: none"> <li>01. Install vanity and toilet</li> <li>02. Install new subflooring, if needed, plus tile or price equivalent</li> </ol> <p>MSTR BTH</p> <ol style="list-style-type: none"> <li>01. Install fiberglass walk-in shower surround, shower head and handle</li> <li>02. Install vanity and toilet</li> <li>03. Install new subflooring, if needed, plus tile or price equivalent</li> </ol> <p>Guest BTH - Upper Level</p> <ol style="list-style-type: none"> <li>01. Install fiberglass bath and shower surround, shower head and handle</li> <li>02. Install vanity and toilet</li> <li>03. Install new subflooring, if needed, plus tile or price equivalent</li> </ol>
Project Scope	Summary - Flooring	<p>Scope:</p> <ol style="list-style-type: none"> <li>1. Encapsulate and level asbestos tile</li> <li>2. Install carpeting in Study/Office, Game Room, Stairwell, Upper Level H and all BRs.</li> </ol>
Project Scope	Summary -House Exterior	<p>Scope:</p> <ol style="list-style-type: none"> <li>01. Patch broken asbestos siding</li> <li>02. Install siding to match existing (non-asbestos) to rear of home and fill in where windows were removed</li> <li>03. Prep for lead paint and scrape window frames.</li> <li>04. Apply up to 2 coats of paint to house exterior and window frames</li> </ol>
Project	Summary - Garage	Scope:

Scope

01. Prep for lead paint and scrape window frames and siding
02. Install new garage service door and up to 16' manual single garage door
03. Replace rotted fascia and soffit, as needed

Project Scope	Summary - Millwork	Scope: 01. Install doors, per plans 02. Install moulding/casing, per plans
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Project Scope	Summary - Interior Painting	Scope: 1. Prep for lead paint, as needed 2. Apply primer coat and 1 top coat of paint to all ceilings 3. Apply up to (2) coats of paint to all walls
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Allowances	Summary - HO Item Allowances 'Up-to' amounts indicated reflect max price, including tax, for each item. Any overages may incur a change order	<p>Allowance Summary:</p> <ol style="list-style-type: none"> <li>1. Kitchen Sink Up to \$300, includes basket and all fittings</li> <li>2. Kitchen faucet Up to \$200, includes all fittings</li> <li>3. DR light Up to \$250</li> <li>4. Toilets Up to \$100 per</li> <li>5. MSTR and Guest BTH Vanity Combo, including faucet and sink Up to \$500 per</li> <li>6. 1/2 BTH Vanity Combo, including faucet and sink Up to \$300</li> <li>7. MSTR and Guest BTH Lighting Up to \$150 per</li> <li>8. 1/2 BTH Lighting Up to \$100</li> <li>9. Other lighting - flush mounts Up to \$50 per</li> <li>10. Other lighting - 3 Exterior Up to \$50 per</li> <li>11. BTH Flooring Tile, or equivalent up to \$2 SF</li> <li>12. K Marmoleum, or equivalent Up to \$3 SF</li> <li>13. Carpet and pad Good Grade Quality</li> </ol>
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Signature

A handwritten signature in black ink, consisting of several loops and a central vertical stroke, written above a horizontal line.

Print Name:

Susie Thill

Date:

April 5th 2021.