

CAPITAL EXPENDITURE AND REHABILITATION SCHEDULE

5038 N 18th Avenue, Phoenix, Arizona

Main House	899 SF	Duplex	1,377 SF
Total Building Area	2,276 SF	Units	3

Scope Note: Unless specifically stated otherwise, each item listed below applies to all three units.

INTERIOR IMPROVEMENTS

CATEGORY	SCOPE OF WORK
Flooring	Install luxury vinyl plank (LVP) flooring throughout all interior floor areas.
Baseboards	Install new flat, modern-style baseboards throughout.
Windows	Replace all windows with new white vinyl windows.
Interior Paint	Repair and float walls as necessary throughout all units. Apply two-tone paint: Agreeable Gray walls with bright white trim.
Bathroom Vanities	Install new freestanding vanities with undermount sinks and brushed-nickel hardware. Install new water supply lines and valves. Replace medicine cabinets with new cabinets or large mirrors.
Bathrooms - Duplex	Replace fiberglass shower inserts. Refinish tubs with epoxy and acrylic coating. Install new water lines, fixtures, and mixing valves.
Bathroom - Main House	Install custom marble shower surround and new bathtub. Install new water lines, fixtures, and mixing valves.
Toilets	Install new dual-flush toilets, supply lines, and valves in all bathrooms.
Kitchen Cabinets	Install new white shaker-style cabinets with soft-close doors and drawers in all three units.
Kitchen Countertops	Install new quartz countertops in all three units.
Kitchen Appliances	Install new stainless-steel ovens/ranges, dishwashers, and over-the-range microwaves in all three units.
Interior Doors	Replace interior doors with six-panel doors.
Entry Hardware	Install Wi-Fi-enabled coded entry door handles.
Ceiling Lighting	Remove existing fans where applicable and install four flush-mount can lights at each former fan location.
Bedroom Fans	Install remote-controlled ceiling fans in all bedrooms after can lights are installed.
Lighting	Install new interior and exterior light fixtures. Remove hallway fixtures and install recessed can lighting in hallways.
Electrical	Install new outlets, switches, and cover plates throughout.
Laundry - Unit 1	Enclose laundry room using T1-11 siding or similar material and install a window in the north wall. Apply blue-gray epoxy floor coating with dark flecks. Install new interior and exterior doors, brushed-nickel interior hardware, and Wi-Fi-enabled coded exterior door hardware. Install a new gas water heater with ceiling venting.
Laundry - Units 2 and 3	Replace laundry entry doors and install brushed-nickel hardware. Paint rooms and apply epoxy floor coating. Install two new water heaters and new water valves with recessed boxes.
Plumbing	Install new angle-stop valves and replace under-sink plumbing throughout.

EXTERIOR IMPROVEMENTS

CATEGORY	SCOPE OF WORK
Entry Patios - Both Buildings	Install T1-11 siding or similar material over soffit boards at patio ceilings. Install new support beams.
Front Unit Site Work	Remove the entry concrete pad damaged by tree roots. Remove all other concrete except the sidewalk. Remove vegetation, install weed-control fabric, and cover exposed soil with crushed gravel or 1/4-inch-minus rock. Pour a new concrete pad only at the front door.
Rear Units Site Work	Remove large, uneven concrete sections in front of the patios. Cover the area with the same rock used for the driveway.
Exterior Doors	Replace exterior doors with prehung six-panel doors. Install Wi-Fi-enabled coded door handles.
Rear Unit Stucco	Repair stucco on two walls. Float and texture a new stucco surface.
Exterior Paint and Cleanup	Paint both buildings. Remove unnecessary cables, boxes, and abandoned exterior components. Clean the exterior and replace damaged fascia, T1-11 siding, and soffit boards as necessary.
Front House Patio	Replace underlayment boards, remove the old concrete pad, pour a new pad, and install a new support beam extending to grade.
Exterior Plumbing	Install two new water spigots and anti-siphon valves on two exterior spigots.
Property Wall	Paint the west-side property wall behind the duplex.

ADDITIONAL CAPITAL IMPROVEMENTS

CATEGORY	SCOPE OF WORK
Microwave Electrical	Add three microwave outlets.
Garbage Disposals	Install three garbage disposals, including outlets and switches.
Dishwasher Connections	Install three dishwasher outlets and water lines.
Thermostats	Install three Wi-Fi-enabled thermostats.
Shutters - Main House	Install shutters on the front and side windows of the main house.
Mailboxes	Install one mailbox post with three individual mailboxes.
Landscape Rock	Install approximately 25 tons of granite rock across the property.
Laundry Appliances	Install three washer/dryer sets in the laundry rooms.
Refrigerators	Install three stainless-steel refrigerators.
Third Bedrooms	Frame and complete a new third bedroom in each unit, including new ceiling fans, electrical work, and ventilation ducting.

ACKNOWLEDGMENT AND DISCLAIMER

This schedule is intended to summarize the rehabilitation, repair, and capital improvement items represented as completed, planned, or included for the property. It is provided for informational and transaction-documentation purposes only and is not a warranty, guarantee, construction contract, inspection report, or representation that any item complies with current building codes, permitting requirements, manufacturer specifications, or industry standards. All information contained herein has been obtained from sources deemed reliable but is not guaranteed. Buyer is advised to independently verify the completion, condition, quality, cost, permits, warranties, square footage, and all other facts material to Buyer's purchase decision during Buyer's due diligence period. Gerchick Real Estate and its agents make no warranties or representations concerning the accuracy or completeness of this schedule and are not qualified to provide legal, tax, accounting, engineering, architectural, or construction advice. Buyer and Seller should consult the appropriate licensed professionals regarding such matters.

By signing below, the parties acknowledge receipt and review of this Capital Expenditure and Rehabilitation Schedule.

Signed by:


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Housing Solutions

7/23/2026

Seller Signature

Date

Buyer Signature

Date

Buyer Signature

Date