

EXHIBIT A: WORK AND MATERIALS TO BE ADDED TO PROPERTY

The following work and materials, or their recognized equivalents in the construction trade industry, will be added to the property in the form of renovation or addition. This work will be done in good faith to increase the equity value of the property. All work will be done in a professional manner consistent with standards well known to the industry.

1. KITCHEN RENOVATION:

- a. 11.5 linear feet of new 2 x 4 stud wall partitions with 1/2 inch gypsum wall board each side will be added.
- b. Add 3 linear feet of new exterior frame wall with wood siding to replace old door.
- c. Add new 3'-0" x 6'-8" wood exterior door with trim, hardware, jambs, and threshold with demolition of existing wall.
- d. Add 16 linear feet of new roll top plastic laminate countertop.
- e. Add 1 20 ga. two compartment stainless steel sink with washerless faucet.
- f. Add self venting exhaust hood.
- g. Add 25 linear feet of top cabinets.
- h. Add 16 linear feet of base cabinets.
- i. Add approximately 125 square feet of new vinyl or cork flooring with sealer.
- j. Relocate existing plumbing for washing machine and existing electrical connections for dryer.
- k. Add new electrical outlets and light switches to new walls.
- l. Add new wood framed fascia with 1/2 inch gypsum wall board above top cabinets.

2. GENERAL RENOVATION:

- a. Repaint entire interior of approximately 1200 square feet.
- b. Add new dead bolt lock sets and hardware to exterior doors.
- c. Carpet two bedrooms and den, totalling approximately 430 square feet.
- d. Add new brick exterior walkway of approximately 45 linear feet.
- e. Add new vinyl or cork tile to floors of two bathrooms.
- f. Add two new ionization type smoke detectors.

The above mentioned items are intended to be added to the property to be compatible with the design of the structure and the site. Other changes may be substituted based on changes in the design provided they comprise a similar value increase in the equity of the property. These changes from the above mentioned additions will also be of quality workmanship and standards of the professional construction industry.

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