

Rental Project Remodel Invoice

Interior painting, screen repairs, carpet removal, and kitchen work

WORKING DRAFT FOR REVIEW

Bill to: Lisa M. Campbell, Property Manager	Invoice number: THT-092026-01
Property: 2110 E Gwinnett Street, Savannah, Georgia	Invoice date: October 2, 2026
Prepared by: George Namho, Contractor	Project schedule: 29 calendar days
Payment terms: Client-approved vendor terms	Balance due: \$8,700.00

This invoice covers the rental project remodel scope below for a total balance of \$8,700.00.

Scope of Work

1. Paint the entire property interior, including ceilings, in one color. Approximate area: 1,056 square feet; 3 bedrooms and 1 bathroom.
2. Paint all doors white with semi-gloss paint. Remove all hardware before painting and reinstall it after painting is complete.
3. Remove carpet, carpet padding, and tack strips in all rooms in preparation for LVP installation.
4. Degrease all kitchen cabinets.
5. Paint kitchen countertops with kitchen countertop paint.
6. Repair and rescreen the front window screens.
7. Repair the front screen door, including repair or replacement of its broken door closer so it opens and closes properly.

TOTAL PROJECT PRICE: \$8,700.00

Additional Services and Costs as Needed

These additional items are separate from the \$8,700 project total. LVP savings depend on products on sale when installed.

1. Install new 40-gallon water tank and update piping: **\$1,850.00.**
2. Replace damaged or missing light switches and outlets: **\$15 per cover** as needed.
3. Repair exterior fascia in two locations: Cost to be determined.
4. Install LVP: 1,100 square feet at \$4.50 per square foot — **\$4,950.00.**

Invoice Notes

1. Property requires immediate pest-control service, to be ordered by the owner.
2. The 29-calendar-day project schedule begins after written authorization, required payment, full property access, working utilities, and final paint-color selections. Target project completion and property delivery readiness: October 31, 2026.
3. Changes, concealed damage, additional quantities, or upgraded materials require written authorization and may result in additional charges.
4. Workers' compensation insurance documentation is available upon request.