

Ridgeline Property Group LLC

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SCOPE OF WORK

RG-1014
For pricing
9/28/2026

PROPERTY

4118 Sycamore Lane, Henrico, VA 23228

Three-bed, two-bath ranch bought as a flip. Full kitchen replacement, both baths refreshed, electrical panel and kitchen plumbing to licensed subs, new flooring and paint throughout the main floor, exterior tidy-up.

WORK	QTY	YOUR PRICE
KITCHEN		
Remove cabinetry and countertops Includes haul-away.	LS	\$
Install base cabinetry	18 LF	\$
Install wall cabinetry	14 LF	\$
Countertops Owner selection pending	32 SF	\$
Tile backsplash	30 SF	\$
Appliance package — range, refrigerator, dishwasher, microwave	1 EA	\$
HALL BATH		
Replace vanity and top	1 EA	\$
Tile floor	45 SF	\$
Retile tub surround	64 SF	\$
PRIMARY BATH		
Replace vanity, mirror and light	1 EA	\$
Reglaze tub	LS	\$
MECHANICAL		
Electrical — replace panel, add kitchen circuits Licensed electrician.	LS	\$
Plumbing — relocate sink supply and waste Licensed plumber.	LS	\$
HVAC — service, new thermostat and filter	LS	\$
FINISHES		
Interior paint — main floor	1200 SF	\$
LVP flooring — main floor	1100 SF	\$

WORK	QTY	YOUR PRICE
Replace interior doors and hardware	8 EA	\$
EXTERIOR		
Pressure wash, paint trim	LS	\$
Replace front door	1 EA	\$
Landscape clean-up	LS	\$

PLEASE CONFIRM ON SITE

- Confirm the panel brand before budgeting a full replacement.
- Check the subfloor under the hall bath toilet.

OWNER STILL DECIDING

- Countertop material — quartz or laminate.

NOT IN THIS SCOPE

- Roof — seller says 2014. Not in this budget; inspector to confirm.

20 lines. Price each line, or walk it and tell us what's missing. Reply to deals@ridgelinepg.com or 804-555-0182.