

Scope of Work for Property Located at: 2501-03 West North Avenue

Property is: Single Family Duplex Other Commercial

Date: 12/10/2008

Below is the **minimum requirement** to meet health and safety issues. The City of Milwaukee, the Redevelopment Authority, and their representatives take no responsibility for problems discovered after the inspection date, or for omissions through error or oversight. The list does not necessarily include work required by private lenders, insurance companies, or by the Federal Block Grant or HOME programs.

Exterior Condition Report

Location	Required Work	Note/Comments	Cost
Site	Landscaping	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/> <i>Self Help</i>	\$
	Steps/Handrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Service walks	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Snow covered	\$
	Fencing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Parking	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Retaining walls	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Tree removal	\$ 6,500.00
	Other	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Garage	Shingles: repair	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles: Roof over existing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles:Tear off & re-roof	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 5,500.00
	Gutters/downspouts	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Flashing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Eaves	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Siding	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Doors	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 1,800.00
	Windows	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 300.00
	Slab	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Paint	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Electrical	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Porches	Roof	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>
Deck-upper		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Deck-lower		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Steps/handrails		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Ceiling		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Guardrails		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Structural		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Paint		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
Other		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Recommend removing to lower cost	\$	10,500.00
Shingles: repair	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Shingles:Tear off & re-roof	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	3,500.00
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Eaves	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Exterior masonry repair north, northwest and west	\$	48,500.00
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	2,500.00
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	7,500.00
Storm Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	3,500.00
Foundation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Asbestos removal	\$	10,500.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Oil and oil tanks to be removed	\$	2,500.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Flat roof	\$	18,600.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Exterior: Estimated Cost:* **\$ 121,700.00**

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Interior Condition Report

Unit: Entire unit (single family)
 Upper unit of duplex

Lower unit of duplex
 Other

Commercial

Mechanical Required Work

Heating

Repair/replace boiler	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair radiation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	12,000.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	8,000.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
Repair/replace grilles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Tune boiler/furn. insp ht exchange	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,500.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,500.00
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	6,500.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	6,000.00
						Install new wiring
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,500.00	3 kitchens
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,500.00	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	7,500.00	2 bathrooms
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,800.00	4 toilets
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,800.00	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	300.00	
Unclog piping:	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$		
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	6,500.00	
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	7,500.00	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,400.00	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$		
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$		

Windows

Replace broken glass	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	21,600.00

Doors

Repair or replace doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair or repl. locks/latches	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	<i>Self Help</i>

Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	32,000.00
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Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	6,000.00
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Fire Safety

Install smoke alarm:bsmt.	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	<i>Self Help</i>
Install smoke alarm: 1st flr.	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	<i>Self Help</i>
Install smoke alarm: 2nd flr.	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	<i>Self Help</i>

Handrails

Repair/replace defective	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,500.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	4,500.00
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Other

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Interior: Estimated Cost:	\$	142,600.00
Total Exterior and Interior Cost:*	\$	264,300.00

*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Prepared by: Dennis Nutting

Date: 12/10/2008

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start. Permits are also required for other work such as new siding, new drywall, new doors. Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located on the first floor of 841 N. Broadway. If you will be occupying the home, you can get free lead-safe training from the Health Department! Call 286-5119 to schedule on-site training.