

SCOPE OF WORK		January 27th, 2011	
City of Milwaukee: 2837 N. Buffum St.			
		Rehab Specialist:	
( ) Home	Prior version dates:	Hamid Sarlati	286-5657
( ) Work		Loan Officer:	
First inspection date: Wednesday, January 26th, 2011			
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated 7/9/09, 8/23/07 & 5/13/08, are incorporated into this scope by reference. These items provide an outline of materials requirements & performance expectations. Updated copies can be obtained from NIDC @ 809 N Broadway-Room 104-1st Flr.			
Standard Window Treatment: Any task that disturbs a previously painted surface shall be performed by properly certified personnel and requires Milwaukee Health Department notification. Standard window treatment and window replacement shall be performed by properly certified personnel and requires a Milwaukee Health Department permit.			
Miscellaneous: The contractor is responsible to field verify all measurements, the amount of materials needed, and the number of windows in the building. If any item in this scope calls for a certain manufacturer, model number, or approved equivalent of a particular item, and that item is to be substituted, both NIDC and the owner must approve the substitution in writing as a part of the contract.			
1	<b>GENERAL EXTERIOR</b>	<b>Code</b>	<b>Cost Est</b>
2	<b>SITE</b>		
3	Replace service walk steps per code	PR	
4	Clean the rear yard	PR	
5	Seed and/or sod as needed	PR	
6	Eliminate the access way to the basement. Install cover	PR	
7	<b>PORCHES</b>		
8	Rebuild the front and the rear porch steps per code, include railings. (PERMIT)	PR	
9	Repair front and porch skirting	PR	
10	Replace the front porch guardrail per code	PR	
11	<b>HOUSE</b>		
12	Replace door bells with cordless door bells	None	
13	Install backflow preventer on hose faucet & repair the faucet	PR	
14	Eliminate chimney to the roof line	PR	
15	Rebuild, repair, and tuck-point the foundation wall brick veneer as needed	PR	
16	Re-roof (tear off)	PR	
17	Tuck-point chimney and install chimney cap	PR	
18	Replace gutters and downspouts	PR	
19	Seal downspouts to receivers	PR	
20	Repair eaves, trims, and siding as needed, replace missing and defective parts	PR	
21	Replace all missing and defective screen windows.	PR	
22	Install aluminum trim on doors, windows, soffits fascia, gable end trim etc.	PR	
23	Paint all exterior wood surfaces include porches	PbN	
24	Install entry door (west) after modifying the rough opening	PR	
25	<b>GENERAL INTERIOR</b>		
26	Check all the outlets and switches for proper wiring, repair or replace as needed (PERMIT)	PR	
27	<b>LIVING ROOM -1st floor</b>		
28	Repair heat grill	PR	
29	Replace fixture (PERMIT)	PR	
30	Replace missing receptacle plates	PR	
31	Repair plaster	PbN	
32	Paint	PbN	
33	Sand and seal floor	None	
34	Install missing trims, and paint	PR	
35	Install closet door	PR	
36	<b>DINING ROOM -1st floor</b>		
37	Replace fixture (PERMIT)	PR	
38	Replace missing receptacle plates	PR	
39	Replace the bottom part of drywall and clean for mold	PR	

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40	Replace defective and missing window sills		PR
41	Repair the floor and sand and seal		PR
42	Install missing trims (baseboards, window trims etc.) and paint		PR
43	Install door for the cabinet		PR
44	Install battery operated smoke and CO detector		PR
45	<b>KITCHEN AND PANTRY-1st floor</b>		
46	Replace ceiling fixture (PERMIT)		PR
47	Install 20amp circuit and outlet (PERMIT)		PR
48	Install GFCI outlet (s) @ all existing within 6' of sink (PERMIT)		PR
49	Eliminate the defective 220 amp outlet		PR
50	Replace sink with double basin stainless steel. Replace faucet (PERMIT)		PR
51	Repair plaster		PbN
52	Drywall ceiling		PR
53	Paint		PbN
54	Install underlayment and sheet vinyl		PR
55	Replace the broken window		PbA
56	Install 6' kitchen sink cabinet and 6' wall cabinet		PR
57	Install missing trims (baseboards, window trims etc.) and paint		PR
58	Install missing window sills and apron and paint to match existing		PR
59	Install doors for bathroom, basement, and rear steps. Rear hall door to be insulated prehung steel door		PR
60	<b>BATHROOM-1st floor</b>		
61	Install GFCI adjacent to lavatory (PERMIT)		PR
62	Replace ceiling fixture (PERMIT)		PR
63	Replace defective switches and outlets (PERMIT)		PR
64	Replace tub, tub faucet, including shower (PERMIT)		PR
65	Install new vanity and faucet on the north east corner. Adjust plumbing to fit (PERMIT)		PR
66	Replace water closet (PERMIT)		PR
67	Remove ceramic tile wall covering		PR
68	Drywall walls as needed		PR
69	Paint		PbN
70	Repair floor		PR
71	Install underlayment and sheet vinyl		PR
72	Replace accessories		None
73	Install ceramic tile tub surround with shower rod		PR
74	Install missing trims (baseboards, window trims etc.) and paint		PbN
75	Install medicine cabinet with light (PERMIT)		PR
76	Install exhaust fan and switch (PERMIT)		PR
77	<b>REAR HALL AND STAIRS :1st Floor to Basement</b>		
78	Repair steps per code		PR
79	Drywall as needed		PR
80	Paint		PbN
81	Install handrail		PR
82	<b>BASEMENT</b>		
83	Replace one furnace with high efficiency. Repair duct work as needed (PERMIT)		PR
84	Replace defective fixtures (PERMIT)		PR
85	Provide separate circuit for furnace (PERMIT)		PR
86	Install closers and covers		PR
87	Install one 20 amp laundry circuit and outlet (PERMIT)		PR
88	Replace one automatic washer connection (PERMIT)		PR
89	Install one laundry tray with double basin fiberglass. Include new faucet with BFP (PERMIT)		PR

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90	Eliminate all plumbing and electrical code violations (PERMIT)	PR	
91	Replace one water heater with high efficiency (PERMIT)	PR	
92	Rebuild south west corner of foundation wall (PERMIT)	PR	
93	Cover the door to the rear access area with drywall	PR	
94	Install battery operated smoke and CO detector	PR	
95	<b>REAR HALL AND STAIRS :1st Floor to Attic</b>		
96	Repair plaster	PbN	
97	Paint	PbN	
98	Install handrail	PR	
99	Repair stairs as needed	PR	
100	<b>ATTIC AREA</b>		
101	Insulate floor	PR	
102	Secure the existing loose drywall	PR	
103	<b>REAR BEDROOM (South)-2nd Floor</b>		
104	Repair heat grill	PR	
105	Repalce fixture (PERMIT)	PR	
106	Replace defective outlets (PERMIT)	PR	
107	Repair floor	PR	
108	Repair plaster	PbN	
109	Paint	PbN	
110	Install carpet and pad	None	
111	Replace closet and room doors	PR	
112	<b>FRONT BEDROOM (East)-2nd Floor</b>		
113	Repair heat grill	PR	
114	Repalce fixture (PERMIT)	PR	
115	Replace defective outlet and switch (PERMIT)	PR	
116	Repair plaster	PbN	
117	Paint	PbN	
118	Replace closet and room doors	PR	
119	<b>FRONT STAIRS: 1st Floor to 2nd Floor</b>		
120	Repalce fixture (PERMIT)	PR	
121	Replace switch plates	PR	
122	Paint	PbN	
123	Sand and seal steps include upper landing	None	
124	Install battery operated smoke and CO detector	PR	
125	Install entry door	PR	
126	Install insulated door for attic area	PR	
		<b>TOTAL EST</b>	<b>55,000</b>
PR	Program Requirement		
PbA	Lead Abatement Permit Required		
PbN	Lead Abatement Notification.		
None	Not required per program and/or code		
	Prepared by:	Date:	
	Owner Approval:	Date:	