

Scope of Work for Property Located at: 4357 North 17th Street

Property is: Single Family ☒ Duplex ☐ Other ☐ _____

Date: 10/13/2010

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 Site	Required Work	Note/Comments	Cost
	Landscaping	n/a ☐ Yes ☒ Tree trimming, cutting, lawn	\$ 500.00
	Steps/Handrails	n/a ☒ Yes ☐	\$
	Service walks	n/a ☒ Yes ☐	\$
	Fencing	n/a ☒ Yes ☐	\$
	Parking	n/a ☒ Yes ☐	\$
	Retaining walls	n/a ☒ Yes ☐	\$
	Other	n/a ☒ Yes ☐	\$
	Other	n/a ☒ Yes ☐	\$
Garage	Shingles: repair	n/a ☒ Yes ☐	\$
	Shingles: Roof over existing	n/a ☒ Yes ☐	\$
	Shingles:Tear off & re-roof	n/a ☒ Yes ☐	\$
	Gutters/downspouts	n/a ☒ Yes ☐	\$
	Flashing	n/a ☒ Yes ☐	\$
	Eaves	n/a ☒ Yes ☐	\$
	Siding	n/a ☒ Yes ☐	\$
	Doors	n/a ☒ Yes ☐	\$
	Windows	n/a ☒ Yes ☐	\$
	Slab	n/a ☒ Yes ☐	\$
	Paint	n/a ☒ Yes ☐	\$
	Electrical	n/a ☒ Yes ☐	\$
	Other	n/a ☐ Yes ☐	\$
	Other	n/a ☐ Yes ☐	\$
Porches	Roof	n/a ☒ Yes ☐	\$
	Deck-upper	n/a ☒ Yes ☐	\$
	Deck-lower	n/a ☒ Yes ☐	\$
	Steps/handrails	n/a ☒ Yes ☐	\$
	Ceiling	n/a ☒ Yes ☐	\$
	Guardrails	n/a ☒ Yes ☐	\$
	Structural	n/a ☒ Yes ☐	\$
	Paint	n/a ☒ Yes ☐	\$
	Other	n/a ☐ Yes ☐	\$
	Other	n/a ☐ Yes ☐	\$
	Other	n/a ☐ Yes ☐	\$

House

Chimney	n/a	☒	Yes	☐		\$	
Shingles: repair	n/a	☒	Yes	☐		\$	
Shingles: Roof over existing	n/a	☒	Yes	☐		\$	
Shingles:Tear off & re-roof	n/a	☒	Yes	☐		\$	
Gutters/downspouts	n/a	☐	Yes	☒	Replace gutters/downspouts	\$	1,100.00
Flashing	n/a	☒	Yes	☐		\$	
Eaves	n/a	☐	Yes	☒	Several areas damaged wood trim/soffits	\$	1,500.00
Siding	n/a	☒	Yes	☐		\$	
Storm Doors	n/a	☒	Yes	☐		\$	
Prime ("main") Doors	n/a	☐	Yes	☒	New rear main door needed	\$	650.00
Storm Windows	n/a	☒	Yes	☐		\$	
Prime ("main") Windows	n/a	☒	Yes	☐		\$	
Paint	n/a	☐	Yes	☒	Several areas peeling paint	\$	950.00
Foundation	n/a	☒	Yes	☐		\$	
Electrical	n/a	☒	Yes	☐		\$	
Other	n/a	☐	Yes	☐		\$	
Other	n/a	☐	Yes	☐		\$	
Other	n/a	☐	Yes	☐		\$	
Other	n/a	☐	Yes	☐		\$	

Exterior: Estimated Cost:* **\$ 4,700.00**

*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 ☐

Mechanical Required Work

Heating

Repair/replace boiler	n/a	☒	Yes	☐	\$
Repair radiation	n/a	☒	Yes	☐	\$
Repair/replace furnace	n/a	☒	Yes	☐	\$
Repair ductwork	n/a	☒	Yes	☐	\$
Replace thermostat	n/a	☒	Yes	☐	\$
Repair/replace grilles	n/a	☒	Yes	☐	\$
Tune boiler/furn. insp ht exchange	n/a	☒	Yes	☐	\$

Electrical

Repair/replace receptacles	n/a	☒	Yes	☐	\$
Repair/replace switches	n/a	☒	Yes	☐	\$
Repair/replace fixtures	n/a	☐	Yes	☒ Several need replacing	\$ 350.00
Install outlets and circuits	n/a	☒	Yes	☐	\$
Install outlets and circuits	n/a	☒	Yes	☐	\$
Install outlets and circuits	n/a	☒	Yes	☐	\$
Install outlets and circuits	n/a	☒	Yes	☐	\$
Upgrade service	n/a	☒	Yes	☐	\$
Other	n/a	☐	Yes	☐	\$
Other	n/a	☐	Yes	☐	\$

Plumbing

Repair/replace kitchen sink	n/a	☒	Yes	☐	\$
Repair/replace kitchen sink faucet	n/a	☒	Yes	☐	\$
Repair/replace tub	n/a	☒	Yes	☐	\$
Repair/replace tub faucet	n/a	☒	Yes	☐	\$
Repair/replace toilet	n/a	☒	Yes	☐	\$
Repair/replace lavatory	n/a	☒	Yes	☐	\$
Repair/replace lavatory faucet	n/a	☒	Yes	☐	\$
Repair/replace wash tub	n/a	☒	Yes	☐	\$
Repair/replace wash tub faucet	n/a	☒	Yes	☐	\$
Unclog piping:	n/a	☒	Yes	☐	\$
Repair drain/waste/vent piping	n/a	☒	Yes	☐	\$
Repair water piping	n/a	☒	Yes	☐	\$
Repair/replace water heater	n/a	☒	Yes	☐	\$
Other	n/a	☐	Yes	☐	\$
Other	n/a	☐	Yes	☐	\$

Windows

Replace broken glass	n/a ☐	Yes ☒	Several broken glass	\$	250.00
Repair or replace sash	n/a ☒	Yes ☐		\$	

Doors

Repair or replace doors	n/a ☐	Yes ☒	Several doors needed	\$	800.00
Repair or repl. locks/latches	n/a ☐	Yes ☒	Several needed	\$	200.00

Walls/Ceilings

Repair or repl. @ defective	n/a ☒	Yes ☐		\$	
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Paint

Repair or repl. @ defective	n/a ☐	Yes ☒	Multiple rooms need fresh paint	\$	1,300.00
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Fire Safety

Install smoke alarm:bsmt.	n/a ☒	Yes ☐	<i>Self Help</i>	\$	
Install smoke alarm: 1st flr.	n/a ☐	Yes ☒	<i>Self Help</i>	\$	75.00
Install smoke alarm: 2nd flr.	n/a ☒	Yes ☐	<i>Self Help</i>	\$	

Handrails

Repair/replace defective	n/a ☒	Yes ☐		\$	
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Stairs

Repair defective	n/a ☒	Yes ☐		\$	
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Floors

Repair defective	n/a ☐	Yes ☒	Multiple floors need new coverings	\$	2,750.00
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Other

	n/a ☐	Yes ☐		\$	
	n/a ☐	Yes ☐		\$	
	n/a ☐	Yes ☐		\$	
	n/a ☐	Yes ☐		\$	

Interior: Estimated Cost: \$ **5,725.00**

Total Exterior and Interior Cost:* \$ **10,425.00**

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

Prepared by: Jeff Moser, Advantage Home Inspection Services

Date: 10/17/2010

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.