

**Scope of Work for Property Located at: 2511 West Auer Avenue**

**Property is:** Single Family  Duplex  Other  \_\_\_\_\_

**Date:** 1/13/2014

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		Yes	Note/Comments	Cost
	Landscaping	n/a	<input checked="" type="checkbox"/>	<b>Self Help</b>	\$
	Steps/Handrails	n/a	<input checked="" type="checkbox"/>		\$
	Service walks	n/a	<input checked="" type="checkbox"/>		\$
	Fencing	n/a	<input checked="" type="checkbox"/>		\$
	Parking	n/a	<input checked="" type="checkbox"/>		\$
	Retaining walls	n/a	<input type="checkbox"/>	<b>Repairs</b>	\$ <b>450.00</b>
	Other	n/a	<input type="checkbox"/>	<b>service stairs on rear</b>	\$ <b>400.00</b>
	Other	n/a	<input type="checkbox"/>		\$
<b>Garage</b>	Singles: repair	n/a	<input checked="" type="checkbox"/>		\$
	Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>		\$
	Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>		\$ <b>750.00</b>
	Gutters/downspouts	n/a	<input checked="" type="checkbox"/>		\$
	Flashing	n/a	<input checked="" type="checkbox"/>		\$
	Eaves	n/a	<input checked="" type="checkbox"/>		\$
	Siding	n/a	<input type="checkbox"/>	<b>Repairs</b>	\$ <b>250.00</b>
	Doors	n/a	<input checked="" type="checkbox"/>		\$
	Windows	n/a	<input checked="" type="checkbox"/>		\$
	Slab	n/a	<input checked="" type="checkbox"/>		\$
	Paint	n/a	<input type="checkbox"/>		\$ <b>250.00</b>
	Electrical	n/a	<input checked="" type="checkbox"/>		\$
	Other	n/a	<input type="checkbox"/>		\$
<b>Porches</b>	Roof	n/a	<input checked="" type="checkbox"/>		\$
	Deck-upper	n/a	<input checked="" type="checkbox"/>		\$
	Deck-lower	n/a	<input checked="" type="checkbox"/>		\$
	Steps/handrails	n/a	<input type="checkbox"/>	<b>stairs and handrails</b>	\$ <b>550.00</b>
	Ceiling	n/a	<input checked="" type="checkbox"/>		\$
	Guardrails	n/a	<input type="checkbox"/>		\$ <b>500.00</b>
	Structural	n/a	<input checked="" type="checkbox"/>		\$
	Paint	n/a	<input type="checkbox"/>		\$ <b>300.00</b>
	Other	n/a	<input type="checkbox"/>	<b>Repair skirt and structure</b>	\$ <b>750.00</b>

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Tuck point and flash</b>	\$	<b>450.00</b>
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"/>		\$	<b>6,600.00</b>
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>900.00</b>
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"/>	<b>Repairs / missing pieces</b>	\$	<b>500.00</b>
Storm Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>400.00</b>
Prime ("main") Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Trim, gable siding, foundation</b>	\$	<b>1,100.00</b>
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 type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

**Exterior: Estimated Cost:\*** **\$ 14,150.00**

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

## Interior Condition Report

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

### 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair ductwork	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Replace thermostat	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace grilles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Tune boiler/furn. insp ht exchang	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>350.00</b>

#### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>200.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>200.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>500.00</b>
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b>
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"/>	\$	
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"/>	\$	<b>1,500.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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"/>	\$	<b>450.00</b>
Repair/replace kitchen sink fauce	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>395.00</b>
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</b>
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>450.00</b>
Repair/replace lavatory faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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"/>	\$	<b>1,000.00</b> Freeze damage
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b> Freeze damage
Repair/replace water heater	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Windows**

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>200.00</b>
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Repair or replace sash	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>200.00</b>
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Repair or repl. locks/latches	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$	
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>1,400.00</b>
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>700.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	<b>50.00</b>
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	<b>50.00</b>
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	<b>50.00</b>
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**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	<b>125.00</b>
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**Stairs**

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

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>kitchen bath</b>	\$	<b>1,800.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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<b>Interior: Estimated Cost:</b>		\$	<b>11,920.00</b>
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<b>Total Exterior and Interior Cost:*</b>		\$	<b>26,070.00</b>
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\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

**Inspected by: Andy Yeager**

**Date: 1/13/14**

**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.