

SCOPE OF WORK: City of Milwaukee		January 27th, 2011 (Thursday)	
3239 North 36th Street (16-3715)			
		<i>Rehab Specialist:</i>	
() Home	Prior version dates:	Hamid Sarlati	286-5657
() Work		<i>Loan Officer:</i>	
Inspection date: Weds 1/26/11		Chimère Roundtree	286-5981
Both the "Rehabilitation and Technical Specifications and Performance Standard for the City of Milwaukee - February, 2006" and the "NIDC Addendum to Specifications," dated August 23, 2007, are incorporated into this scope by reference. These items provide an outline of materials requirements and performance expectations. Updated copies can be obtained from NIDC at 809 North Broadway, (Room 104, First Floor).			
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	GENERAL EXTERIOR	Code	Cost Est
2	SITE		
3	Replace defective service walk & steps.	PR	
4	Replace service step handrail (front).	PR	
5	PORCH		
6	Repair front porch skirting. Replace southeast & south part to match the northeast & north parts.	PR	
7	Repair front enclosed porch windows as needed. Install missing storm windows.	PR	
8	Paint inside of enclosed front porch.	PbN	
9	HOUSE		
10	Replace all doorbell buttons with cordless doorbells.	None	
11	Replace front porch fixture (PERMIT).	PR	
12	Replace rear door fixture.	PR	
13	Remove the structure over the basement access door. Re-side the location to match existing.	PR	
14	Cover the basement access area.	PR	
15	Remove chimney to the roof line.	PR	
16	Replace hose & faucet. Install backflow preventer (PERMIT)	PR	
17	Re-roof (tear off).	PR	
18	Repair eaves, trim & siding as needed. Include window trims & sills.	PR	
19	Replace rear entry door with prehung steel door.	PR	
20	Paint all exterior wood surfaces. Include porches.	PbN	
21	Replace all windows with vinyl replacement windows except front porch windows.	PbA	
22	GENERAL INTERIOR		
23	Check all the outlet & switches for proper wiring. Repair or replace as needed (PERMIT).	PR	
24	FRONT BEDROOM - 1st Floor		
25	Repair heat grille.	PR	
26	Replace fixture (PERMIT).	PR	
27	Paint.	PbN	
28	Install carpet & pad.	None	
29	Replace room door. Repair door casing.	PR	
30	Replace closet door.	PR	
31	LIVING ROOM - 1st Floor		
32	Repair heat grille.	PR	
33	Replace fixture (PERMIT).	PR	
34	Paint.	PbN	
35	Install carpet & pad or sand & seal.	None	

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36	DINING ROOM - 1st Floor		
37	Repair heat grille.		PR
38	Replace fixture (PERMIT).		PR
39	Paint.		PbN
40	Install carpet & pad or sand & seal.		None
41	KITCHEN & PANTRY - 1st Floor		
42	Repair heat grille.		PR
43	Replace ceiling fixture (PERMIT).		PR
44	Replace wall fixture (PERMIT).		PR
45	Install 20 amp circuit & outlet (PERMIT).		PR
46	Install GFCI outlet(s) @ all existing within 6' of sink (PERMIT).		PR
47	Replace the hood (PERMIT).		None
48	Replace sink with double basin stainless steel. Replace faucet (PERMIT).		PR
49	Remove wallpaper. Repair plaster.		PbN
50	Drywall ceiling.		PR
51	Paint.		PbN
52	Install underlayment & sheet vinyl.		PR
53	Install 6' kitchen sink, cabinet & 6' wall cabinet.		None
54	Repair cupboard door.		PR
55	Replace door to rear hall with solid core.		PR
56	CENTER HALL - 1st Floor		
57	Replace fixture (PERMIT).		PR
58	Install switch/plate.		PR
59	Install smoke & CO detector.		PR
60	Paint.		PbN
61	Install underlayment & sheet vinyl or carpet & pad.		None
62	REAR BEDROOM - 1st Floor		
63	Replace heat grille.		PR
64	Replace fixture (PERMIT).		PR
65	Repair plaster.		PbN
66	Paint.		PbN
67	Install carpet & pad.		None
68	Repair closet & room doors, door casings & hardwares.		PR
69	BATHROOM - 1st Floor		
70	Install GFCI in existing box (PERMIT).		PR
71	Replace tub, tub faucet including shower (PERMIT).		PR
72	Install new vanity & faucet (PERMIT).		PR
73	Replace water closet (PERMIT).		PR
74	Drywall ceiling.		PR
75	Repair floor.		PR
76	Install underlayment & sheet vinyl.		PR
77	Replace accessories.		None
78	Install ceramic tile tub surround with shower rod.		None
79	Replace medicine cabinet with light (PERMIT).		PR
80	Repair door & hardware.		PR
81	Install exhaust fan & switch (PERMIT).		PR
82	REAR HALL & STAIRS: 1st Floor to Basement		
83	Repair drywall.		PbN
84	Paint.		PbN
85	Install handrail.		PR
86	Repair entry door & hardware.		PR
87	Cover the open side of the stairs with framing		PR
88	Repair & reinforce steps per code. Install risers.		PR

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89	BASEMENT		
90	Replace one furnace with high efficiency. Repair ductwork as needed (PERMIT).	PR	
91	Replace defective fixtures (PERMIT).	PR	
92	Provide separate circuits for furnace (PERMIT).	PR	
93	Install closers/covers/plates.	PR	
94	Install one 20 amp laundry circuit & outlet (PERMIT).	PR	
95	Install 100 amp duplex breaker service (PERMIT).	PR	
96	Replace one automatic washer connection (PERMIT).	PR	
97	Replace 1 laundry tray with double basin fiberglass. Include new faucet with BFP (PERMIT).	PR	
98	Replace all missing piping to establish water supply (PERMIT).	PR	
99	Replace one water heater with high efficiency (PERMIT).	PR	
100	Properly install water meter setting (PERMIT).	PR	
101	Seal chimney breach/seal around vent pipes.	PR	
102	Remove all existing unused structure & drywall.	PR	
103	Cover the door to exterior with drywall.	PR	
104	Terminate all electrical & plumbing code violations (PERMIT).	PR	
105	Install smoke & CO detector.	PR	
106	REAR HALL & STAIRS: 1st Floor to Attic		
107	Paint.	PbN	
108	ATTIC/2nd Floor		
109	Reinforce defective joists.	PR	
110	Replace hanging light fixtures (PERMIT).	PR	
111	Install drywall on rafters & ceiling.	PR	
112	Build a closet for the bedroom.	PR	
113	Repair the guardrail around staircase per code.	PR	
114	Paint the drywall.	PbN	
115	Install doors & door casings for the two closets.	PR	
116	Install smoke & CO detector.	PR	
117	FRONT BEDROOM - 1st Floor		
118	Replace fixture (PERMIT).	PR	
119	Paint.	PbN	
120	Install carpet & pad.	None	
121	Replace room & closet doors.	PR	
122	Remove existing windows. Install a "one unit" double hung window in existing opening.	PbA	
123			
124		TOTAL EST	\$56,000
125			
126			
127	PR: Program Requirement		
128	PbA: Lead Abatement Permit Required		
129	PbN: Lead Abatement Notification		
130	None: Not required per program and/or code		
131			
132			
133			
	Prepared by:	Date:	
	Owner Approval:	Date:	