

**Scope of Work for Property Located at: 2930 West Locust Street**

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

**Date:** 4/1/2010

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	Required Work		Note/Comments	Cost
<b>Site</b>	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Increase grade around foundation	\$ 400.00
	Steps/Handrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Service walks	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
<b>Garage</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 checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Windows	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	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"/>		\$
	<b>Porches</b>	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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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 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"/>		\$
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Missing multiple storm windows	\$ 1,100.00
Prime ("main") Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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"/>	Wood trim peeling paint	\$ 450.00
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 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:\*** **\$ 1,950.00**

\*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	<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"/>	Replace two furnaces	\$	9,000.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Areas of ductwork damaged/rusted	\$	1,100.00
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 exchange	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

### Electrical

Repair/replace receptacles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace switches	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Several fixtures need new	\$	650.00
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"/>		\$	
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Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Upgrade service	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"/>		\$	

### Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace both kitchen sinks	\$	900.00
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace both faucets	\$	200.00
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace 1st floor tub	\$	550.00
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace both faucets	\$	250.00
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace 1st floor toilet	\$	350.00
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace both sinks	\$	700.00
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace both faucets	\$	200.00
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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair water piping	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace two water heaters	\$	1,300.00
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 type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Several windows glass broken/cracked	\$	350.00
Repair or replace sash	n/a <input checked="" type="checkbox"/>	Yes <input type="checkbox"/>		\$	

**Doors**

Repair or replace doors	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Several doors damaged/missing	\$	1,200.00
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"/>	Several areas damaged	\$	750.00
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**Paint**

Repair or repl. @ defective	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Several areas need new paint	\$	650.00
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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 checked="" type="checkbox"/>	Yes <input type="checkbox"/>		\$	
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**Floors**

Repair defective	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Several rooms need new floor covering	\$	2,200.00
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**Other**

	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Missing kitchen cabinets 1st floor	\$	800.00
	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"/>		\$	

<b>Interior: Estimated Cost:</b>	<b>\$</b>	<b>21,150.00</b>
<b>Total Exterior and Interior Cost:*</b>	<b>\$</b>	<b>23,100.00</b>

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

**Prepared by: Jeff Moser, Advantage Home Inspection Services** **Date: 4/6/2010**

**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.