

Scope of Work for Property Located at: 2603-05 North 5th Street

Property is: Single Family Duplex Other _____

Date: 4/12/2010

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
Site	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <i>Increase grade around foundation</i>	\$ 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"/>	\$
Garage	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"/>	\$
	Porches	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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Tear off and replace roof shingles/repair roof boards	\$	9,500.00
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Gutters need replacing	\$	1,100.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Chimney flashing damaged	\$	350.00
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Areas of wood soffitts damaged	\$	750.00
Siding	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Storm Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Rear main door needs replacing	\$	350.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Multiple storm windows missing	\$	2,300.00
Prime ("main") Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Multiple areas peeling paint	\$	600.00
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:* **\$ 15,350.00**

*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 both furnaces	\$	8,000.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Several areas ductwork rusted/damaged	\$	475.00
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	\$	450.00
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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace kitchen sink faucet	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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace toilet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Vanity needs replacing	\$	175.00
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	New faucet needed	\$	125.00
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 both 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"/>	Multiple windows broken/cracked glass	\$	450.00
Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Several windows need replacing	\$	1,750.00

Doors

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Several doors missing/damaged	\$	1,500.00
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"/>	Multiple areas drywall damaged	\$	2,200.00
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Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Multiple rooms need new paint	\$	1,200.00
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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"/>	Multiple rooms need new coverings	\$	3,500.00
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Other

	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"/>		\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	

Interior: Estimated Cost:	\$	21,125.00
Total Exterior and Interior Cost:*	\$	36,475.00

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

Prepared by: Jeff Moser, Advantage Home Inspection Services Date: 4/20/2010

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. If you will be occupying the home, you can get free lead-safe training from the Health Department! Call 286-5119 to schedule on-site training.