Scope of Work for Property Located at: 2417 N 21st St

Property is: Single Family ☑ Duplex ☐ Other☐

Date: 12/16/2014

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	Required Work					Note/Comments		Cost
Site	Landscaping	n/a	☑	Yes	☐	*Self Help*	$	
	Steps/Handrails	n/a	☑	Yes	☐		$	
	Service walks	n/a	☑	Yes	☐		$	
	Fencing	n/a	☐	Yes	☑		$	**250.00**
	Parking	n/a	☑	Yes	☐		$	
	Retaining walls	n/a	☑	Yes	☐		$	
	Other	n/a	☐	Yes	☐		$	
	Other	n/a	☐	Yes	☐		$	
Garage								
	Singles: 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	☐		$	
Porches								
	Roof	n/a	☑	Yes	☐		$	
	Deck-upper	n/a	☑	Yes	☐		$	
	Deck--lower	n/a	☑	Yes	☐		$	
	Steps/handrails	n/a	☐	Yes	☑	**Front and rear**	$	**1,500.00**
	Ceiling	n/a	☑	Yes	☐		$	
	Guardrails	n/a	☐	Yes	☑		$	**700.00**
	Structural	n/a	☑	Yes	☐		$	
	Paint	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	☑	$	**8,200.00**
Gutters/downspouts	n/a	☐	Yes	☑	$	**750.00**
Flashing	n/a	☑	Yes	☐	$	
Eaves	n/a	☑	Yes	☐	$	
Siding	n/a	☑	Yes	☐	$	
Storm Doors	n/a	☐	Yes	☑	$	**125.00**
Prime ("main") Doors	n/a	☐	Yes	☑	**R/R basement hatch door** $	**350.00**
Storm Windows	n/a	☑	Yes	☐	$	
Prime ("main") Windows	n/a	☐	Yes	☑	$	**4,030.00**
Paint	n/a	☐	Yes	☑	$	**400.00**
Foundation	n/a	☐	Yes	☑	**Repair corner** $	**600.00**
Electrical	n/a	☑	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	

Exterior: Estimated Cost:* **$ 16,905.00**

*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 ☑	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 ☑		$	**120.00**
Repair/replace fixtures	n/a ☐	Yes ☑		$	**315.00**
Install outlets and circuits	n/a ☐	Yes ☑		$	**400.00**
Install outlets and circuits	n/a ☐	Yes ☑	**GFCI**	$	**600.00**
Install outlets and circuits	n/a ☑	Yes ☐		$	
Install outlets and circuits	n/a ☑	Yes ☐		$	
Upgrade service	n/a ☐	Yes ☑		$	**2,000.00**
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 ☑	**Remove and cap basement fixtures**	$	**200.00**
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 ☑		$	**950.00**
Other	n/a ☐	Yes ☑	**Complete Bath, Lavatory,Tub, Toilet**	$	**2,200.00**
Other	n/a ☐	Yes ☑	**Complete Kitchen incl 5' cabinets (U & L) & sink**	$	**1,500.00**

Windows						
	Replace broken glass	n/a ☑	Yes ☐		$	
	Repair or replace sash	n/a ☑	Yes ☐		$	
Doors						
	Repair or replace doors	n/a ☐	Yes ☑		$	**400.00**
	Repair or repl. locks/latches	n/a ☐	Yes ☑	***Self Help***	$	**55.00**
Walls/Ceilings						
	Repair or repl. @ defective	n/a ☐	Yes ☑		$	**4,200.00**
Paint						
	Repair or repl. @ defective	n/a ☐	Yes ☑		$	**1,425.00**
Fire Safety						
	Install smoke/CO alarm:bsmt.	n/a ☐	Yes ☑	***Self Help***	$	**55.00**
	Install smoke/CO alarm: 1st flr.	n/a ☐	Yes ☑	***Self Help***	$	**55.00**
	Install smoke/CO alarm: 2nd flr.	n/a ☐	Yes ☑	***Self Help***	$	**55.00**
Handrails						
	Repair/replace defective	n/a ☐	Yes ☑	***Self Help***	$	**125.00**
Stairs						
	Repair defective	n/a ☐	Yes ☑		$	**700.00**
Floors						
	Repair defective	n/a ☐	Yes ☑		$	**600.00**
Other						
		n/a ☐	Yes ☐		$	
		n/a ☐	Yes ☐		$	
		n/a ☐	Yes ☐		$	
		n/a ☐	Yes ☐		$	

Interior: Estimated Cost:	**$**	**15,955.00**
Total Exterior and Interior Cost:*	**$**	**32,860.00**

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

Inspected by: Martin Kleiber **Date: 12-16-14**

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.