

**Scope of Work for Property Located at: 1960 North 26th Street**

**Property is:** Single Family  Duplex  Other  3 Residential Units

**Date:** 10/22/2010

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 checked="" type="checkbox"/> Yes <input type="checkbox"/> <i>Self Help</i>	\$
	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"/> <i>Self Help</i>	\$
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> Areas of roof boards damaged/tear off & replace shingles	\$ 3,500.00
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/> Areas of damaged wood	\$ 500.00
	Siding	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Areas of damaged wood	\$ 750.00
	Doors	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> Replace overhead door/service door	\$ 1,900.00
	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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace three main doors	\$ 1,950.00
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"/>	Multiple areas wood trim peeling paint	\$ 1,200.00
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:\*** **\$ 9,800.00**

\*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 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 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 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"/>		\$
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"/>	Electrical panels damaged	\$ 2,500.00
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	\$ 1,100.00
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace	\$ 300.00
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace	\$ 1,600.00
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace	\$ 300.00
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace	\$ 700.00
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace	\$ 800.00
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Replace	\$ 250.00
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Several areas damaged	\$ 850.00
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"/>	Multiple cracked/broken glass	\$	850.00
Repair or replace sash	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Multiple need replacing	\$	3,500.00

**Doors**

Repair or replace doors	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Multiple damaged/missing	\$	2,000.00
Repair or repl. locks/latches	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Multiple needed	\$	500.00

**Walls/Ceilings**

Repair or repl. @ defective	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Multiple areas damaged	\$	2,200.00
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**Paint**

Repair or repl. @ defective	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Multiple areas need fresh paint	\$	1,500.00
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**Fire Safety**

Install smoke alarm:bsmt.	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	75.00
Install smoke alarm: 1st flr.	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	75.00
Install smoke alarm: 2nd flr.	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	<i>Self Help</i>	\$	75.00

**Handrails**

Repair/replace defective	n/a <input type="checkbox"/>	Yes <input checked="" type="checkbox"/>	Missing to 3rd floor	\$	200.00
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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 floors need new coverings	\$	3,250.00
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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"/>		\$	

<b>Interior: Estimated Cost:</b>	<b>\$</b>	<b>23,925.00</b>
<b>Total Exterior and Interior Cost:*</b>	<b>\$</b>	<b>33,725.00</b>

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

**Prepared by: Jeff Moser, Advantage Home Inspection Services** **Date: 10/31/2010**

**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.