

**Scope of Work for Property Located at: 1851 North 2nd Street**

**Property is:** Single Family  Duplex  Other

**Date:** 2/22/2016

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 checked="" type="checkbox"/> Yes <input type="checkbox"/>	<i>Self Help</i>	\$	
	Steps/Handrails	n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<b>handrail</b>	\$	
	Service walks	n/a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$ <b>500.00</b>	
	Fencing	n/a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	
	Parking	n/a	<input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$ <b>500.00</b>	
	Retaining walls	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"/>		\$	
	Garage	Singles: 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"/>		\$ <b>5,000.00</b>
		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"/>	<b>fascia</b>	\$ <b>250.00</b>
Siding		n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ <b>550.00</b>	
Doors		n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<b>service door (assumed - boarded)</b>	\$ <b>350.00</b>	
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 type="checkbox"/> Yes <input checked="" type="checkbox"/>	<b>previously painted surfaces</b>	\$ <b>950.00</b>	
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-lower	n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<b>rear porch</b>	\$	
	Deck-lower	n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<b>front porch</b>	\$	
	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 type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$	
	Other	n/a	<input type="checkbox"/> Yes <input checked="" type="checkbox"/>	<b>permit</b>	\$	

House

Chimney	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	1,000.00
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"/>	\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" 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"/>	\$	1,000.00
Storm Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	1,000.00
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
Storm Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	2,000.00
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	5,000.00
Paint	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	6,200.00
Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	500.00
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:\*** \$ **25,500.00**

\*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	<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"/>	\$	3,080.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	100.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	70.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit

#### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
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"/>	\$	
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"/>	\$	1,750.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

#### Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,300.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	4,500.00 complete kitchen
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	5,000.00 complete bathrooms

**Windows**

Replace broken glass	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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Repair or replace sash	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>1,140.00</b>
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Self Help</b>	\$	<b>330.00</b>
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>includes removal of damaged walls/coverings</b>	\$	<b>9,600.00</b>
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**Paint****from basement area**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>2,500.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Self Help</b>	\$	<b>85.00</b>
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Self Help</b>	\$	<b>170.00</b>
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Self Help</b>	\$	<b>255.00</b>
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**Handrails**

Repair/replace defective	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	<b>Self Help</b>	\$	
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>to basement</b>	\$	<b>870.00</b>
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>4,500.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>make rooms @ rear area of 2nd floor code</b>	\$	<b>8,000.00</b>
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<b>compliant (headroom, etc)</b>	\$	
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	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>NOTE: scope assumes building will be converted</b>	\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<b>to single family dwelling</b>	\$	
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# 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	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

### Electrical

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

### Plumbing

Repair/replace kitchen sink	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace water heater	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"/>	\$

**Windows**

Replace broken glass n/a  Yes  \$

Repair or replace sash n/a  Yes  \$

**Doors**

Repair or replace doors n/a  Yes  \$

Repair or repl. locks/latches n/a  Yes  **Self Help** \$

**Walls/Ceilings**

Repair or repl. @ defective n/a  Yes  \$

**Paint**

Repair or repl. @ defective n/a  Yes  \$

**Fire Safety**

Install smoke/CO alarm:bsmt. n/a  Yes  **Self Help** \$

Install smoke/CO alarm: 1st flr. n/a  Yes  **Self Help** \$

Install smoke/CO alarm: 2nd flr. n/a  Yes  **Self Help** \$

**Handrails**

Repair/replace defective n/a  Yes  **Self Help** \$

**Stairs**

Repair defective n/a  Yes  \$

**Floors**

Repair defective n/a  Yes  \$

**Other**

n/a  Yes  \$

n/a  Yes  \$

n/a  Yes  \$

n/a  Yes  \$

**Interior: Estimated Cost: \$ 49,805.00**

**Total Exterior and Interior Cost:\* \$ 75,305.00**

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

**Inspected by: Tom Frank**

**Date: 2/18/16**

**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 at 7630 W. Mill Road.