

Scope of Work for Property Located at: 2309 West Cherry Street

Property is: Single Family Duplex Other _____

Date: 7/22/2015

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 Site	Required Work		Note/Comments	Cost
	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"/>		\$ 500.00
	Service walks	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 3,500.00
	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 type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
Garage	Singles: repair	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Shingles: Roof over existing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Shingles:Tear off & re-roof	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Gutters/downspouts	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Flashing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Eaves	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Siding	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Doors	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Windows	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Slab	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Electrical	n/a <input 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 type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 3,000.00
	Steps/handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 750.00
	Ceiling	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
	Guardrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 600.00
	Structural	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 1,500.00
	Paint	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 450.00
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,100.00
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"/>	\$	9,500.00
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	950.00
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	7,000.00
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,350.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	350.00
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
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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:* \$ **33,500.00**

*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"/>	\$	3,000.00
Repair ductwork	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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"/>	\$	550.00
Tune boiler/furn. insp ht exchange	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
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"/>	\$	
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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"/>	\$	1,500.00
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	450.00
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	450.00
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	300.00
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	850.00
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
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"/>	\$	1,000.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	9,500.00
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 \$ 1,600.00

Repair or repl. locks/latches n/a Yes Self Help \$ 550.00

Walls/Ceilings

Repair or repl. @ defective n/a Yes \$ 3,800.00

Paint

Repair or repl. @ defective n/a Yes \$ 1,900.00

Fire Safety

Install smoke/CO alarm:bsmt. n/a Yes Self Help \$ 40.00

Install smoke/CO alarm: 1st flr. n/a Yes Self Help \$ 40.00

Install smoke/CO alarm: 2nd flr. n/a Yes Self Help \$ 40.00

Handrails

Repair/replace defective n/a Yes Self Help \$ 250.00

Stairs

Repair defective n/a Yes \$ 750.00

Floors

Repair defective n/a Yes \$ 2,400.00

Other

n/a Yes \$

n/a Yes \$

n/a Yes \$

n/a Yes \$

Interior: Estimated Cost: \$ 36,620.00

Total Exterior and Interior Cost:* \$ 70,120.00

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

Inspected by: Mark Pelzek

Date: 7/22/15

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.