

Scope of Work for Property Located at: 1020-22 South 12th Street

Property is: Single Family Duplex Other

Date: 8/17/2016

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> <i>Self Help</i>	\$ 200.00	
	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 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"/>	\$	
Porches	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"/>	\$	
	Roof	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 750.00	
	Deck-upper	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Deck-lower	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 500.00	
	Steps/handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 300.00	
	Ceiling	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Guardrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 250.00	
	Structural	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> South side porch	\$ 850.00		

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	350.00
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	420.00
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,500.00
Storm Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,500.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,100.00
Foundation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Electrical	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	800.00
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"/>	\$	

Exterior: Estimated Cost:* \$ **14,320.00**

*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 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 350.00

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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 400.00
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"/>	\$
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 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 checked="" type="checkbox"/>	\$ 750.00
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 checked="" type="checkbox"/>	\$ 300.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 300.00
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$ 800.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Complete kitchen \$ 1,800.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Complete bath \$ 2,300.00

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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	60.00
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	300.00
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Paint

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

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	60.00
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	90.00
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Install smoke/CO alarm: 2nd flr.	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$	
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Handrails

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

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	350.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	1,800.00
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Other

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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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 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 exchanger	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	350.00

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"/>	\$	300.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	400.00
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"/>	\$	
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	300.00
Repair/replace lavatory	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
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"/>	\$	800.00
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 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** \$ 180.00

Walls/Ceilings

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

Paint

Repair or repl. @ defective n/a Yes \$ 1,800.00

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** \$ 90.00

Handrails

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

Stairs

Repair defective n/a Yes \$ 900.00

Floors

Repair defective n/a Yes \$

Other

n/a Yes \$

n/a Yes \$

n/a Yes \$

n/a Yes \$

Interior: Estimated Cost: \$ 18,330.00

Total Exterior and Interior Cost:* \$ 32,650.00

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

Inspected by: Mark Stack

Date: 8/16/2016

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.