

Scope of Work for Property Located at: 4529 W Hadley St

Property is: Single Family Duplex Other

Date: 3/27/2012

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 type="checkbox"/> Yes <input type="checkbox"/> <i>Self Help</i>	\$
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Service walks	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Fencing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 400.00
	Parking	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Retaining walls	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"/>	\$
Garage	Singles: repair	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 450.00
	Shingles: Roof over existing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Shingles: Tear off & re-roof	n/a <input type="checkbox"/>	\$
	Gutters/downspouts	n/a <input type="checkbox"/>	\$ 1,080.00
	Flashing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Eaves	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> fascia	\$ 600.00
	Siding	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Doors	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 900.00
	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 checked="" type="checkbox"/> all wood surfaces <i>SELF HELP</i>	\$ 500.00 150.00
	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 type="checkbox"/> Yes <input type="checkbox"/>	\$
	Deck-upper	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Deck-lower	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Steps/handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> concrete step	\$ 250.00
	Ceiling	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Guardrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> including handrail <i>SELF HELP</i>	\$ 650.00 200.00
	Structural	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> columns	\$ 1,500.00 500.00
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$

SAMPLE MODIFIED SCOPE

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	400.00
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 checked="" type="checkbox"/>	SELF HELP	\$	4,300.00 800.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	250.00
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	400.00
Siding	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	SELF HELP	\$	700.00 150.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	940.00 75.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	all wood surfaces SELF HELP	\$	1,200.00 300.00
Foundation	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 checked="" type="checkbox"/>	remove/discard mesh covering windows SELF HELP	\$	500.00 -0-
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	remove graffiti SELF HELP	\$	250.00 50.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	window screens	\$	600.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	structural (due to fire damage)	\$	2,500.00

Exterior: Estimated Cost:* \$ 15,340.00 ^{\$ 10,055.00}

*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 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 checked="" type="checkbox"/>	\$	3,080.00
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	400.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	100.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Tune boiler/furn. insp ht exchang	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	675.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	675.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	890.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,536.00
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 checked="" type="checkbox"/>	\$	CONTRACTOR BID TOTAL 1,740.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Included (circled)
 2500.00

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 checked="" type="checkbox"/>	\$	SELF HELP 392.00
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	298.00
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 checked="" type="checkbox"/>	\$	500.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
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"/>	\$	complete kitchen 1,455.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

150.00
 800.00

Windows									
	Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	200.00	
	Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$		
Doors									
	Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	1,900.00 1000.00	
	Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	550.00 100.00	
Walls/Ceilings									
	Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	SELF HELP	\$	3,600.00 1000.00	
Paint									
	Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	SELF HELP	\$	900.00 200.00	
Fire Safety									
	Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	40.00	
	Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	40.00	
	Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	160.00	
Handrails									
	Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	Self Help	\$		
Stairs									
	Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$		
Floors									
	Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	4,400.00 2500.00	
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"/>		\$		
							Interior: Estimated Cost:	\$	25,250.00 15,023.00
							Total Exterior and Interior Cost:*	\$	40,590.00 25,078.00

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

Inspected by: Tom Frank

Date: 3/27/12

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.