

**Scope of Work for Property Located at: 1123-25 North 24th Street**

**Property is:** Single Family  Duplex  Other  Convert from Multi-family to Duplex

**Date:** 7/18/2016

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"/> <b>Remove tree limbs from roof, fill sink hole &amp; seed</b>	\$ 1,000.00
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Repair or replace concrete front steps</b>	\$ 250.00
	Service walks	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Handrail at service walk</b>	\$ 375.00
	Fencing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 300.00
	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 checked="" type="checkbox"/> <b>Loss of Unit Permit</b>	\$
	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-front upper & lower		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Secure or replace decking/guardrails as needed</b>	\$ 750.00
Deck- rear jump porch		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Ensure structurally sound &amp; properly fastened</b>	\$ 150.00
Steps/handrails		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 1,900.00
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 type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Reinforce or replace framing</b>	\$ 750.00
Paint		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 600.00
Other		n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Tuckpoint block columns</b>	\$ 150.00

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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>10,700.00</b>
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>2,000.00</b>
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b>
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>500.00</b>
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>150.00</b>
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,050.00</b>
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b>
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>3,100.00</b>
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>2,200.00</b>
Foundation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Electrical	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>
						<b>New service/meter sockets</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>2,500.00</b>
						<b>Eliminate cellar door/steps.</b>
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:\*** \$ **31,925.00**

\*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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,100.00
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	100.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	150.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00

#### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,920.00
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00

#### Plumbing

Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Complete Kitchen	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,800.00
Repair/replace kitchen sink faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Complete Bathroom	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,500.00
Repair/replace tub faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	860.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	620.00
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"/>	\$	85.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**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"/>	\$	190.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	55.00
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,000.00
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
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**Fire Safety**

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

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,000.00
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,500.00
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	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
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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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>3,100.00</b>
Repair ductwork	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>150.00</b>
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"/>	\$	<b>700.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>700.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>700.00</b>
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,920.00</b>
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"/>	\$	<b>2,000.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>200.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

#### Plumbing

Complete Kitchen	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,800.00</b>
Repair/replace kitchen sink faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Complete Bathroom	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>2,500.00</b>
Repair/replace tub faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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"/>	\$	<b>750.00</b>
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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>860.00</b>
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>620.00</b>
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,300.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>85.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**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>190.00</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>55.00</b>
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>2,000.00</b>
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**Paint**

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

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

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>Self Help</b>	\$	<b>250.00</b>
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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"/>	<b>Incl. Missing or loose floor boards</b>	\$	<b>3,200.00</b>
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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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<b>Interior: Estimated Cost:</b>		\$	<b>53,835.00</b>
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<b>Total Exterior and Interior Cost:*</b>		\$	<b>85,760.00</b>
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\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

**Inspected by: Jeremy Belot**

**Date: 7/19/2016**

**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.