

Number	feature	Date of Feature	Photo Number	Drawing Number	Page Number	Existing Feature Condition	Describe Work of Feature
1	Exterior Doors	1895	E13-14			The current exterior doors appear to be the original doors and are wood doors with a symmetric decorative overlay at the bottom that is missing some pieces. The top half of the door has a square glass window. There is one deadbolt, passage knob and a mailbox slot in the middle of the door.	Doors will be removed, wet or dry sanded, and repaired to secure and rigid quality. Doors will be repainted with color scheme that is relevant to historic district. Original passage knob to be retained and reworked for function, while minimalist deadbolt installed to meet security standards.
2	Chimney	1895	E5			Chimney(s) appear to be original and will require significant tuckpointing and possible rebuild due to the deterioration of the current brick work.	Shifted brickwork may be retained if meets safety qualifications. Significantly deteriorated brick will be removed and replaced to match. Tuckpointing and cap repair to be executed in a manner to match with existing and current style/appearance. Rain cap to be installed. Type M mortar to be used for all tuckpointing.
3	Electrical	1895 - Modern				Both units have a mix of more modern romex and cloth-wrapped wiring. Service panels are installed not up to code and romex wiring is strung across the basement.	Areas that are already open or need to be demolished/opened due to significant deterioration/water penetration of current walls will have new romex wiring run. Existing panels to be replaced/updated to code and sufficient lighting to be added to basement and exterior. Attic wiring to be reworked so as to provide for ample light and functional utility space while eradicating old knob and tube exposed in basement, attic, and any open walls/ceilings. Canned ceiling lights or rewired updated light fixtures to be added to rooms without altering existing shape. Outlets to be updated to current code standards.
4	HVAC	1895 - Modern				Units are <10years old but in weather/deteriorated shape. Significant ductwork damage and cleaning/replacement required due to fire damage	We will attempt to refurbish and repair existing units before full replacement. Air runs to be reviewed, cleaned, repaired, and replaced to provide sufficient supply to entire building. A possible 2nd unit to be added to each unit attic for additional function and supply. There are currently no AC units, AC units may be added to the exterior along driveway and not visible from street.
5	Masonry	1895				Minimal exterior masonry other than original field stone foundation visible on the exterior. Stone foundation is in decent shape on outside and only a few spots in need of exterior tuckpointing due to deterioration/crumbling.	Foundation is in decent shape though water permeable in basement. Interior walls to be tuckpointed and repaired so as to prep for water-proof paint application (Drylok or similar). Exterior masonry/stone foundation wall to be carefully tuckpointed with minimal/no visual changes.
6	Painting	1895	E1-23			Exterior Trim and wooden accents are painted but in poor structural condition due to rot and intrusion.	Prior to paint, the exterior will require significant trim/wood/siding/deckboard/porch rail removal and repair and each piece of exterior trim will be painted on all 6 sides, properly caulked at joints, and painted in a uniform fashion. Any non-deteriorated wood will be carefully reviewed, minimally wet or dry scraped, wood puttied and repainted. All exterior area that are apinted will be updated with a scheme consistent and relevant to historic district.
7	Plumbing	1895 - Modern				Plumbing throughout building is in poor condition. Multiple active leaks and deteriorated piping running from basement to attic (bathroom build outs in attic to be cancelled)	A full repipe of plumbing to include PVC sewer runs to main sewer lateral in basement as well as combination of pex and copper plumbing to all fixtures. All new toilets, shower mixers, vanities, kitchen sinks, dishwasher, washing machine, and utility sink to be installed.

8	Porch	1895	E3-4, E21-22	See "Plans"	<p>Porch is in very poor condition. Though structure seems to be structurally sound in most areas, the cheap lattice panels, ballisters, handrails, bead board and rotted trim are far beyond repair and should be replaced with a compatible substitute material. The brick support pillars are in ok shape but round wood pillars show significant sign of rot. Deckboard, posts and banisters have rot in many places.</p> <p>There is a porch along driveway that is not believed to be original. There is a small overhang with square wood banisters. Some areas of wood are weathered and deteriorated.</p>	<p>Porch is NOT to change footprint or layout. Work is purely non-structural other than replacement of hollowed/rotted posts, deckboard, and railings.</p> <p>Porch rails, deckboard, and columns to be removed and replaced with compatible material. The proposed porch presents a simplified approximation of the historic porch, with simplified squared posts, post caps and balusters to specification shared by Milwaukee Historic Society (see designs). Posts/columns will be constructed with pressure treated 6x6, wrapped and encased by painted southern pine trim. Pedestal and capital to be trimmed as shown in design. Please see design. Railing, decking, and other facets to be constructed from cedar and stained or painted within 12 months of installation. Lattic will be removed and verital wood slats will be placed to align with historic styling.</p> <p>Porch along driveway will maintin current shape and style and only areas of deteriorated wood will be replaced with wood that will match existing dimensions and profile.</p>
9	Roof	1895 - Modern			<p>A new roof was put on building within the past 3 years but gaskets/flashing not properly installed and need repair. Roof appears to be in sound and decent condition.</p>	<p>Proper boots and flashing around roof penetrations to be inspected, added, and/or repaired.</p>
10	Siding	1895 - Modern	E1-23		<p>Existing siding is aluminum and likely covering up original wood siding as shown in historic photos. There are some areas of missing, cracked or pulling up pieces of siding.</p>	<p>We hope to remove and fully restore the wood siding. However, it is unknown if wood siding is salvagable and we may forgo this phase of the project with the possibility of executing, or leaving as is, for future years. If the wood is useable then we plan to scrape, repair, stich in matching replacement board (likely cedar-to match existing) and painting all in uniform and water resilient fashion. If, upon review, it is decided that the wood siding restoration job is too large of a project, then we will forgo removal of existing metal siding, and instead spray, clean, prepare, and paint existing siding using proper metal paint.</p>
11	Structural	1895			<p>Foundation has areas of water penetration but appears structurally sound.</p>	<p>Add joist supports as necessary for areas of joist where some sag is noticed on first floor. Waterproof basement walls with drylok paint.</p>
12	Windows	1895	E1-23		<p>The windows are generally signle pane with a double sash. Most windows are intact (though deteriorated) but most storm windows are missing, in very bad condition or have been replaced with metal storms. Main sash windows are in degraded condition due to water penetration and lack of glazing. Storms are mix of broken, rotten beyond repair, or worse. Bottom rails and window sills are missing or rotted due to accumulation of water over time.</p> <p>Basement windows on all sides are missing glass and covered with plywood for security purposes. Plywood is rotting and in bad shape.</p> <p>All attic windows were replaced in years past with vinyl and metal windows.</p>	<p>All living-space windows to be restored to original condition via removal of old glazing where necessary, replacement of missing/broken panes, and adjustment to allow for operations while maintaining existing historic style. All storms to be removed, repaired, and replaced as needed with compatible materials. Most of which are to be replaced with conforming glass panes to align with existing sash shape. Storms will be made by contractor (SNSHN) via custom milling of window stock from southern pine, each piece painted on 6 sides and doweled/joined together using waterproof wood glue. Single-pane glass to be used for all new panes installed.</p> <p>Basement window openings to remain covered on street side for security purposes, recased and recovered, painted to match house. Windows on alley/back side of house proposed to be replaced with glass block for natural light and security purposes.</p> <p>Attic windows to remain as is.</p>

13	Fixtures	1895	T1-39			<p>Interior fixtures we do not believe to be original. Modern insulated wiring found.</p> <p>There is one exterior light fixture on the front porch that is a small lantern shape on the ceiling.</p>	<p>Exterior Lighting: In addition to rewiring and replacement of single-bulb overhead unit lights, it is proposed to add dusk-to-dawn and motion lanterns/floods to street and alley corners of building for security and sufficient light for residents.</p> <p>Interior Lighting: Updated chandeliers, pendants, and fan lights to be added to living and sleeping spaces.</p> <p>Plumbing fixtures: each unit to have an updated sink and kitchen faucet along with updated bath fixtures (including toilets, sinks, and shower fixtures). Basement utility sink to be added to each unit.</p>
14	Insulation	1895				<p>Little to no insulation is present in the building.</p>	<p>Attic to be insulated and sheetrocked and open walls to be insulated as possible and without altering current structure.</p>
15	Interior refinish/pla	1895	T1-39			<p>Interior rooms are all in poor condition due to water damage and fire.</p>	<p>Interior paint will require significant plaster repair, full drywall replacement, and trim repair/replacement. Drywall/plaster to be installed to match current curvature and framework. Walls and ceilings will be painted while trim pieces may be sanded and stained or painted depending on existing condition.</p> <p>See break down by room for interior finish plans.</p>
16	Landscaping	1895	E3-4			<p>Landscaping has been neglected for years though some historically appropriate plantings are present. Most retaining walls are loose-lay block.</p>	<p>Grass lawn to be retained while existing flower bed and perimeter garden space to be cleaned of weeds, weed barrier installed, and 1" stone placed. Loose-lay retaining walls to be secured properly or replaced with properly overlapped retaining block.</p>
17	Remodeling	1895	T1-39			<p>Poor to non-existent condition. There is a partially finished kitchen in bad water-damaged condition and two bathrooms needing removal of all tile and fixtures due to water damage. Floors and walls have been greatly damaged by water, age, and settling. Much of original trim work and many (though not all) interior doors are still intact.</p> <p>Original layout is present, no intent to change current floorplan.</p>	<p>All existing trim and doors are to be repaired and stained to match or replaced with compatible style.</p> <p>Existing floors to undergo significant repair to level and bring back to adequate condition. Full sand, refinish, and stain of floors throughout building. LVP/tile to be placed in rooms where wood floors are beyond salvaging due to significant patching, water damage and scratches.</p> <p>Original stairway is mostly intact with fine details of woodwork to be repaired and restored. Back, redundant stairwell may produce transplant baluster to the grand entrance while back stairwell balusters are replaced with simplified, uniform material to match general design.</p> <p>All bathrooms to be remodeled to modern standards and with modern amenities (walk-in shower, tile, etc).</p> <p>All Kitchens to be remodeled to modern standards with stone countertops, butcherblock or quartz counters, dishwashers, and islands.</p>
18	Garage Rebuild	1895				<p>Existing garage is sheet metal construction with rotted wood supports. There are two barn style doors on the garage.</p>	<p>Garage will be removed and existing code will not allow for a new garage to fit in space. Concrete will be repaired or repoured.</p>
19	Demo/Cleaning	1895	T6-7, T9-10, T33			<p>A vast amount of old owners personal belongings and other abandoned personal belongings to remove. Significant water-damaged plaster/lathe to be removed in basement and in various rooms on 1st and 2nd floors due to fire.</p>	<p>We will use an ozone, airscrubber, dehumidification, and smoke/fire abatement on the interior to rid of smoke/damp smells.</p>
20	Appliances	1895-modern	T6-7			<p>There is only a mini fridge and dishwasher both are not functioning.</p>	<p>Install modern stainless steel fridge, dishwasher, washer/dryer, water heater, and microwave to be produce and installed for all units.</p>
	Other notes by photo - Interior 1017 N 29th						

			T1	Foyer - The Foyer has suffered from water damage and a good amount of the ceiling plaster/drywall is missing or damaged. The wood floors are scratched up, there are some missing stairwell spindles and the chandelier is broken.	Foyer - Drywall/plaster repairs to match existing shape, paint, sand and stain wood floors to conform with existing intact wood work, replace missing stair spindles with like-kind and repair existing. Install hanging light fixtures/pendants.
			T2	Front Parlor/ Family Room - Decent condition. Hardwood floors are scratched, windows are missing storm windows and have broken window panes and deteriorated/rotting wood frames.	Front Parlor - Drywall/plaster repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, restore three windows with restored glazing and placement of missing panes, replace closet doors with similar 6 panel interior doors
			T3	Living room - Wood floors are scratched. Fire place mantel is intact but some tile is missing. Windows are missing storms and have deteriorated wood frames.	Living Room - Drywall/plaster repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, restore fire place tile with similarly matched tiles where missing or a conforming design.
			T4/T5	Dining Room - Plaster/drywall is mostly intact, wood floors are scratched, preexisting partial drywall replacement, missing HVAC grates, two windows are missing storms. Windows are missing glazing and have some deteriorated wood. Light Fixture damaged and electrical conduit run along baseboard. All partial remodel was preexisting to purchase.	Dining room - Drywall repairs to match existing shape, white paint, patch, sand and stain wood floors to match existing intact wood work, replace two windows with restored glazing and placement of missing panes, replace light fixture, install wood door framing to match existing trim.
			T6/T7	Kitchen - The kitchen was previously demoed and there are no cabinets, missing drywall/plaster, missing fixtures, floors are broken tile and linoleum, electrical and plumbing in questionable condition. All partial remodel was preexisting to purchase.	Kitchen - Drywall/plaster repairs to match existing shape, paint, install LVP flooring over cracked tile, replace two windows with restored glazing and placement of missing panes, install functional stainless steel appliances, install cabinets and kitchen fixtures, install framing along entry trim to conform with existing woodwork.
			T8/T11	Upstairs Foyer - Missing and cracking plaster/drywall, scratched wood floors, some stairs spindles missing or broken.	Upstairs Foyer - Drywall/plaster repairs to match existing shape, paint, sand and stain wood floors to conform with existing intact wood work, replace missing stair spindles with like-kind and repair existing. Install hanging light fixtures/pendants.
			T9	Upstairs Bathroom - Significantly deteriorated from water damage, holes to exterior present and all plumbing/electrical in questionable condition.	Upstairs Bathroom - Remove all rotted material and insulate/drywall all damaged walls/ceiling. Install LVP/tile flooring, replace vanity, install new tub, new toilet, re tile shower with updated plumbing fixtures, replace window glazing and broken/missing panes, new light fixtures.
			T10	Bed 1 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms or are badly degraded.	Bed 1 - Drywall/plaster repairs to match existing shape and finish, paint, sand and stain wood floors to conform with existing intact wood work, replace/repair windows with restored glazing and placement of missing panes. Possible carpet install due to significant buckling and deterioration.
			T12	Bed 2 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms or are badly degraded.	Bed 2 - Drywall/plaster repairs to match existing shape and finish, paint, sand and stain wood floors to conform with existing intact wood work, replace/repair windows with restored glazing and placement of missing panes. Possible carpet install due to significant buckling and deterioration.
			T13	Bed 3 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms or are badly degraded.	Bed 3 - Drywall/plaster repairs to match existing shape and finish, paint, sand and stain wood floors to conform with existing intact wood work, replace/repair windows with restored glazing and placement of missing panes. Possible carpet install due to significant buckling and deterioration.
			T14	Bed 4 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms or are badly degraded.	Bed 4 - Drywall/plaster repairs to match existing shape and finish, paint, sand and stain wood floors to conform with existing intact wood work, replace/repair windows with restored glazing and placement of missing panes. Possible carpet install due to significant buckling and deterioration.
	1019 N 29th				
			T15/T16/T24	Kitchen - The kitchen was demoed down almost to the studs and there are no cabinets, missing drywall/plaster, missing fixtures, floors are broken tile and linoleum, electrical and plumbing in questionable condition. All partial remodel was preexisting to purchase.	Kitchen - Drywall/plaster repairs to match existing shape, paint, install LVP flooring over cracked tile, replace two windows with restored glazing and placement of missing panes, install functional stainless steel appliances, install cabinets and kitchen fixtures, install framing along entry trim to conform with existing woodwork.
			T17/T23	Bathroom - The bathroom tub and surround are present but otherwise toilet, vanity and fixtures are missing, tile flooring is cracked/damaged, and missing drywall/plaster. All partial remodel was preexisting to purchase and in questionable installation condition.	Bathroom - Drywall/plaster repairs to match existing shape, paint, install new LVP/tile flooring, replace or reglaze shower tub with new surround, vanity, toilet and plumbing fixtures. Likely replace all drywall to ensure proper waterproofing as well as new plumbing.

			T18/T25		Dining Room - Plaster/drywall is mostly intact, wood floors are scratched, two windows are missing storms. Windows are missing glazing and have some deteriorated wood. All existing drywall was preexisting prior to purchase.	Dining Room - Drywall/plaster repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, replace light fixture, install wood door framing to conform with existing frame work.
			T19/T26/T27		Living Room - Plaster/drywall is mostly intact, wood floors are scratched, two windows are missing storms. Windows are missing glazing and have some deteriorated wood.	Living Room - Drywall/plaster repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, restore fire place tile with similarly matched tiles where missing, replace light fixture. Keep original doors and restore and stain.
			T20/T21/T29		Foyer - The Foyer has suffered from water damage and a good amount of the ceiling plaster/drywall is damaged. The wood floors are scratched up, there are some missing stair banisters and the chandelier is broken.	Foyer - Drywall/plaster repairs to match existing shape, paint, sand and stain wood floors to conform with existing intact wood work, replace missing stair spindles with like-kind and repair existing. Install hanging light fixtures/pendants.
			T22/T28		Front Parlor/Family Room - Plaster/drywall is mostly intact, Hardwood floors are scratched, windows are missing storm windows and have broken window panes and deteriorated/rotting wood frames. Cheap ceiling fan installed.	Parlor/ Family Room - Drywall/plaster install/repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, replace three windows with restored glazing and placement of missing panes. Restore/install existing doors. Install new light fixture.
			T30/T31/T36		Upstairs Foyer - Missing and cracking plaster/drywall, scratched wood floors, some stairs spindles missing or broken.	Foyer - Drywall/plaster repairs to match existing shape, paint, sand and stain wood floors to conform with existing intact wood work, replace missing stair spindles with like-kind and repair existing. Install hanging light fixtures/pendants.
			T32/T33		Bathroom - Bathroom has partially demoed, significant water damage to walls and floors. Shower surround and tub in poor condition. Window is partially rotted and missing storm window.	Upstairs Bathroom - Install LVP/tile flooring, replace vanity, install new tub, new toilet, re tile shower with updated plumbing fixtures, replace window glazing and broken/missing panes, drywall/plaster repairs, paint, and install light fixtures.
			T34		Bed 1 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms, have broken panes and some rotting wood.	Bed 1 - Drywall/plaster repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, new light fixtures.
			T35		Bed 2 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms, have broken panes and some rotting wood.	Bed 2 - Drywall/plaster repairs to match existing shape, paint, patch, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, replace white doors with 6 panel white interior doors, new light fixtures.
			T37		Bed 3 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms, have broken panes and some rotting wood.	Bed 3 - Drywall/plaster repairs to match existing shape, paint, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, updated light fixtures.
			T38/T39		Bed 4 - Plaster/drywall and wood trim damage throughout. Wood floors are scratched. Windows are missing storms, have broken panes and some rotting wood.	Master Bedroom - Drywall/plaster repairs to match existing shape, paint, sand and stain wood floors to conform with existing intact wood work, replace two windows with restored glazing and placement of missing panes, updated light fixtures.
	Other notes by photo - Exterior					
			E3, E4, E12-16		Exterior East Side - The East side of building is the main entry of the home with a wooden porch and has aluminum siding that has some cracks. There are two gables that have green asphalt shingle inside. The gutters are present but need to be secured and replace in places where rusted through. The soffit and fascia has areas of rot and deterioration. Some windows are missing storms and most have rot and deteriorated wood trim.	Exterior East Side - Porch repairs to be completed as noted in porch section. Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house.
			E17-20		Exterior North Side - North side of building has aluminum siding that has some cracks and missing pieces. There is one gable that has asphalt shingles inside. Some of the windows are missing storms and many of the windows have rotting and deteriorated wood trim. There is one side entrance door. There are boarded up basement windows.	Exterior North Side - Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. The entry door will be sanded and stained and secured with similar style deadbolts and passage knobs. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house.

			E5-6, E23			<p>Exterior West Side - West side of building has aluminum siding that has some cracks and missing pieces. There are two gables that have asphalt shingles. Some of the windows are missing storms and many of the windows have rotting and deteriorated wood trim. The soffit and fascia has areas of rot and deterioration. The gutters are present but are loose in areas and have sustained some rusting. There is an entry porch that has a small overhang and two metal doors to access each unit.</p>	<p>Exterior West Side - Siding to be cleaned and painted. Storm windows to be replaced with wood storms matching existing size and style. The gable with asphalt shingle will be replaced with cedar shake. The soffits and fascia will be repaired in areas of wood deterioration and rot to match the existing style and will be painted. Gutters will be properly secured and repaired where rusted. Basement windows are boarded up and will remain boarded up and be painted to match color scheme of house. Rotting boards on entry porch will be replaced with compatible material.</p>
			E2, E7-12			<p>Exterior South Side - There is aluminum siding that has areas of cracking. The windows are wood with some storms missing and the ones that are present have significant wood rot/deterioration. There is cedar shake in one gable and asphalt shingle in the other gable both with missing/deteriorated materials. The wood soffit and fascia have holes, missing trim pieces and rotten areas. There is one side wood entrance door.</p>	<p>Exterior South Side - There is aluminum siding that has areas of cracking. The windows are wood with some storms missing and the ones that are present have significant wood rot/deterioration. There is cedar shake in one gable and asphalt shingle in the other gable both with missing/deteriorated materials. The wood soffit and fascia have holes, missing trim pieces and rotten areas. wood door will be sanded and stained and deadbolts updated for security.</p>