



Department of City Development
City Plan Commission
Redevelopment Authority of the City of Milwaukee
Neighborhood Improvement Development Corporation

Rocky Marcoux
Commissioner
rmarco@milwaukee.gov

Martha L. Brown
Deputy Commissioner
mbrown@milwaukee.gov

October 1, 2015

Ms. Joanna Polanco, Staff Assistant
Judiciary & Legislation Committee
Room 205, City Hall
City of Milwaukee

Dear Ms. Polanco:

Re: File Number 150682
1201-07 West Juneau Avenue, a/k/a, 1145 North 12th Street

The Department of City Development (DCD) reports that the tax foreclosed property located at 1201-07 West Juneau Avenue, a/k/a, 1145 North 12th Street, Tax Key No. 391-0248-100-7, is not suitable for use by a public agency or community based organization. The property is in the Near West Side Planning Area but is not needed to implement the plan. However, DCD objects to returning the property to the representatives for the former owner: the property is not fit for human habitation. The property consists of a duplex and a single family structure. The occupied single family portion of the parcel is full of personal items and requires many repairs. The rehab estimate for the duplex is \$121,035.00 and for the single family is \$63,578.00, the total cost to rehab all structures on the parcel is \$184,613.00 and the total assessed value for the parcel is \$42,400.00.

The single family structure was occupied at the time of the City foreclosure action. The occupants were given notice to vacate the property by September 30, 2015 due to building conditions. Administrative costs incurred by our Department total \$867.77.

If you have any questions, feel free to contact me at Extension 5738.

Sincerely,

Karen Taylor
In Rem Property Disposition Manager

c: K. Urban, City Treasurer/Customer Service
K. Sullivan, City Attorney's Office





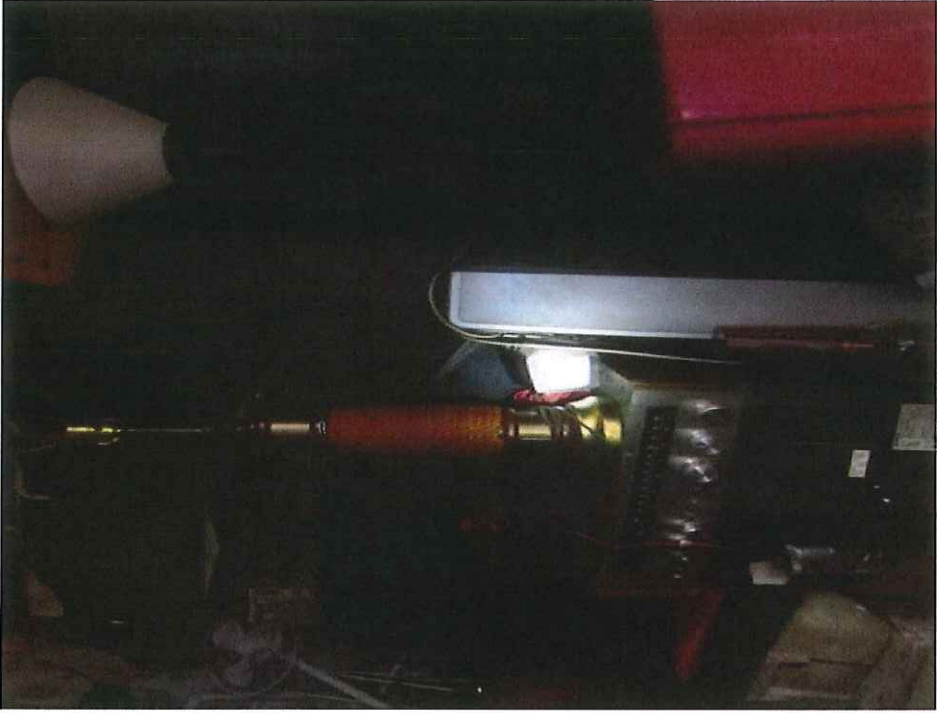
1201-07 West Juneau, a/k/a 1145 North 12th Street (Front Bldg)



Rear residential building

All photos are of the interior of the rear residential property where the applicant is living.

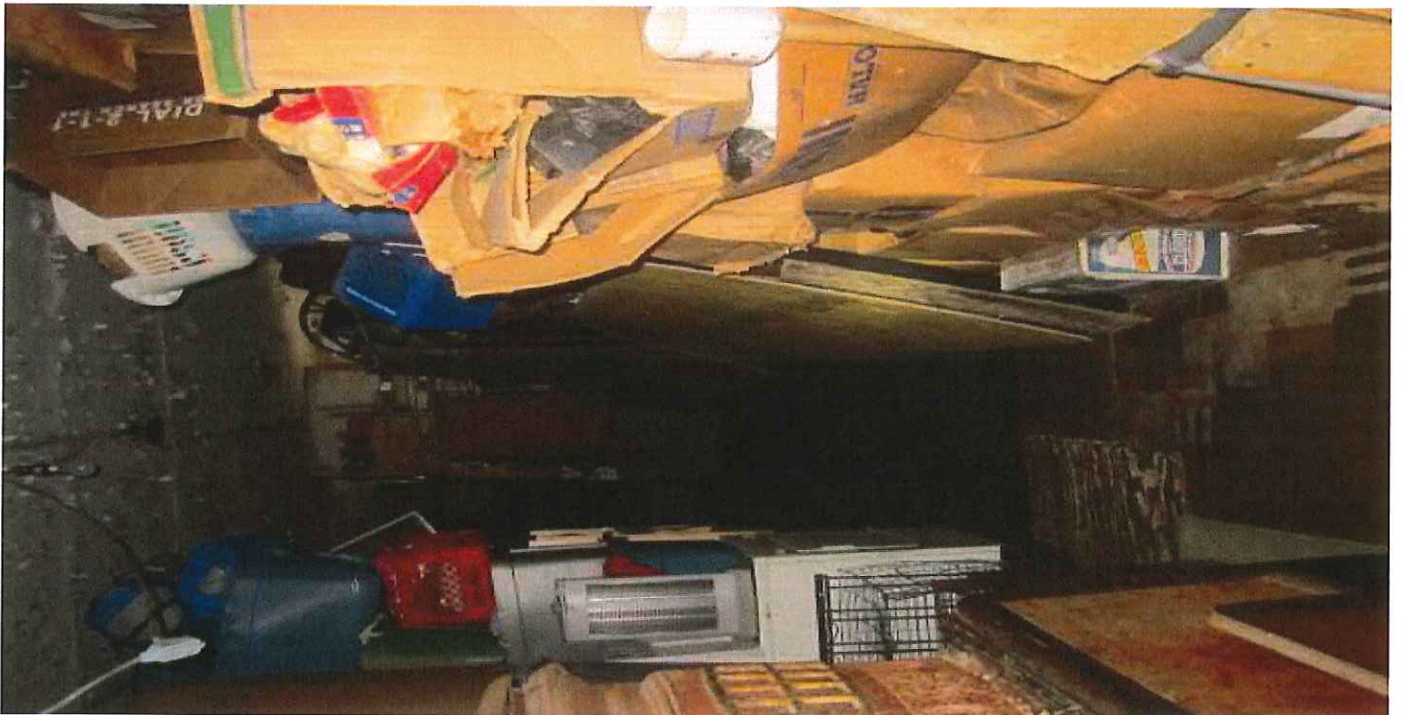


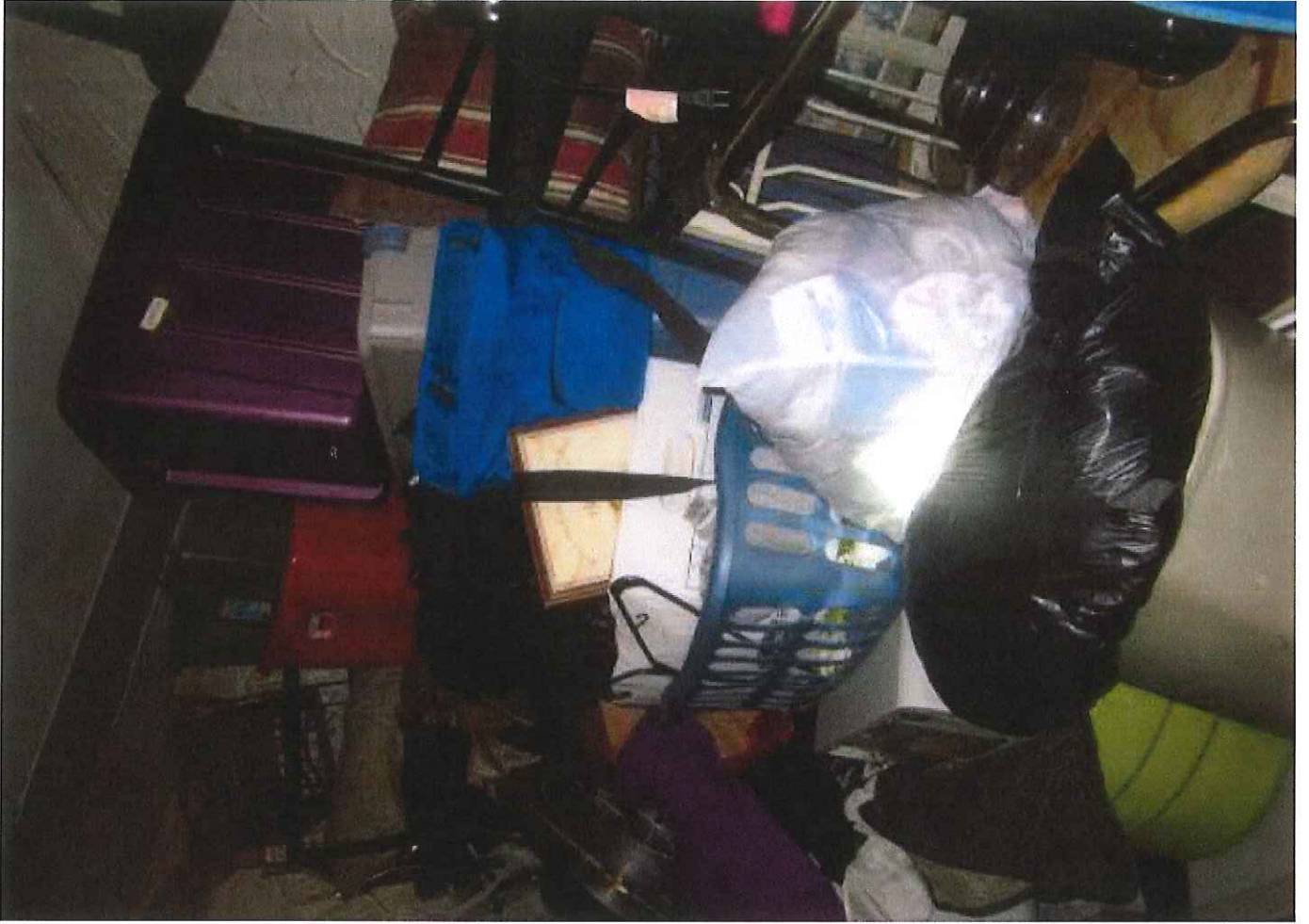


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Scope of Work for Property Located at: 1201 W Juneau Av

Property is: Single Family Duplex Other

Date: 7/15/2015

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 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 checked="" type="checkbox"/>		\$ 1,500.00
	Fencing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 1,000.00
	Parking	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 3,500.00
	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 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 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 type="checkbox"/>		\$
	Ceiling	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Guardrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Structural	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
Shingles: 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 checked="" type="checkbox"/>	\$	11,000.00
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,600.00
						fascia/soffit
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	9,000.00
						brick veneer
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,050.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,860.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	3,500.00
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	25,000.00
						assumed-no access
Electrical	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"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Exterior: Estimated Cost:* \$ **62,210.00**

*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

NOTE: Everything is assumed-warder conditions

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"/>	\$	600.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	100.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	80.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
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"/>	\$	
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"/>	\$	1,749.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
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 type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	800.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	800.00
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"/>	\$	1,455.00 complete kitchen
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,170.00 complete bathroom

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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"/>	\$	950.00
Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	275.00

Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	5,400.00
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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"/>	\$	55.00
Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	165.00
Install smoke/CO alarm: 2nd fir.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Handrails

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	248.00
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Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	864.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	4,000.00
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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 Condition Report

Unit: Entire unit (single family)
 Upper unit of duplex

Lower unit of duplex
 Other

Mechanical Required Work

Note: Everything Assumed-Hoarder Conditions

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"/>	\$	900.00
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	100.00
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	80.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
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"/>	\$	
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"/>	\$	1,749.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit

Plumbing

Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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 type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
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"/>	\$	1,455.00 complete kitchen
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,170.00 complete bathroom

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Repair or replace sash	n/a	<input 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"/>	\$	950.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	275.00
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	5,400.00
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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 type="checkbox"/>	\$	
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	165.00
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Handrails

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

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	4,000.00
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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: Estimated Cost:	\$	58,825.00
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Total Exterior and Interior Cost:*	\$	121,035.00
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*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Tom Frank

Date: 7/13/15

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.

Scope of Work for Property Located at: 1145 N 12th St

Property is: Single Family Duplex Other _____

Date: 7/14/2015

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 type="checkbox"/> Yes <input checked="" type="checkbox"/> clear trees/brush from building	\$ 1,600.00
	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"/>	\$ 1,000.00
	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 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 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 type="checkbox"/>	\$
	Ceiling	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Guardrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Structural	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Paint	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> concrete @ rear entry	\$ 750.00

House

Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
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"/>	\$	1,008.00
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	825.00
						fascia/soffit
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,050.00
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	700.00
						wood trim
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	22,000.00
Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
						window screens
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:* \$ **31,133.00**

*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

NOTE: assumptions made-boarding conditions

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 type="checkbox"/>	\$	
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace grilles	n/a	<input 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 type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	600.00
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"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
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 checked="" type="checkbox"/>	\$	700.00
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 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"/>	\$	550.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	450.00
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	300.00 service
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	85.00 permit
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$	
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Repair or replace sash	n/a	<input 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"/>		\$	1,900.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	550.00
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	6,500.00
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Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	2,500.00
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	55.00
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	110.00
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	Self Help	\$	110.00
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Handrails

Repair/replace defective	n/a	<input 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"/>	interior & exterior	\$	4,500.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	including structural	\$	8,000.00
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Other

	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	make rear stairwell to 2nd floor rodentproof	\$	400.00
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	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	remove kitchen from 2nd floor area or revert	\$	3,500.00
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	building back to duplex	\$	
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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 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 type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchange	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace fixtures	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"/>	\$
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 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 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 type="checkbox"/>	\$
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace water heater	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"/>	\$

Windows

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Doors

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

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

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

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

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

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

Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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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: Estimated Cost:	\$	32,445.00
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Total Exterior and Interior Cost:*	\$	63,578.00
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*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected by: Tom Frank

Date: 7/13/14

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.

NW 29-7-22

ATLAS P. 391

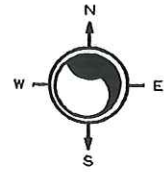
390-391

391-31

SCALE 1" = 80'

NE 30-7-22

ATLAS P. 390



GEORGE SMITH'S
SUBDIVISION

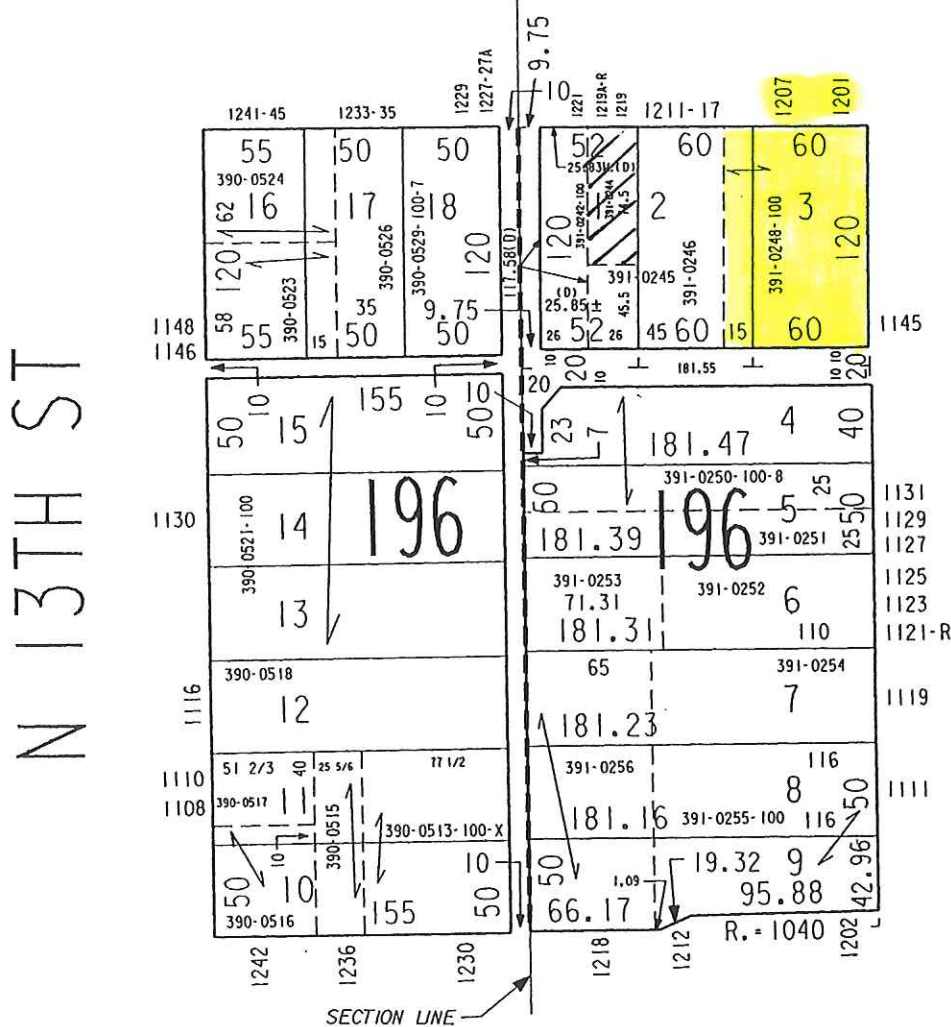
RECORDED 12-23-1867

SURVEY & SUBDIVISION
INTO CITY LOTS OF
THE NORTH 30 ACRES

RECORDED 12-07-1853

W JUNEAU AV

PREFIX 390 PREFIX 391



W HIGHLAND AV

09-27-95

ASSESSOR'S OFFICE
CITY OF MILWAUKEE