

In 2001 Tri-Corp Corporation started working on our home and promised that many construction items in our house would be fixed properly. A Certificate of Code Compliance from the Department of Neighborhood Services was issued for our home in 2002(?). My parents finally were able to buy their home in October 2003.

1. In the Summer of 2004, we determined that almost \$60,000.00 of Community Block Grant/ Home funds were paid to Tri-Corp Corporation to renovate our home. We learned that according to HUD guidelines - our home was supposed to be code compliant and lead free. My Father immediately contacted Alderman Witkowiak. He visited our home several times and he is very disturbed about the condition of our home and the quality of construction that the Community Block Grant office paid Tri-Corp Corporation. We contacted Steve Mahan, Community Block Grant Administration after we reviewed a Scope of Work that Tri-Corp Corporation said that they had completed at our home. Some of the construction work listed in the Scope of Work was completed, some work items were not done at all, some work items were done inappropriately and some construction that should have been completed for code compliancy was not listed in the Scope of Work - there are no heat ducts to the second floor of our house, there is no floor, just dirt in part of the basement, the downspout outside drains into the electrical service box on the basement wall. No one from the Community Block Grant Administration has ever visited our home. The Community Block Grant Administration, the Department of Neighborhood Services and the Housing Authority are cooperating to repair the faulty construction performed by Tri-Corp on the West Side of Milwaukee - I do not understand how the City of Milwaukee can treat us differently.

AMERICAN DREAM HOME INSPECTION
17240 ROYALCREST DRIVE
BROOKFIELD , WI 53045

CLIENT Juan Rubio Aguilar
PROPERTY 1514 West Scott Street

Cost estimates provided with scope of work are used on nationally accepted cost data books and are provided for project feasibility purpose only. These figures represent an estimate average cost for work to be done. Actual contractor bids may vary greatly. Contractor bids should be used for any loan or conclusion.

1)	ROOF/CHIMNEY Replace chimney flashing (METAL) Install chimney cap Replace roof shingles at northeast corner	\$750.00
2)	GUTTERS AND DOWNSPOUTS Remove all old gutters and downspouts Install 5" gutters with flashing and 4" downspouts on entire house Install new extensions under rear deck	\$3,285.00
3)	SIDING/TRIM Repair all loose and missing siding to include gaps at windows, doors and fascia Install new trim at front and rear doors Remove non viewing window at kitchen area and enclose with new siding	\$4,644.00
4)	MASONRY/CONCRETE Repair and tuck point exposed exterior foundation wall Repair deteriorated southwest and northwest foundation wall Remove old wood floor and install new 4" concrete floor at south end of basement Remove old concrete steps under wood porch and install 4" concrete slab Replace concrete walkway at northeast corner of house	\$8,800.00
5)	CARPENTRY EXTERIOR Repair soffits and fascia boards Replace rear exterior door to accommodate with steel 36x80 Replace handrails and guardrails not installed correctly Replace front basement door to accommodate with a steel 36x80 door Replace front Exterior doors Repair front and rear porch decks and steps	\$15,675.00

	CARPENTRY INTERIOR	
6)	Replace kitchen cabinets and counter tops Repair kitchen floor Replace stairway to upper level Replace bathroom floors Repair baseboards, shoe molding , door and window casing at both lower and upper levels Install closets at bedrooms on lower level Replace broken and deteriorated stairs to basement Remove 2 nd door at southeast lower bedroom Repair all floors at lower and upper levels	\$19,665.00
7)	PAINT EXTERIOR Clean prime and paint exterior foundation wall	\$1,100.00
8)	PAINT INTERIOR Prime and paint all rooms and stairways with new drywall on lower and upper levels Prime and paint interior basement walls with approved concrete paint	\$2,550.00
9)	PLASTER/DRYWALL Install ½ "drywall at upper level closet and ceiling with Seal and tape all joints of drywall	\$10,600.00
10)	INSULATION Install approved insulation in outer walls and upper level ceiling	\$2,850.00
11)	PLUMBING Install new vanity at lower and upper level bathrooms 1" copper line run horizontally from the water meter to the rear of the house. Reduce to 3/4" copper piping riser to bathrooms and kitchen and ½" copper piping to faucets and toilets Install new faucets, toilets and shower	\$16,316.00
12)	HEATING Install new Ruud forced air high efficient heating unit Installation to include gas and electrical connections. Heating units to be on their own circuits. Install new programmable thermostat Install new duct work to lower bedrooms and upper level	\$8,163.00
13)	ELECTRICAL Replace all outlets, switches, for both upper and lower levels Replace with GFIC outlets for bathrooms and kitchen	\$1,578.00

	WINDOWS	
14)	Replace double hung and fixed windows at basement with safety glass or glass block Install (2) additional sky lite windows at upper level	\$8,035.00
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	LANDSCAPE	
15)	Install fill at north and west sides of house	\$550.00
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	CARPETING/VINYL	
16)	Replace carpeting on both levels Replace vinyl flooring at kitchen and bathrooms	\$8,600.00
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		Total \$113,161.00

All work to be done in a professional workmanlike manner. Lead based paint was commonly used in buildings built prior to 1978 and precautions must be taken when renovating painted surfaces in such buildings

OPTIONAL REPAIRS

AIR CONDITIONING		
2)	Install Goodman A/C unit at time of heating unit installation	\$1,600.00
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GARAGE		
3)	Install new 2 car garage 28' x 20' with similar siding as house with Automatic door opener , lighting and GFIC outlets	\$14,500.00
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OPTIONAL TOTAL		\$16,100.00

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* Howard Cole Carpentry

General Contractor

5000 West National Avenue, Milwaukee 53295

414-587-5083

March 22, 2005

Re: Rubio Family at 1514 West Scott Street, Milwaukee

I estimate the cost of materials and labor for the following Scope of Work to be: \$53,480.00

Fifty-three Thousand Four Hundred and Eight.

Exterior and Interior

1. Properly abate any lead hazard, using licensed contractors to proceed in a professional manner. Before any of the following tasks can be undertaken, it must be understood that lead testing be conducted first. If the site and building are found to be contaminated by lead-based paint and /or that lead-based paint hazards exist, then only those contracted as lead certified individuals may enter onto the site. Only after the lead hazards are removed or encapsulated property can the remainder of the contracted work be attempted.
2. Demolition contractor to be responsible for all construction disposal in code legal dump.
3. Install Smoke Detectors throughout house, including basement.

Exterior

1. Remove concrete porch material at front entry. Backfill with clean soil to make yard level and provide enough material to pitch rainwater away from basement wall.
2. Front and rear stairs to be uniform in riser and tread, per code
3. Front and rear guardrails and handrails to be secure
4. All exterior fasteners and nails to be galvanized, including back deck
5. Seal downspouts to receivers with gags adapters
6. Properly install gutters to house and downspouts to house
7. Insure proper drainage from house for downspouts.
8. Repair damaged siding and trim
9. Properly install chimney cap and step flashing to chimney
10. Rebuild front porch to code
11. Install new 80" metal back door, new lock and deadbolt system, install security storm and screen door, construct roof as needed to accommodate door installation.
12. Properly install exterior door at front basement entry, install concrete stairs to lower front entry.
13. Under rear porch, reconstruct drainage system to adequately channel rain to downspout receiver, provide backfill with clean soil, rock to pitch water away from foundation.
14. Construct a new twelve foot trellis perpendicular to North wall of house.
15. Replace metal entry door at front entry and solid-core wood door at basement entry, new lock and deadbolt system, security storm and screen doors.
16. Scrape and paint foundation wall, using concrete and mortar paint.
17. Pour concrete at northeast corner of house and at east elevation service walk, pitch as appropriate.

City Clerk
Aff. Claims
200 E. Wells St. Rm. 905
Milwaukee, WI 53202-3567

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