



Neighborhood Improvement Project (NIP)

Customer Copy

Maintenance Scope

Address: 1967 S Congo Av

Name: Wanda Soto

Phone #: 414-766-8357

NIP Agency: SDC

Survey Date: 1/11/22

Inspector: Nikolas Stoehr 286-8286

Mechanicals: EP

Recently a staff member from the Department of Neighborhood Services inspected your property as part of the NIP program.

Under this program, homeowners like you can receive help in bringing their homes into compliance with the building code. The following is a list of repairs identified by our inspectors.

Please note: This is a maintenance program and NOT a remodeling program.

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SPECS BY LOCATION/TRADE

2/16/2022

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
21	Provide Dumpster For Construction Debris Or Haul Debris To Dump	1.00	EA	_____	_____
Location Total:					_____

Location: 2 - Lead Work

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
7	Obtain Lead Abatement Permit From MHD	1.00	EA	_____	_____
56	F/I Lead Containment Measures - Duplex Used As Single Family PB-A	1.00	EA	_____	_____
57	F/I Vinyl Double Hung Replacement Window Per MHD Standards PB-A	13.00	EA	_____	_____
60	F/I Vinyl Casement Replacement Window Per MHD Standards PB-A **GARAGE - INCLUDES MULLION AS NEEDED**	2.00	EA	_____	_____
62	F/I Glass Block Window W/Vent @ Bathroom PB-A	2.00	EA	_____	_____
65	Stabilize Interior Window Sill Per MHD Standards PB-A **INCLUDES GARAGE CASEMENT WINDOWS**	17.00	EA	_____	_____
68	F/I Interior Cleaning - Duplex Used As Single Family PB-A	1.00	EA	_____	_____
Location Total:					_____

Location: 3 - Roof

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10 Carpentry					
81	R/R Shingles - 2 Story Or Higher, With 7/16" Sheathing **WHERE CHIMNEY WAS REMOVED - MATCH SHINGLES AS NEEDED**	20.00	SF	_____	_____
88	Remove Chimney To Below Roof Line	1.00	EA	_____	_____

Location Total: _____

Location: 4 - Front Porch

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

478	Prep & Paint Wrought Iron Support Column PB-N	3.00	EA	_____	_____
479	Prep & Paint Metal Guardrail PB-N	38.00	LF	_____	_____

Location Total: _____

Location: 5 - Exterior/A Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

340	R/R Service Walk Step **ELIMINATE THREE STEPS AND REPLACE WITH TWO STEPS WITH CODE COMPLIANT RISE/RUN**	3.00	EA	_____	_____
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Location Total: _____

Location: 6 - Exterior/B Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

181	R/R Siding ** ON DORMER - REMOVE COMPOSITE SIDING/REPLACE WITH ALUMINUM SIDING/PROVIDE KICKOUT FLASHING AT ROOF JUNCTIONS**	112.00	SF	_____	_____
199	Prep & Paint Siding **PAINT NEW ALUMINUM SIDING ON DORMER**	112.00	SF	_____	_____
253	Prep & Paint Boarded Window PB-N	4.00	EA	_____	_____

Location Total: _____

Location: 7 - Exterior/C Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

241	Replace 16" x 32" Bsmt Window W/Glass Block Unit, Including Vent PB-N	1.00	EA	_____	_____
259	Remove And Rehang Storm Door To Accommodate Steel Door Replacement	1.00	EA	_____	_____
263	Replace Entry Door W/Steel Pre-Hung W/ Window, Lockset & Deadbolt PB-N	1.00	EA	_____	_____
325	Prep & Paint Foundation Wall PB-N	52.00	SF	_____	_____

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 7 - Exterior/C Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

MATCH PAINT COLOR AS NEEDED

Location Total: _____

Location: 8 - Exterior/D Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

327	Prep & Paint Boarded Basement Window PB-N	1.00	EA	_____	_____
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Location Total: _____

Location: 9 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

191	R/R Individual Metal Corner Piece **PAINTED/MATCH COLOR AS NEEDED**	11.00	EA	_____	_____
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Location Total: _____

Location: 11 - Front Bedroom - 1st Fl (Off Living Room

Approx. Wall SF: 357

Ceiling/Floor SF: 110

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

611	Skim Coat Plaster - Ceiling PB-N	110.00	SF	_____	_____
621	Prep & Paint Ceiling PB-N	110.00	SF	_____	_____

Location Total: _____

Location: 12 - Kitchen - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

781	Resecure Register **BEHIND SPICE RACK**	1.00	EA	_____	_____
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Location Total: _____

Location: 13 - Bath Hall/Outside Bathroom - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 13 - Bath Hall/Outside Bathroom - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

802	F/I Combo Smoke/CO Alarm - Sealed 10 Year Lithium Battery	1.00	EA	_____	_____
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Location Total: _____

Location: 14 - Bathroom - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

729	R/R Ceramic Floor Tile - W/Grout	25.00	SF	_____	_____
740	F/I Shoe Molding - Finished To Match Existing	15.00	LF	_____	_____

Location Total: _____

Location: 15 - Rear Bedroom - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

682	R/R Entry Door - Hollow Core W/Hinges & Privacy Knob PB-N **STAIN DOOR BLANK TO MATCH EXISTING DOORS/WOOD WORK**	1.00	EA	_____	_____
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Location Total: _____

Location: 16 - Rear Hallway

Approx. Wall SF: 704

Ceiling/Floor SF: 112

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

Custom	F/I Stair Noses **USE STAIR NOSES TO SECURE LOOSE/DAMAGED LINOLEUM**	12.00	EA	_____	_____
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Location Total: _____

Location: 17 - Rear Room (Old Kitchen) - 2nd Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 10 Carpentry

781	Resecure Register	1.00	EA	_____	_____
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Location Total: _____

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 18 - Rear Bedroom (Off Kitchen) - 2nd Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
739	R/R Wood Baseboard - Finished To Match Existing PB-N	14.00	LF		

Location Total: _____

Location: 19 - Bath Hall/Outside Bathroom - 2nd Fl

Approx. Wall SF: 192

Ceiling/Floor SF: 32

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
622	Prep & Paint Closet Ceiling PB-N	32.00	SF		
628	Patch Plaster - Walls PB-N **CLOSET**	16.00	SF		
629	Skim Coat Plaster - Walls PB-N **CLOSET**	50.00	SF		
646	Prep & Paint Closet Walls PB-N	192.00	SF		
802	F/I Combo Smoke/CO Alarm - Sealed 10 Year Lithium Battery	1.00	EA		

Location Total: _____

Location: 22 - Basement/Utilities

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
791	Patch Chimney Opening With Masonry Material **BASEMENT BATH VENT AND WATER HEATER VENT**	2.00	EA		
802	F/I Combo Smoke/CO Alarm - Sealed 10 Year Lithium Battery	1.00	EA		
Custom	Remove Basement Bath Vent From Chimney Flue	1.00	EA		

Location Total: _____

Location: 23 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 10	Carpentry				
34	Contractor Debris Removal and Disposal - Carpentry NOTE: The Contractor will be responsible for the removal and proper disposal of all scrap and debris created as a result of his/her work at this property.	1.00	EA		
40	All work in accordance to Tech Specs - Carpentry	1.00	EA		

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 23 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec # Spec

Quantity

Units

Unit Price

Total Price

Trade: 10

Carpentry

All work herein shall be performed in accordance with the "Technical Specifications and Performance Standard" of the City of Milwaukee, Community Development Grants Administration, February 2006.

Location Total: _____

Unit Total for 1967 S Congo Avenue, Unit Unit 01: _____

Address Grand Total for 1967 S Congo Avenue: _____

Bidder: _____



Neighborhood Improvement Project (NIP)

Customer Copy

Electrical Scope

Address: 1967 S Congo Av

Name: Wanda Soto

Phone #: 414-766-8357

NIP Agency: SDC

Survey Date: 1/11/22

Inspector: Nikolas Stoehr 286-8286

Mechanicals: EP

Recently a staff member from the Department of Neighborhood Services inspected your property as part of the NIP program. Under this program, homeowners like you can receive help in bringing their homes into compliance with the building code. The following is a list of repairs identified by our inspectors.

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SPECS BY LOCATION/TRADE

2/16/2022

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
3	Obtain Electric Permit Prior To Starting Work	1.00	EA	_____	_____
Location Total:					_____

Location: 7 - Exterior/C Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
830	R/R Light Fixture Globe	1.00	EA	_____	_____
854	Resecure Loose Electric Supply **TO CONDENSING UNIT**	1.00	EA	_____	_____
Location Total:					_____

Location: 9 - Garage

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
853	R/R Wall Receptacle **EXTERIOR OUTLET/REPLACE WITH GCI PROTECTED OUTLET - INCLUDES NEW WEATHER PROOF OUTLET COVER**	1.00	EA	_____	_____
864	F/I Dedicated Receptacle For Overhead Door Opener	1.00	EA	_____	_____
866	Properly Support N-M Wiring - A/A **AS NEEDED - PERMIT**	3.00	EA	_____	_____
Location Total:					_____

Location: 10 - Living Room - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 23 Electric					
823	R/R Ceiling Light Fixture	1.00	EA	_____	_____
856	F/I Receptacle - Including Wiring & Box	2.00	EA	_____	_____

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 10 - Living Room - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

EAST WALL AND NORTH WALL (ON SIDE BY TV) - PERMIT

Location Total: _____

Location: 12 - Kitchen - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

828	F/I Ceiling Light Fixture - Including Wiring, Box & Switch **OVER SINK BASIN - PERMIT**	1.00	EA	_____	_____
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856	F/I Receptacle - Including Wiring & Box **WEST WALL IN CORNER - PERMIT**	1.00	EA	_____	_____
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858	Replace Receptacle With A GFCI Receptacle **AT SINK BASIN**	2.00	EA	_____	_____
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Location Total: _____

Location: 17 - Rear Room (Old Kitchen) - 2nd Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

850	F/I Switch Cover Plate **DUAL SWITCH PLATE - NORTH WALL**	2.00	EA	_____	_____
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Location Total: _____

Location: 21 - Front Room - 2nd Fl (Old Living Room)

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

853	R/R Wall Receptacle	2.00	EA	_____	_____
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Location Total: _____

Location: 22 - Basement/Utilities

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

854	Resecure Loose Receptacle/Box **OUTLET ON POLE AT BASE OF STAIRS**	1.00	EA	_____	_____
-----	-----------------------------------------------------------------------	------	----	-------	-------

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 22 - Basement/Utilities

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

856	Replace Receptacle With A GFCI Receptacle **AT BATH SINK BASIN**	1.00	EA	_____	_____
-----	---------------------------------------------------------------------	------	----	-------	-------

Location Total: _____

Location: 23 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 23 Electric

35	Contractor Debris Removal and Disposal - Electrical NOTE: The Contractor will be responsible for the removal and proper disposal of all scrap and debris created as a result of his/her work at this property.	1.00	EA	_____	_____
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41	All work in accordance to Tech Specs - Electrical All work herein shall be performed in accordance with the "Technical Specifications and Performance Standard" of the City of Milwaukee, Community Development Grants Administration, February 2006.	1.00	EA	_____	_____
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Location Total: _____

Unit Total for 1967 S Congo Avenue, Unit Unit 01: _____

Address Grand Total for 1967 S Congo Avenue: _____

Bidder: _____



Neighborhood Improvement Project (NIP)

Customer Copy

Plumbing Scope

Address: 1967 S Congo Av

Name: Wanda Soto

Phone #: 414-766-8357

NIP Agency: SDC

Survey Date: 1/11/22

Inspector: Nikolas Stoehr 286-8286

Mechanicals: EP

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2/16/2022

Pre-Bid Site Visit: _____
 Bidding Open Date: _____
 Bidding Close Date: _____
 Initial: _____

Case Number: _____
 Project Manager: _____
 Phone: _____

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 1 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

4	Obtain Plumbing Permit Prior To Starting Work	1.00	EA	_____	_____
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Location Total: _____

Location: 6 - Exterior/B Elevation

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

977	F/I Backflow Protection On Hose Bib	1.00	EA	_____	_____
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Location Total: _____

Location: 14 - Bathroom - 1st Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

903	Replace Vanity - Incl. Cabinet, Top, Faucet, All Hook-Ups	1.00	EA	_____	_____
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928	Remove & Reset Toilet To Ensure Water Tight Seal	1.00	EA	_____	_____
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Location Total: _____

Location: 20 - Bathroom - 2nd Fl

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

900	Replace Sink Tail Piece & Trap	1.00	EA	_____	_____
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904	Resecure Pedestal Sink To Wall	1.00	EA	_____	_____
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Location Total: _____

Location: 22 - Basement/Utilities

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
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Trade: 22 Plumbing

Address: 1967 S Congo Avenue

Unit: Unit 01

Location: 22 - Basement/Utilities

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
900	Replace Sink Tail Piece & Trap **BASEMENT BATHROOM**	1.00	EA	_____	_____
941	Replace Defective Supply Piping **TO WATER HEATER, INCLUDES LEAKING PLUMBING BEHIND WATER HEATER/NEXT TO CHIMNEY FLUE - PERMIT**	1.00	EA	_____	_____
951	F/I 50 Gallon Power Vented Gas Water Heater, Including All Hook-Ups **PERMIT**	1.00	EA	_____	_____
Custom	Terminate Shower Stall Drain Plumbing **PLUG BASEMENT SHOWER DRAIN - EXPANDABLE RUBBER TYPE PLUG IN FLOOR DRAIN IS ACCEPTABLE**	1.00	EA	_____	_____

Location Total: _____

Location: 23 - General Requirements

Approx. Wall SF: 0

Ceiling/Floor SF: 0

Spec #	Spec	Quantity	Units	Unit Price	Total Price
Trade: 22	Plumbing				
36	Contractor Debris Removal and Disposal - Plumbing NOTE: The Contractor will be responsible for the removal and proper disposal of all scrap and debris created as a result of his/her work at this property.	1.00	EA	_____	_____
42	All work in accordance to Tech Specs - Plumbing All work herein shall be performed in accordance with the "Technical Specifications and Performance Standard" of the City of Milwaukee, Community Development Grants Administration, February 2006.	1.00	EA	_____	_____

Location Total: _____

Unit Total for 1967 S Congo Avenue, Unit Unit 01: _____

Address Grand Total for 1967 S Congo Avenue: _____

Bidder: _____