



FORECLOSURE, ACQUISITION REHABILITATION PROGRAM
 City of Billings / Community Development Division
 P.O. Box 1178, Billings, MT 59103
 (406) 657-8284



Prepared: 5/29/2020

PRELIMINARY WORK LIST

Property Address: **817 North 22nd Street, Billings, MT 59101**

Items to be Completed:	Notes	Estimated Costs*
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LEAD-BASED PAINT: Inspection of coated surfaces within this structure indicate conditions exist that may cause lead exposure from lead-contaminated dust or lead-contaminated paint that is deteriorated or present in accessible surfaces, friction surfaces, and/or impact surfaces that could result in adverse human health effects. Therefore, lead abatement activities (permanent) and/or interim controls (temporary) are required.

<p>LEAD-BASED PAINT ABATEMENT: Lead abatement activities include the removal and replacement of the following components, then prime and paint appropriate surfaces:</p> <ol style="list-style-type: none"> 1) Siding and trim (to be covered with maintenance free materials), 2) All windows including sash, exterior trim, flashing, interior trim, 3) Soffit, 4) Fascia, 5) Front awning posts, 6) Carport support posts, 7) Rear patio support posts, 8) All interior doors, and 9) Kitchen cabinets. 		Costs included in line items below
<p>LEAD-BASED PAINT INTERIM CONTROLS: Lead interim control activities are required including patching wall and ceiling cracks, preparing, priming and painting the following components:</p> <ol style="list-style-type: none"> 1) Interior walls, and 2) Interior ceilings 		Costs included in line items below

SUB-CONTRACTOR ACTIVITIES

Safety Items and Electrical *(Electrical and plumbing items must be completed by a licensed professionals)*

<p>CO DETECTORS: Install units meeting current code requirements in house. Prefer hardwired units with battery backup. Require new batteries and inspection.</p>	Prices per EACH: CO2 2 @ \$35 = \$70; Smoke 5 @ \$50 = \$250	
<p>SMOKE DETECTORS: Install units meeting current code requirements in house. Prefer hardwired units with battery backup. Require new batteries and inspection.</p>	Combination smoke/CO2 units also acceptable Above costs do NOT include labor	\$320
<p>ATTIC WIRING: Open junction box noted. Install code compliant junction box cover.</p>		\$450

Items to be Completed:	Notes	Estimated Costs*
<p>WATER HEATER: Rheem, gas, approximately 2 years old. Pilot is off; could not fully inspect. Licensed plumber to evaluate and make needed repairs, corrections, or replace as needed.</p> <p>1) Gas pipe lacks a drip leg. Install drip leg.</p> <p>2) The pressure relief valve drain line is missing. A pressure relief valve should be located at the top of the water heater. This is missing. This copper drain line should flow by gravity to the exterior and its use is required by the plumbing code. Lack of the drain line constitutes a safety hazard, as a massive blow off of scalding steam could unexpectedly occur should this safety valve ever be called into use. This problem typically occurs where a water heater has been replaced by someone other than a licensed plumber. A drain line extending to the exterior of the house should be installed for safety.</p> <p>3) Consider moving water heater back to its original location in laundry area.</p>		\$1,161
<p>Electrical (Electrical items must be completed by a licensed electrician / permit required)</p>		
<p>ELECTRICAL DISTRIBUTION PANEL: Existing is a Federal Pacific (FPE); which have been linked to fires. The breakers may not trip if the wires over heat. Replace the panel to meet current code requirements.</p>		\$876
<p>BRANCH WIRING: Unsafe conditions exist. Some abandoned or disconnected wiring is found in the enclosed garage bedroom. Make corrections to meet code requirements.</p>		\$576
<p>OUTLETS: Install / ensure all electrical outlets within 6 feet of water sources are GFCI protected in kitchen, bathroom, and at exterior. Weatherproof GFCI outlets required at all exterior outlets.</p>		\$547
<p>Plumbing (Plumbing items must be completed by a licensed plumber / permit required)</p>		
<p>PLUMBING: System was not tested due to utilities being off at the time of inspection. Evaluate system and make needed repairs or corrections.</p>		\$750
<p>ABOVE GROUND WATER LINE: An above ground water line observed leading from the north exterior wall of the house to a spigot along the rear north property line. Investigate its purpose and determine if it should be removed or if corrections are needed.</p>		\$200

Items to be Completed:	Notes	Estimated Costs*
CONTRACTOR ACTIVITIES		
Roof System		
<p>ROOF: Composition shingles, architectural heavy duty design. The roof appears servicable with normal signs of aging. A licensed roofing contractor should be called to make further evalaution and repairs as needed. Also make the following corrections:</p> <ol style="list-style-type: none"> 1) The rain cap is missing on the vent pipe. Install rain cap. 2) The vent pipe is not properly flashed. Install flashing. 3) The overhead conductors are touching tree limbs. Trim limbs away. 4) A potential area of roof leakage was noted. There is at least one kick-out flashing that is not installed. Kick-outs are needed to prevent roof water from running down behind the exterior wall covering materials. 		\$1,200
<p>EAVES-SOFFITS-FASCIAS: Soffits and overhang materials are wood, deterioration at overhangs noted. Repairs using lead-safe work methods and painting and/or covering with maintenance free materials to prevent ongoing deterioration is required. Lead clearance required before payment.</p>	Preferred method is to cover with maintenance free materials	\$3,453
<p>GUTTERS & DOWNSPOUTS: Building is partially guttered.</p> <ol style="list-style-type: none"> 1) Gutter is sloped improperly and holding water on the NW corner. Repair or replace as necessary. 2) Install missing gutters and downspouts to help with site drainage. 3) Extend downspouts to route rainwater away from the building. 		\$1,160
<p>ATTIC & INSULATION: Moisture stains noted in the attic. Investigate cause and make needed corrections.</p>		\$1,167
<p>VENTILATION PROVISIONS: There is at least one bathroom ventilation fan that is allowing moisture laden air to enter the attic cavity. It is preferable to direct all vent openings to the outside so additional moisture is not introduced into the attic space and insulation</p>		\$383
<p>KITCHEN CEILING VENTS: Smoke stains around the ceiling vents. Investigate cause and make needed corrections.</p>		\$200
HVAC		
<p>HEATING EQUIPMENT: Existing unit is located in the attic. It is a Goodman, Model #GMH80945, forced air, gas, high efficiency type furnace with a fan installed in the vent pipe to push the burnt flue gases up and out of the flue. Unable to inspect as the utilities were off. Evaluate and determine if corrections or replacement is required.</p>		\$3,003

Items to be Completed:	Notes	Estimated Costs*
Basement - Crawl Space		
<p>FOUNDATION: Poured concrete. Bowing in the north, east and possibly west exterior walls. Several cracks also noted. A pair of angular cracks radiating from the lower outside walls toward the midspan with a vertical crack near the center of the wall. Conditions exist that warranted further investigation by a Professional Structural Engineer.</p> <p>Corrections are required to help stabilize the top of the perimeter foundation wall in these areas as recommended by the structural engineer. Corrections must also meet current code requirements.</p>	<p>Required repairs included in attached Brewer & Associates Visual In-Field Structural Inspection Report dated 4/29/2020.</p>	<p>\$11,029</p>
<p>MAIN BEAM UNDER REAR OF HOME: supports every 4'0" (+/-) consisted of only one (1) 2"x6" beam. Make needed corrections in this area as recommended by the structural engineer. Corrections must also meet current code requirements.</p>		
<p>VENTILATION: Some ventilation exists in the crawl space; additional ventilation needed. Add ventilation to meet current code requirements.</p>		
<p>FLOOR: Earth-to-wood contact is found under the living room / kitchen areas of the home. There will be some reconstruction required in this area of the crawlspace as recommended by the structural engineer. Corrections must also meet current code requirements.</p>		
<p>POSTS / PIERS: The installed post is solid wood. The support posts are unsecured. Secure posts.</p>		
<p>TERMITE MUD TUBES: What appear to be termite mud tubes were noted on the support post. Recommend contacting a licensed Pest Control Technician for further evaluation and treatment as needed.</p>		<p>\$1,681</p>
<p>INSULATION & VAPOR RETARDERS: There is no vapor barrier installed in the unfinished crawlspace areas. Exposed soils in a crawl space should be covered with a retardant materials to prevent moisture or standing water from deteriorating wood framing above. approved materials include: polyethylene sheeting, roofing paper, concrete, or blacktop. If the ground is saturated, wall vapor barriers of like materials are also recommended. Make corrections to meet current code requirements.</p>		<p>\$1,199</p>

Items to be Completed:	Notes	Estimated Costs*
Exterior		
<p>EXTERIOR WALLS: Walls are constructed with asbestos shingles. Damaged asbestos shingle siding observed. Peeling paint noted; may be lead-based paint. A qualified trim siding contractor should be called to make further evaluation and repair, replace or cover as needed using lead-safe and asbestos-safe work methods.</p> <p>Repairs to asbestos shingle siding should be approached with care, as any breakage of the shingles releases asbestos fibers, which are designated by the EPA as causing cancer. Shingles should not be scraped, sanded or drilled for fear of releasing fibers. Any shingles removed should be disposed in a proper manner, consistent with current EPA regulations.</p>	Preferred method is to cover with maintenance free materials	\$10,500
<p>FLASHING & TRIM: Wood materials. Loose or deteriorated material and peeling paint noted. May be lead based paint. Repair or replace flashing and trim as needed and finish / paint using lead-safe work methods. Lead clearance required before payment.</p>		\$1,479
<p>FRONT AWNING POSTS: Replace any deteriorated wood, prep and paint to match new exterior walls (above).</p>		\$225
<p>FRONT HANDRAIL: Update handrail to aesthetically fit the style of the home AND meet current code requirements.</p>		\$950
Windows & Doors		
<p>WINDOWS: Windows are vinyl double hung, wood picture, and wood double hung. Vinyl windows are newer inserts. Several are not square. Replace all windows with low-E insulated glass windows to ensure workability and energy efficiency.</p>		
<p>LIVING ROOM:</p> <ol style="list-style-type: none"> 1) Large picture window 2) One double hung window south of main entry door 3) One double hung window (north wall) 		\$2,090
<p>KITCHEN:</p> <ol style="list-style-type: none"> 1) One double hung window (west wall) 2) One double hung window (south wall / above sink) 		\$1,090
<p>NORTHEAST BEDROOM:</p> <ol style="list-style-type: none"> 1) One egress window 2) Two double hung windows 		\$3,901
<p>SOUTHEAST BEDROOM:</p> <ol style="list-style-type: none"> 1) One egress window 2) One double hung window 		\$3,356
<p>SOUTH BEDROOM (garage conversion):</p> <ol style="list-style-type: none"> 1) One egress window 2) One double hung window 		\$3,356
<p>BATHROOM:</p> <ol style="list-style-type: none"> 1) One double hung window 		\$545

Items to be Completed:	Notes	Estimated Costs*
MAIN ENTRY DOOR: Damage noted to the door and door frame. Repair or replace with a solid core energy efficient door/frame using lead-safe work methods.		\$959
MAIN ENTRY STORM DOOR: Evaluate storm door condition. Repair or replace as needed using lead-safe work methods.		\$535
REAR ENTRY DOOR: Damage noted to the door and door frame. Repair or replace with a solid core energy efficient door/frame using lead-safe work methods.		\$871
REAR ENTRY STORM DOOR: Evaluate storm door condition. Repair or replace as needed using lead-safe work methods.		\$535
Interior		
CEILING STRUCTURE - FRONT GABLE ROOF: Living room ceiling cracking in the gypsum finish below the front gable roof was quite pronounced. This would tend to indicate that deflections in the ceiling structure have occurred (longer span). This also indicates that the ceiling structure is probably over-spanned and in need of strengthening. Make necessary corrections / strengthening to meet current code requirements.	Required repairs included in attached Brewer & Associates Visual In-Field Structural Inspection Report dated 4/29/2020.	Cost included above in other structural engineering elements
CEILINGS: Drywall, plaster, cracks noted throughout the house. Make necessary corrections and patch using lead-safe work methods. Lead clearance required before payment.	Required repairs included in attached Brewer & Associates Visual In-Field Structural Inspection Report dated 4/29/2020.	Cost included above in other structural engineering elements
WALLS: Drywall, plaster, cracks noted throughout the house. Make necessary corrections and patch using lead-safe work methods. Lead clearance required before payment.		Cost included above in other structural engineering elements
FLOORS: Existing materials include carpet, vinyl, and wood laminate. Damage / deterioration, uneven areas, and soiled spots noted throughout the house. Replace all flooring with LifeProof Laminate flooring, Luxury Vinyl Plank Flooring, or a similar product. Prep and install any necessary subflooring.		\$5,500
BASEBOARDS: Remove all existing baseboards and replace with a matching style throughout the house, prep and paint using lead-safe work methods.		\$900
INTERIOR PAINT: Prepare interior surfaces (walls, trim, baseboards, ceilings, etc.) and paint all using neutral colors. All work to be done using lead-safe work methods. Lead clearance required before payment.		\$5,250
ROOM DOORS AND CLOSET DOORS: Damage noted to most interior doors. Repair or replace as needed.	Preference is for all room doors and closet doors to be replaced with new, matching styles.	\$1,406

Items to be Completed:	Notes	Estimated Costs*
<p>LAUNDRY AREA:</p> <p>1) The white vinyl dryer vent hose has lost its UL rating and is considered to be a safety hazard. Replace.</p> <p>2) Consider adjusting location of washer and dryer hookups to allow for stacked units to save space. Washer and dryer appliances are NOT to be purchase and installed.</p>		\$156
<p>NORTH BEDROOM WALLS: Moisture stains / damage / mold viewed in the north bedroom closet. Cracks noted.</p> <p>1) Investigate source of moisture and make needed corrections.</p> <p>2) Repair walls, prep for paint using lead-safe work methods. Lead clearance required before payment.</p>		\$248
<p>HALL BATHROOM:</p> <p>1) Remove flooring.</p> <p>2) Replace vanity, medicine cabinet/mirror, sink, toilet. tub/shower, surround, and fixtures with new units.</p> <p>3) Caulk and/or grout where needed to prevent water intrusion.</p> <p>4) Ensure the fan is operable and vented to the outside (replace if needed).</p> <p>5) Prepare and paint all surfaces using lead safe work methods. Lead clearance required before payment.</p>		\$5,000
<p>KITCHEN:</p> <p>1) Remove flooring, upper and lower kitchen cabinets, counter tops, sink, and fixtures.</p> <p>2) Consider removing wall(s) between the living room and the kitchen (west section and/or east section) to make room for a small dining area.</p> <p>3) Consider removing the electric baseboard heater on west wall.</p> <p>4) Install new upper and lower cabinets, counter tops, sink and fixtures.</p> <p>5) Install new energy efficient appliances including stove, refrigerator, microwave / hood vent, and dishwasher using lead safe work methods. All appliances shall be in working order. Lead clearance required before payment.</p>		\$8,250
<p>LIGHT FIXTURES: Light fixtures and fans with light fixtures to be replaced throughout the house.</p>	10 (+/-) fixtures	\$900
<p>SOUTHEAST BEDROOM:</p> <p>1) Ceiling tiles damaged. Repair or replace.</p> <p>2) Water heater in enclosed closet. Consider moving water heater to original location in laundry area.</p> <p>3) Wall cracks below windows. Repair, prep for paint using lead-safe work methods.</p> <p>4) Lower cupboard doors along north wall do not open. Make corrections to provide access to under stair storage area.</p>		\$650
<p>INTERIOR HALLWAY: Replace linen cabinet doors, prep for paint using lead-safe work methods. Lead clearance required before payment.</p>		\$305

Items to be Completed:	Notes	Estimated Costs*
Grounds		
REAR PATIO / PORCH: 1) Concrete surface is raised / settled. Evaluate correction and/or repair options and implement best solution to remove settlement issues and tripping hazards. 2) Support posts are weathered, soft and deteriorating. Replace posts, prep and paint to match new exterior walls/trim (above). 3) The existing 2"x6" beam is weathered / rotting in areas. Remove and replace beam, prep and paint to match new exterior walls/trim (above) as appropriate.	Required repairs included in attached Brewer & Associates Visual In-Field Structural Inspection Report dated 4/29/2020.	\$3,365
FRONT CARPORT: Support posts are weathered, soft and deteriorating; soil to wood contact found. Replace posts and eliminate soil to wood contact. Ensure paint on carport matches new exterior walls/trim (above) using lead-safe and asbestos-safe work methods.	Required repairs included in attached Brewer & Associates Visual In-Field Structural Inspection Report dated 4/29/2020.	\$1,265
CONCRETE DRIVEWAY: Concrete surface is raised / settled / cracked. Evaluate correction / repair options or replacement and implement best solution to remove settlement issues and tripping hazards.	Required repairs included in attached Brewer & Associates Visual In-Field Structural Inspection Report dated 4/29/2020.	\$3,365
GRADING: 1) Grade at foundation is flat. Recommend adding positive drainage. Need to pitch the slope of soils away from the foundation. Slope should fall away from the foundation at a minimum of 1/2 inch per foot and extend at least 10 feet away from the foundation (where possible). 2) Need to eliminate the earth-to-wood contact at the rear crawl space access.		\$545
LANDSCAPING: There appears to be a lot of dead trees on the property. Remove dead trees and other vegetation, haul away and dispose of according to local laws and ordinances.		\$604
DRY SHADOW: Install landscape fabric and decorative rock around perimeter of house to create up to a 5-foot dry shadow on the north, east, and south sides of the house (where possible).		\$1,325
FRONT STONE STEPS / PLANTERS: Repair stone work. NOTE: Soil in stone planters hides the bottom of the asbestos siding to be covered. Evaluate options for correcting.		\$750
FENCING: A variety mismatched fencing surrounds the side and rear yards. Consider options for improving functionality.		\$2,250
<i>Staff estimates project costs in a range; "Low" (\$71,135) and "High" (\$132,419) which are averaged and shown as "Total Estimated Costs" at right</i>		TOTAL ESTIMATED COSTS: \$101,777
CONTINGENCY <i>10% of total funding must be held in a contingency fund. Therefore, bids totaling over 90% of the total loan must be adjusted.</i>		
*Estimated Costs		

Items to be Completed:	Notes	Estimated Costs*
<p><i>Estimated costs are based on bids received from previous Housing Rehab Projects. These costs are provided as estimates only for informational purposes. Actual bids will be requested from contractors. Cost estimates should not be shared with bidding contractors.</i></p>		
<p>NOTES:</p>		
<p><i>Home may have peeling paint which may contain high concentrations of lead. Surfaces must be treated using approved lead safe methods. Contractors performing work in homes where lead has been found must show proof of lead safe work methods training if they are performing work on / around painted surfaces.</i></p> <p><i>Contractor lists do not indicate endorsement of any contractor.</i></p> <p><i>Historic review of all proposed improvements is required due to the age of the home.</i></p> <p><i>Contractor may not be related to the homeowner by blood or marriage; this would be a conflict of interest.</i></p>		
<p>CD Staff Approval of Work List: (signature)</p>	<p>Date:</p>	