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Work Order

W/O Number: 01489149

Client:

W/O Date: 1/13/2016EST

Vendor: J-Cats Unlimited, LLC

Completion Date:

Property Step: Initial Inspection Complete

Task ID:

Management By: nnoa@pkmg.net

Status: Completed

Broker Name:

W/O Category: Initial

Broker Contact Phone:

CASE: 156-104664

Broker Contact Email:

Address: 10 LOCUST ST HAMMOND IN, 46324-0000

USPS Verified Address:

Lockbox Code:

Lot Size:

Key Code:

Gate Code:

CATEGORY	AMOUNT	DUE DATE	COMPLETION DATE	STATUS
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Description: HPIR (Parts I, II & III) – Due in 24 hours - Take photos of property condition upon arrival System Testing (Electrical, Plumbing, Appliances, etc.) Pressure test MUST be photographed. include all rooms, attics, basements, garages, outbuildings - Post all necessary notices (PKMG Emergency Contact Sign and sign-in sheet) take photos of all meters – gas, electric, water. - Address ALL Hazards Present – Call from site with any issues outside of the standards - Provide Before, During and After photos of all issues addressed - Date and Time stamped – Daylight Photos Only Items Included: 2 HUD Approved Lock Changes (Front & Rear or Side door) 2 HUD Approved Padlocks (crawl space & shed/outbuilding) Up to: 10 Outlet and/Switch Covers, 10 Wire Nuts (Cap & Tape), 5 Breaker Blanks, 2 Washer/Dryer Caps Cover Dryer Vents Raise Low Light Fixtures to 6' Cap Open Water Lines Abate Trip Hazards Abate Graffiti Kilz Ceiling/Wall Stains (Non-Excessive up to 50 Sq. Ft.) HAZARD ABATEMENT – Loose Cables, Lifted Vinyl Flooring, Protruding Nails/Bolts, Low Hanging Wires/Cables, Clothes Lines, Holes in Ground, Guard Rails, etc. This is an initial inspection – there should be no photos of clean out. Even if there is an access issue, exterior photos should still be submitted within 24 hours.

Broker Comments:

Total: \$125.00

Management By
Date
 1/13/2016EST

Contractor Acceptance
Completion Date
 1/14/2016



NOTE TO CONTRACTOR: HUD Rules and Regulations prohibit contractors/vendors from performing pre-conveyance preservation work on the same properties on which they perform post-conveyance preservation work. By your acceptance of this work order and the completion of the work, you and your firm are certifying that you **DID NOT** perform pre-conveyance preservation work upon this property. If your firm has done prior work on this property, please contact your State Project Manager immediately so that the work order can be reassigned to another vendor. Failure to do so may result in non-payment for the work performed. Thank you your attention to this important matter.

Waiver of Lien Rights: Vendor may have rights under State statute to execute liens against the property for non-payment of invoices. Understanding this right, vendor unconditionally agrees to waive all lien rights that vendor may be entitled to and agrees to pursue collection efforts without affecting clear title to the real estate owned. Any court of competent jurisdiction can enter any judicial orders required, without notice, discharging any liens filed contrary to this waiver of lien rights. All disputes pertaining to invoices shall be governed solely by the terms of your Subcontractor agreement.

Failure by CONTRACTOR to adhere to and properly enforce the provisions of the above paragraphs shall be construed as a default allowing **PKMG** the right to cease Contractor's relationship with **PKMG**.

CONTRACTOR acknowledges that time is of the essence in the execution of this Work Order and if not completed by the Due Date, **PKMG** may rescind the Work Order and Reassign to another Contractor. Additionally, if Contractor fails to complete all requirements of the Work Order, resulting in additional Work Orders to another Contractor, **PKMG** shall be entitled to adjust the Work Order cost.

CONTRACTOR agrees to comply with all of the terms, conditions and provisions of the **Service Contract Act**, the Fair Labor Standards Act, and all appropriate Federal, State, and local regulations concerning wages, hours, method of payment and nondiscriminatory practices with regard to the hiring and use of labor, both at the site and by all material suppliers and subcontractors, including the filing of any and all certificates of compliance required by any governmental agency or other authority. The Service Contract Act requires payment of prevailing wage plus health and welfare benefit. The current Wage Determinations are found at the following link:<http://www.wdol.gov/sca.aspx>

Construction, Repair, Demolition, and Remediation Bid Proposal Provisions All construction and repair bids submitted to P.K. Management Group, Inc. for work on properties owned by the US Department of Housing and Urban Development, and exceeding \$2,000, must include the following statement **"The contractor agrees to comply with the minimum rates for wages for laborers and mechanics as determined by the Secretary of Labor in accordance with the provisions of the Davis-Bacon and Related Acts."** The minimum rates for wages paid to laborers and mechanics pursuant to the David-Bacon and Related Acts can be found here:<http://www.dol.gov/whd/govcontracts/dbra.htm>