

**EXHIBIT A TO OFFER TO PURCHASE – CITY OF MILWAUKEE SCOPE OF WORK**

CAO DOC 255546

The items that are marked with a star on the attached Scope are deemed “**Essential Repair**” items. The estimated costs for starred Essential Repair items have been totaled on the attached Scope form.

All buyers must complete the Essential Repairs, and obtain an “**Essential Repair Verification Form,**” and provide same to City of Milwaukee Department of City Development within **180 days** of City’s Deed to buyer in order to get return of their Performance Deposit.

All items not marked/starred are deemed “**Other Repairs.**”

Details of the requirements are available in the City of Milwaukee Offer to Purchase Improved Property form.

Scope of Work for Property Located at: **616-18 West Burleigh Street**

Property is: Single Family  Duplex  Other

Date: 1/5/2012

ER  
24,900

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	Required Work	Note/Comments	Cost	
Site	Landscaping	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <i>Self Help</i>	\$ 250.00	
	Steps/Handrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Service walks	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <b>Patch as needed</b>	\$ 200.00	
	Fencing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Parking	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Retaining walls	n/a <input checked="" 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 checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$
		Deck-upper	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 700.00
	Deck-lower	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	\$ 1,700.00	
	Steps/handrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Ceiling	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Guardrails	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Structural	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Paint	n/a <input checked="" 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"/>	\$	350.00
Shingles: repair	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles:Tear off & re-roof *	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	8,750.00
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Flashing	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
						<b>Misc. Repairs</b>
Siding	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,500.00
						<b>Gable - Cedar Shake , Aluminum/Vinyl Repairs</b>
Storm Doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Storm Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
						<b>All previously painted surfaces</b>
Foundation	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
						<b>Tuckpoint as needed</b>
Electrical *	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	400.00
						<b>Exterior Fixtures/conduit</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
						<b>Replace defective window trim as needed</b>
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:\*** \$ **20,850.00**

\*average contracted cost. Actual costs may vary. Self help will reduce the amount.

# 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 checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair radiation	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace furnace	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair ductwork	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Replace thermostat	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace grilles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Tune boiler/furn. insp ht exchange	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00

### Electrical

Repair/replace receptacles	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Repair/replace switches	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Repair/replace fixtures	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Install outlets and circuits	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Install outlets and circuits		n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits		n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits		n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Other	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
							Illegal Wiring - Basement
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 fauce		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 checked="" type="checkbox"/>	\$	750.00
Repair water piping	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Repair/replace water heater		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	*	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,750.00
							Complete Kitchen
Other		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Windows**

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

**Doors**

Repair or replace doors	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00

**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,750.00
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,200.00
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	50.00
Install smoke/CO alarm: 1st fir.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	50.00
Install smoke/CO alarm: 2nd fir.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	50.00

**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	150.00
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	900.00
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
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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"/>	\$	

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Repair/replace furnace	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair ductwork	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Replace thermostat	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace grilles	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Tune boiler/furn. insp ht exchange	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00

### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	200.00
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,000.00
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	2,000.00
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	500.00
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

### Plumbing

Repair/replace kitchen sink	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace kitchen sink fauce	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Unclog piping:	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
Repair/replace water heater	n/a	<input checked="" 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"/>	\$	