EXHIBIT A TO OFFER TO PURCHASE -- CITY OF MILWAUKEE SCOPE OF WORK

Scope of Work for Property Located at: **2547 North 37th Street**

Property is: Single Family ☑ Duplex ☐ Other ☐

Date: 7/3/2017 **OCCUPIED** ☐ **VACANT** ☑

City prepared this Scope upon visual inspection only, for limited purpose. City does not warrant content or conclusions, and is not responsible for errors, omissions, or discovery of conditions that are or may constitute defects or concerns

ESSENTIAL REPAIRS. All buyers must complete Essential Repairs and obtain "Essential Repair Verification Form" before people may reside or dwell at the property. If property at closing is occupied by a tenant of the City, they may continue occupying if (I) no Essential Repairs are needed, or (II) Buyer has completed Essential Repairs and obtained an "Essential Repair Verification Form."

Location	Required Work			Note/Comments		Cost
Entire Building	Structural Violations	n/a ☐	Yes ☐		$	
	Defective/Missing HVAC	n/a ☐	Yes ☑	**permit**	$	**3,185.00**
	Defective/Missing Plumbing	n/a ☐	Yes ☑	**water heater/1 tiolet/sink/shower - permit**	$	**8,000.00**
	Defective/Missing Electrical	n/a ☐	Yes ☑	**meter/main panel/distribution - permit**	$	**10,000.00**
	Defective/Missing Egress	n/a ☐	Yes ☐		$	
	Defective/Missing Smoke Alarm	n/a ☐	Yes ☑		$	**150.00**
	Defective/Missing CO Alarm	n/a ☐	Yes ☑		$	**150.00**
	Defective/Missing Roof (Major)	n/a ☐	Yes ☐		$	
	Missing Window(s)	n/a ☐	Yes ☑		$	**5,700.00**
	Missing Exterior Door(s)	n/a ☐	Yes ☑		$	**350.00**
	Other	n/a ☐	Yes ☐		$	

OTHER REPAIRS (Exterior & Interior). Buyer is notified that the following are code violations that must be addressed and are subject to Department of Neighborhood Services (DNS) enforcement.

Exterior Condition Report

Location	Required Work			Note/Comments		Cost
Site	Landscaping	n/a ☐	Yes ☐	***Self Help***	$	
	Steps/Handrails	n/a ☐	Yes ☑		$	**350.00**
	Service walks	n/a ☐	Yes ☐		$	
	Fencing	n/a ☐	Yes ☐		$	
	Parking	n/a ☐	Yes ☐		$	
	Retaining walls	n/a ☐	Yes ☐		$	
	Other	n/a ☐	Yes ☐		$	
	Other	n/a ☐	Yes ☐		$	
Garage	Singles: repair	n/a ☐	Yes ☐		$	
	Shingles: Roof over existing	n/a ☐	Yes ☐		$	
	Shingles:Tear off & re-roof	n/a ☐	Yes ☐		$	
	Gutters/downspouts	n/a ☐	Yes ☐		$	
	Flashing	n/a ☐	Yes ☐		$	
	Eaves	n/a ☐	Yes ☐		$	
	Siding	n/a ☐	Yes ☐		$	
	Doors	n/a ☐	Yes ☐		$	
	Windows	n/a ☐	Yes ☐		$	
	Slab	n/a ☐	Yes ☐		$	
	Paint	n/a ☐	Yes ☐		$	
	Electrical	n/a ☐	Yes ☐		$	
	Other	n/a ☐	Yes ☐		$	

Porches

Roof	n/a	☐	Yes	☐	$	
Deck-upper	n/a	☐	Yes	☐	$	
Deck--lower	n/a	☐	Yes	☐	$	
Steps/handrails	n/a	☐	Yes	☐	$	
Ceiling	n/a	☐	Yes	☐	$	
Guardrails	n/a	☐	Yes	☐	$	
Structural	n/a	☐	Yes	☐	$	
Paint	n/a	☐	Yes	☑	$	**750.00**
Other	n/a	☐	Yes	☐	$	

House

Chimney	n/a	☐	Yes	☐	$	
Shingles: repair	n/a	☐	Yes	☐	$	
Shingles: Roof over existing	n/a	☐	Yes	☐	$	
Shingles:Tear off & re-roof	n/a	☐	Yes	☐	$	
Gutters/downspouts	n/a	☐	Yes	☑	$	**450.00**
Flashing	n/a	☐	Yes	☐	$	
Eaves	n/a	☐	Yes	☑	$	**250.00**
Siding	n/a	☐	Yes	☑	$	**1,500.00**
Storm Doors	n/a	☐	Yes	☐	$	
Prime ("main") Doors	n/a	☐	Yes	☐	$	
Storm Windows	n/a	☐	Yes	☐	$	
Prime ("main") Windows	n/a	☐	Yes	☐	$	
Paint	n/a	☐	Yes	☑	**all siding/chipping paint** $	**3,200.00**
Foundation	n/a	☐	Yes	☐	$	
Electrical	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	
Other	n/a	☐	Yes	☐	$	

Exterior: Estimated Cost:* **$ 34,035.00**

*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 ☐	Yes ☐		$	
Repair radiation	n/a ☐	Yes ☐		$	
Repair/replace furnace	n/a ☐	Yes ☐		$	
Repair ductwork	n/a ☐	Yes ☐		$	
Replace thermostat	n/a ☐	Yes ☐		$	
Repair/replace grilles	n/a ☐	Yes ☐		$	
Tune boiler/furn. insp ht exchanger	n/a ☐	Yes ☐		$	

Electrical

Repair/replace receptacles	n/a ☐	Yes ☑		$	**150.00**
Repair/replace switches	n/a ☐	Yes ☑		$	**150.00**
Repair/replace fixtures	n/a ☐	Yes ☑		$	**150.00**
Install outlets and circuits	n/a ☐	Yes ☐		$	
Install outlets and circuits	n/a ☐	Yes ☐		$	
Install outlets and circuits	n/a ☐	Yes ☐		$	
Install outlets and circuits	n/a ☐	Yes ☐		$	
Upgrade service	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	

Plumbing

Complete kitchen	n/a ☐	Yes ☑		$	**1,500.00**
Repair/replace kitchen sink faucet	n/a ☐	Yes ☐		$	
Repair/replace tub	n/a ☐	Yes ☐		$	
Repair/replace tub faucet	n/a ☐	Yes ☐		$	
Repair/replace toilet	n/a ☐	Yes ☐		$	
Repair/replace lavatory	n/a ☐	Yes ☐		$	
Repair/replace lavatory faucet	n/a ☐	Yes ☐		$	
Repair/replace wash tub	n/a ☐	Yes ☑		$	**600.00**
Repair/replace wash tub faucet	n/a ☐	Yes ☑		$	**145.00**
Unclog piping:	n/a ☐	Yes ☐		$	
Repair drain/waste/vent piping	n/a ☐	Yes ☐		$	
Repair water piping	n/a ☐	Yes ☐		$	
Repair/replace water heater	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	

Windows						
	Replace broken glass	n/a ☐	Yes ☐		$	
	Repair or replace sash	n/a ☐	Yes ☐		$	
Doors						
	Repair or replace doors	n/a ☐	Yes ☑		$	**570.00**
	Repair or repl. locks/latches	n/a ☐	Yes ☑	*Self Help*	$	**285.00**
Walls/Ceilings						
	Repair or repl. @ defective	n/a ☐	Yes ☑		$	**2,000.00**
Paint						
	Repair or repl. @ defective	n/a ☐	Yes ☑		$	**1,000.00**
Fire Safety						
	Install smoke/CO alarm:bsmt.	n/a ☐	Yes ☐	*Self Help*	$	
	Install smoke/CO alarm: 1st flr.	n/a ☐	Yes ☐	*Self Help*	$	
	Install smoke/CO alarm: 2nd flr.	n/a ☐	Yes ☐	*Self Help*	$	
Handrails						
	Repair/replace defective	n/a ☐	Yes ☐	*Self Help*	$	
Stairs						
	Repair defective	n/a ☐	Yes ☑		$	**875.00**
Floors						
	Repair defective	n/a ☐	Yes ☑		$	**1,800.00**
Other						
		n/a ☐	Yes ☐		$	
		n/a ☐	Yes ☐		$	
		n/a ☐	Yes ☐		$	
		n/a ☐	Yes ☐		$	

Interior: Estimated Cost:	**$**	**9,225.00**
Total Exterior and Interior Cost:*	**$**	**43,260.00**

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

Inspected by: Nikolas Stoehr **7/3/2017**

Self Help

Work listed as "self help" means the cost estimate includes only the cost of the materials, not labor or equipment.

Important Information Regarding Permits

All plumbing, heating, electrical, and structural repairs require permits before work can start.
Permits are obtained at the Development Center located on the first floor of 809 N. Broadway.

Licensed contractors must do the above work, although owner occupants *may* be eligible to do maintenance work and structural/carpentry repairs.

Owner occupants *may* be eligible to do plumbing work on the unit they live in, but check with the plumbing inspector first.

Generally, minor carpentry repairs, plaster patching, and painting do not require permits.

Anyone disturbing painted surfaces must assume they contain lead paint if the home was built before 1978. Contractors must be licensed to do lead abatement and must obtain a permit. Permits are obtained from the Health Department, located at 7630 W. Mill Road.