

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

Scope of Work for Property Located at: **2559 N 27th Street**

Property is: Single Family ☒ Duplex ☐ Other ☐

Date: **1/29/2025** 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 and provide same to DCD within 180 days of City's deed to buyer in order to get return of performance deposit.

Location	Required Work	Note/Comments	Cost
Entire Building	Structural Violations	n/a ☐ Yes ☐	\$
	Defective/Missing HVAC	n/a ☐ Yes ☒ Permit required- New HVAC system to include duct work	\$ 9,500.00
	Defective/Missing Plumbing	☐ Yes ☒ Permit Required- New water heater, all new bathroom and kitchen plumbing	\$ 7,500.00
		☐ Yes ☒ Permit required- new service mast, meter sockect and 100 amp panel, new wiring throught out to be code compliant, new outlets in bathroom and kitchen, new lighting in all rooms	\$ 11,425.00
	Defective/Missing Electrical	n/a ☐ Yes ☐	\$
	Defective/Missing Egress	n/a ☐ Yes ☐	\$
	Defective/Missing Smoke/CO Alarm	n/a ☐ Yes ☒	\$ 400.00
	Repair Defective Paint (Interior)	n/a ☐ Yes ☒ New painting required through out property	\$ 6,500.00
	Defective/Missing Roof (Major)	n/a ☐ Yes ☐	\$
	Missing Window(s)	n/a ☐ Yes ☒ Rplace defective windows	\$ 3,250.00
	Missing Exterior Door(s)	n/a ☐ Yes ☐	\$
	Other	n/a ☐ Yes ☒ New kitchen and bathroom required	\$ 13,500.00
☐ <u>Lead (Pb) orders from MHD exist and must be completed with other essential repairs.</u>			Essential Repairs: Estimated Cost:* \$ 52,075.00

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

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- clean up all tarsh and debris from property	\$ 500.00
	Steps/Handrails	n/a ☐ Yes ☐	\$
	Service walks	n/a ☐ Yes ☐	\$
	Fencing	n/a ☐ Yes ☒ Repair rear yard fencing	\$ 3,250.00
	Parking	n/a ☐ Yes ☒ Install parking pad in rear yard instead of dirt	\$ 2,000.00
	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	☐		\$
Other	n/a	☐	Yes	☒	Clean trash off of porch	\$ 100.00

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	☐		\$
Flashing	n/a	☐	Yes	☐		\$
Eaves	n/a	☐	Yes	☐		\$
Siding	n/a	☐	Yes	☒	Clean grease off of rear side of house at kitchen window	\$ 250.00
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	☐		\$
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:* **\$ 6,100.00**

*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	☒	see essential repairs	\$
Repair ductwork	n/a	☐	Yes	☒	see essential repairs	\$
Replace thermostat	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace grilles	n/a	☐	Yes	☒	see essential repairs	\$
Tune boiler/furn. insp ht exchanger	n/a	☐	Yes	☐		\$

Electrical

Repair/replace receptacles	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace switches	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace fixtures	n/a	☐	Yes	☒	see essential repairs	\$
Install outlets and circuits	n/a	☐	Yes	☒	see essential repairs	\$
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	☒	see essential repairs	\$
Other	n/a	☐	Yes	☐		\$
Other	n/a	☐	Yes	☐		\$

Plumbing

Repair/replace kitchen sink	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace kitchen sink faucet	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace tub	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace tub faucet	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace toilet	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace lavatory	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace lavatory faucet	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace wash tub	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace wash tub faucet	n/a	☐	Yes	☒	see essential repairs	\$
Unclog piping:	n/a	☐	Yes	☒	see essential repairs	\$
Repair drain/waste/vent piping	n/a	☐	Yes	☒	see essential repairs	\$
Repair water piping	n/a	☐	Yes	☒	see essential repairs	\$
Repair/replace water heater	n/a	☐	Yes	☒	see essential repairs	\$
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 ☐	\$
-------------------------	------------------------------	------------------------------	----

Repair or repl. locks/latches	n/a ☐	Yes ☐	<i>Self Help</i>	\$
-------------------------------	------------------------------	------------------------------	------------------	----

Walls/Ceilings

Repair or repl. @ defective	n/a ☐	Yes ☐	\$
-----------------------------	------------------------------	------------------------------	----

Fire Safety

Install smoke/CO alarm:bsmt.	n/a ☐	Yes ☐	<i>Self Help</i>	\$
------------------------------	------------------------------	------------------------------	------------------	----

Install smoke/CO alarm: 1st flr.	n/a ☐	Yes ☐	<i>Self Help</i>	\$
----------------------------------	------------------------------	------------------------------	------------------	----

Install smoke/CO alarm: 2nd flr.	n/a ☐	Yes ☐	<i>Self Help</i>	\$
----------------------------------	------------------------------	------------------------------	------------------	----

Handrails

Repair/replace defective	n/a ☐	Yes ☒	<i>Self Help- rear porch guard rail</i>	\$	425.00
--------------------------	------------------------------	---	---	----	---------------

Stairs

Repair defective	n/a ☐	Yes ☐	\$
------------------	------------------------------	------------------------------	----

Floors

Repair defective	n/a ☐	Yes ☐	\$
------------------	------------------------------	------------------------------	----

Other

	n/a ☐	Yes ☐	\$
--	------------------------------	------------------------------	----

	n/a ☐	Yes ☐	\$
--	------------------------------	------------------------------	----

	n/a ☐	Yes ☐	\$
--	------------------------------	------------------------------	----

	n/a ☐	Yes ☐	\$
--	------------------------------	------------------------------	----

Interior: Estimated Cost:	\$	425.00
----------------------------------	----	---------------

Total Essential Repairs, Exterior, and Interior Cost:*	\$	58,600.00
---	----	------------------

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

Inspected D.Macneil

1/29/2025

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 841 N. Broadway, 1st Floor.

There may be bare soil at this premises. This soil may have accumulated lead in amounts greater than or equal to the US Environmental Protection Agency (EPA) Lead in Soils Standards. For advice on addressing lead in soil, consult the document

Human Health Hazards: Lead in soil from exterior paint from the State of Wisconsin at www.dhs.wisconsin.gov/publications/p45015.pdf .