

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

**Scope of Work for Property Located at: 2776-78 N 19th St**

**Property is:** Single Family      Duplex      Other  
**Date:** 1/5/2023      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 365 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	Repair severe foundation and stud wall damage on northeast corner of structure. Construction permit required.	\$ 45,000.00
	Defective/Missing HVAC	n/a	Yes	Repair or replace both furnaces to operable condition. HVAC permit required.	\$ 9,500.00
	Defective/Missing Plumbing	n/a	Yes	Replace missing or broken supply, drain and vent pipes assorted areas. Replace water heaters. Install kitchen and bathroom fixtures in both units. Plumbing permit required.	\$ 15,000.00
	Defective/Missing Electrical	n/a	Yes	Both panels tampered with. Most wires, fixtures, switches and receptacles missing or damaged. Repair/replace all to code compliant condition. Electrical permit required.	\$ 12,500.00
	Defective/Missing Egress	n/a	Yes	Repair rear stairwell as needed to restore access to rear entry area.	\$ 2,500.00
	Defective/Missing Smoke/CO Alarm	n/a	Yes		\$ 600.00
	Repair Defective Paint (Interior)	n/a	Yes	Repair & paint all missing or damaged plaster/paint throughout.	\$ 8,500.00
	Defective/Missing Roof (Major)	n/a	Yes	Tearoff and replace roof. Includes patching holes assorted areas.	\$ 14,500.00
	Missing Window(s)	n/a	Yes		\$ 900.00
	Missing Exterior Door(s)	n/a	Yes	Rear entry door.	\$ 750.00
	Other	n/a	Yes		\$
	<i>Lead (Pb) orders from MHD exist and must be completed with other essential repairs.</i>				<b>Essential Repairs: Estimated Cost:*</b> \$ 109,750.00

\*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	\$	
	Steps/Handrails	n/a	Yes	\$	
	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	\$ 500.00	
Doors		n/a	Yes	\$	
Windows		n/a	Yes	\$	
Slab		n/a	Yes	\$	
Paint	n/a	Yes	\$		

Porches	Electrical	n/a	Yes	\$
	Other	n/a	Yes	\$
	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	\$ 1,500.00
House	Other	n/a	Yes	\$
	Chimney	n/a	Yes	\$
	Shingles: repair	n/a	Yes	\$
	Shingles: Roof over existing	n/a	Yes	\$
	Shingles:Tear off & re-roof	n/a	Yes	See essential repairs \$
	Gutters/downspouts	n/a	Yes	\$
	Flashing	n/a	Yes	\$
	Eaves	n/a	Yes	\$
	Siding	n/a	Yes	\$
	Storm Doors	n/a	Yes	\$
	Prime ("main") Doors	n/a	Yes	See essential repairs \$
	Storm Windows	n/a	Yes	\$ 1,500.00
	Prime ("main") Windows	n/a	Yes	\$
	Paint	n/a	Yes	\$ 3,500.00
	Foundation	n/a	Yes	See essential repairs \$
	Electrical	n/a	Yes	\$
	Other	n/a	Yes	\$
	Other	n/a	Yes	\$
	Other	n/a	Yes	\$
	Other	n/a	Yes	\$
<b>Exterior: Estimated Cost:*</b>				<b>\$ 7,000.00</b>

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

## Interior Condition Report

**Unit:** Entire unit (single family)  
Upper unit of duplex

Lower 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	\$
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	\$
Repair/replace switches	n/a	Yes	\$
Repair/replace fixtures	n/a	Yes	\$
Install outlets and circuits	n/a	Yes	\$
Install outlets and circuits	n/a	Yes	\$
Install outlets and circuits	n/a	Yes	\$



	Repair/replace fixtures	n/a	Yes		\$
	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	<b>See essential repairs</b>	\$
	Other	n/a	Yes		\$
<b>Plumbing</b>					
	Repair/replace kitchen sink	n/a	Yes		\$
	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		\$
	Repair/replace wash tub faucet	n/a	Yes		\$
	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	<b>See essential repairs</b>	\$
	Other	n/a	Yes		\$
<b>Windows</b>					
	Replace broken glass	n/a	Yes		\$
	Repair or replace sash	n/a	Yes		\$
<b>Doors</b>					
	Repair or replace doors	n/a	Yes		\$ 1,500.00
	Repair or repl. locks/latches	n/a	Yes		\$
<b>Walls/Ceilings</b>					
	Repair or repl. @ defective	n/a	Yes	<b>See essential repairs</b>	\$
<b>Fire Safety</b>					
	Install smoke/CO alarm:bsmt.	n/a	Yes		\$
	Install smoke/CO alarm: 1st flr.	n/a	Yes		\$
	Install smoke/CO alarm: 2nd flr.	n/a	Yes	<b>See essential repairs</b>	\$
<b>Handrails</b>					
	Repair/replace defective	n/a	Yes		\$ 200.00
<b>Stairs</b>					
	Repair defective	n/a	Yes		\$
<b>Floors</b>					
	Repair defective	n/a	Yes		\$ 1,500.00
<b>Other</b>					
		n/a	Yes		\$
		n/a	Yes		\$
		n/a	Yes		\$
		n/a	Yes		\$
				<b>Interior: Estimated Cost:</b>	<b>\$ 3,200.00</b>
				<b>Total Essential Repairs, Exterior, and Interior Cost:*</b>	<b>\$ 123,150.00</b>

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

Inspected by: Jeff Sporer

Date: 1/5/2023

#### 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](http://www.dhs.wisconsin.gov/publications/p45015.pdf) from the State of Wisconsin at [www.dhs.wisconsin.gov/publications/p45015.pdf](http://www.dhs.wisconsin.gov/publications/p45015.pdf).