

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

Scope of Work for Property Located at: 3931 N 24th Pl

Property is: Single Family Duplex Other

Date: 1/7/2025 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 x	missing roof structure at front elevation, and alterations started at 2nd floor/attic must be abandoned, or completed under permit, with alteration plans submitted	\$ 24,000.00
	Defective/Missing HVAC	n/a	Yes x	assumes inclusion of 2nd floor/attic - permit required	\$ 11,000.00
	Defective/Missing Plumbing	n/a	Yes x	assumes 2nd bathroom at 2nd floor/attic - permit required	\$ 12,000.00
	Defective/Missing Electrical	n/a	Yes x	assumes 2nd floor/attic is built out - permit required	\$ 11,000.00
	Defective/Missing Egress	n/a	Yes x	front porch	\$ 3,500.00
	Defective/Missing Smoke/CO Alarm	n/a	Yes x	included in electrical	\$
	Repair Defective Paint (Interior)	n/a	Yes x	includes entire new insulation, drywall & painting determined by level of alterations to be completed	\$ 18,000.00
	Defective/Missing Roof (Major)	n/a	Yes x	includes fascia & soffit, and gutters & downspouts	\$ 16,500.00
	Missing Window(s)	n/a	Yes x	replace damaged/missing & repair others to operable condition	\$ 6,000.00
	Missing Exterior Door(s)	n/a	Yes x		\$ 2,000.00
	Other	n/a	Yes x	complete new millwork, cabinets & flooring	\$ 16,000.00

Lead (Pb) orders from MHD exist and must be completed with other essential repairs.

Essential Repairs: Estimated Cost:* \$ 120,000.00

*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	\$
	Steps/Handrails	n/a	Yes x	steps & handrail leading to alley	\$ 2,000.00
	Service walks	n/a	Yes		\$
	Fencing	n/a	Yes		\$
	Parking	n/a	Yes x	provide code compliant parking slab, or install fencing to prevent vehicles from parking on yard	\$ 4,000.00
	Retaining walls	n/a	Yes		\$
	Other	n/a	Yes		\$
	Other	n/a	Yes		\$
	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		\$
Garage	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	\$

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	\$
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:* **\$ 6,000.00**

*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	\$
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	\$

Plumbing	Install outlets and circuits	n/a	Yes		\$
	Upgrade service	n/a	Yes		\$
	Other	n/a	Yes		\$
	Other	n/a	Yes		\$
	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		\$
	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	Self Help	\$
Walls/Ceilings	Repair or repl. @ defective	n/a	Yes		\$
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					
Floors	Repair defective	n/a	Yes		\$
Other		n/a	Yes		\$
		n/a	Yes		\$
		n/a	Yes		\$
		n/a	Yes		\$
		n/a	Yes		\$
Interior: Estimated Cost:					\$ 0.00
Total Essential Repairs, Exterior, and Interior Cost:*					\$ 126,000.00

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

Inspected by: Tom Frank

Date: 1/7/25

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 minor 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 .