

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

Scope of Work for Property Located at: 3954 N 20th St

Property is: Single Family Duplex Other

Date: 9/20/2024 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 | <input checked="" type="checkbox"/> Complete Front, Side and Rear porches including guardrails and stairs. Interior stairs to basement. Water damaged roof framing. Repair/replace all to structurally sound and code compliant condition. Construction permit required. | \$ 31,500.00 |
| | Defective/Missing HVAC | <input checked="" type="checkbox"/> Missing/damaged furnaces and ductwork in both units. Repair/replace to code compliant condition. HVAC permit required. | \$ 12,500.00 |
| | Defective/Missing Plumbing | <input checked="" type="checkbox"/> Both water heaters damaged or missing. Broken, missing & defective drain, supply and vent pipes assorted areas. Kitchens and bathrooms missing or severely damaged in both units. Repair/replace all plumbing to code compliant condition. Plumbing permit required. | \$ 18,750.00 |
| | Defective/Missing Electrical | <input checked="" type="checkbox"/> Service wires cut, meters missing & panels tampered with. Improperly installed, broken, missing or defective wiring, switches, fixtures and receptacles throughout both units. Repair/replace all electrical to code compliant condition. Electrical permit required. | \$ 15,500.00 |
| | Defective/Missing Egress | <input checked="" type="checkbox"/> 1st Floor Rear Kitchen door opening to side of upper unit stairs: remove door including electrical in door, infill opening, patch plaster/drywall and paint. | \$ 1,950.00 |
| | Defective/Missing Smoke/CO Alarm | <input checked="" type="checkbox"/> Required per code throughout. | \$ 350.00 |
| | Repair Defective Paint (Interior) | <input checked="" type="checkbox"/> Peeling & missing paint assorted areas throughout. Repair/replace all. Includes repairing or replacing all missing or defective plaster/drywall. | \$ 12,750.00 |
| | Defective/Missing Roof (Major) | <input checked="" type="checkbox"/> On dormer | \$ 7,500.00 |
| | Missing Window(s) | <input checked="" type="checkbox"/> Several windows broken or missing. Repair or replace all to functional and weathertight condition. | \$ 7,500.00 |
| | Missing Exterior Door(s) | <input checked="" type="checkbox"/> Repair or replace damaged or missing doors | \$ 2,250.00 |
| Other | <input checked="" type="checkbox"/> Repair or replace missing or defective siding, eaves and trim. | \$ 6,250.00 | |
| | | <input type="checkbox"/> Lead (Pb) orders from MHD exist and must be completed with other essential repairs. | Essential Repairs: Estimated Cost:* \$ 116,800.00 |

*average contracted cost. Actual costs may vary. Self help may 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 | <input type="checkbox"/> | \$ | |
| | Steps/Handrails | <input type="checkbox"/> | \$ | |
| | Service walks | <input type="checkbox"/> | \$ | |
| | Fencing | <input type="checkbox"/> | \$ | |
| | Parking | <input type="checkbox"/> | \$ | |
| | Retaining walls | <input type="checkbox"/> | \$ | |
| | Other | <input type="checkbox"/> | \$ | |
| | Garage | Other | <input type="checkbox"/> | \$ |
| | | Singles: repair | <input type="checkbox"/> | \$ |
| | | Shingles: Roof over existing | <input type="checkbox"/> | \$ |
| Shingles:Tear off & re-roof | | <input type="checkbox"/> | \$ | |
| Gutters/downspouts | | <input type="checkbox"/> | \$ | |
| Flashing | | <input type="checkbox"/> | \$ | |
| Eaves | | <input type="checkbox"/> | \$ | |
| Siding | | <input type="checkbox"/> | \$ | |
| Doors | | <input type="checkbox"/> | \$ | |
| Windows | | <input type="checkbox"/> | \$ | |
| Slab | | <input type="checkbox"/> | \$ | |
| Paint | | <input type="checkbox"/> | \$ | |
| Electrical | | <input type="checkbox"/> | \$ | |
| Other | <input type="checkbox"/> | \$ | | |

Porches

| | | |
|-----------------|---|----|
| Roof | <input type="checkbox"/> | \$ |
| Deck-upper | <input type="checkbox"/> | \$ |
| Deck-lower | <input type="checkbox"/> | \$ |
| Steps/handrails | <input type="checkbox"/> | \$ |
| Ceiling | <input type="checkbox"/> | \$ |
| Guardrails | <input type="checkbox"/> | \$ |
| Structural | <input type="checkbox"/> | \$ |
| Paint | <input type="checkbox"/> | \$ |
| Other | <input checked="" type="checkbox"/> See essential repairs | \$ |

House

| | | |
|------------------------------|---|-------------|
| Chimney | <input type="checkbox"/> | \$ |
| Shingles: repair | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Shingles: Roof over existing | <input type="checkbox"/> | \$ |
| Shingles:Tear off & re-roof | <input type="checkbox"/> | \$ |
| Gutters/downspouts | <input type="checkbox"/> | \$ |
| Flashing | <input type="checkbox"/> | \$ |
| Eaves | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Siding | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Storm Doors | <input type="checkbox"/> | \$ |
| Prime ("main") Doors | <input type="checkbox"/> | \$ |
| Storm Windows | <input type="checkbox"/> | \$ |
| Prime ("main") Windows | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Paint | <input checked="" type="checkbox"/> | \$ 3,500.00 |
| Foundation | <input type="checkbox"/> | \$ |
| Electrical | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Other | <input type="checkbox"/> | \$ |
| Other | <input type="checkbox"/> | \$ |
| Other | <input type="checkbox"/> | \$ |
| Other | <input type="checkbox"/> | \$ |

Exterior: Estimated Cost:* \$ 3,500.00

*average contracted cost. Actual costs may vary. Self help may 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 | <input type="checkbox"/> | \$ |
| Repair radiation | <input type="checkbox"/> | \$ |
| Repair/replace furnace | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Repair ductwork | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Replace thermostat | <input type="checkbox"/> | \$ |
| Repair/replace grilles | <input type="checkbox"/> | \$ |
| Tune furnace/insp. heat exchanger | <input type="checkbox"/> | \$ |

Electrical

| | | |
|------------------------------|---|----|
| Repair/replace receptacles | <input type="checkbox"/> | \$ |
| Repair/replace switches | <input type="checkbox"/> | \$ |
| Repair/replace fixtures | <input type="checkbox"/> | \$ |
| Install outlets and circuits | <input type="checkbox"/> | \$ |
| Install outlets and circuits | <input type="checkbox"/> | \$ |
| Install outlets and circuits | <input type="checkbox"/> | \$ |
| Install outlets and circuits | <input type="checkbox"/> | \$ |
| Upgrade service | <input type="checkbox"/> | \$ |
| Other | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Other | <input type="checkbox"/> | \$ |

Plumbing

| | | |
|------------------------------------|---|----|
| Repair/replace kitchen sink | <input type="checkbox"/> | \$ |
| Repair/replace kitchen sink faucet | <input type="checkbox"/> | \$ |
| Repair/replace tub | <input type="checkbox"/> | \$ |
| Repair/replace tub faucet | <input type="checkbox"/> | \$ |
| Repair/replace toilet | <input type="checkbox"/> | \$ |
| Repair/replace lavatory | <input type="checkbox"/> | \$ |
| Repair/replace lavatory faucet | <input type="checkbox"/> | \$ |
| Repair/replace wash tub | <input type="checkbox"/> | \$ |
| Repair/replace wash tub faucet | <input type="checkbox"/> | \$ |
| Unclog piping: | <input type="checkbox"/> | \$ |
| Repair drain/waste/vent piping | <input type="checkbox"/> | \$ |
| Repair water piping | <input type="checkbox"/> | \$ |
| Repair/replace water heater | <input type="checkbox"/> | \$ |
| Other | <input checked="" type="checkbox"/> See essential repairs | \$ |
| Other | <input type="checkbox"/> | \$ |

| | | | | |
|----------------------------------|----------------------------------|---|----|-----------------|
| Windows | Replace broken glass | <input checked="" type="checkbox"/> See essential repairs | \$ | |
| | Repair or replace sash | <input checked="" type="checkbox"/> See essential repairs | \$ | |
| Doors | Repair or replace doors | <input checked="" type="checkbox"/> | \$ | 1,000.00 |
| | Repair or repl. locks/latches | <input checked="" type="checkbox"/> | \$ | 200.00 |
| Walls/Ceilings | Repair or repl. @ defective | <input checked="" type="checkbox"/> See essential repairs | \$ | |
| Fire Safety | Install smoke/CO alarm:bsmt. | <input checked="" type="checkbox"/> See essential repairs | \$ | |
| | Install smoke/CO alarm: 1st flr. | <input checked="" type="checkbox"/> See essential repairs | \$ | |
| | Install smoke/CO alarm: 2nd flr. | <input type="checkbox"/> | \$ | |
| Handrails | Repair/replace defective | <input checked="" type="checkbox"/> | \$ | 150.00 |
| Stairs | Repair defective | <input checked="" type="checkbox"/> See essential repairs | \$ | |
| Floors | Repair defective | <input checked="" type="checkbox"/> | \$ | 2,250.00 |
| Other | | <input type="checkbox"/> | \$ | |
| | | <input type="checkbox"/> | \$ | |
| | | <input type="checkbox"/> | \$ | |
| | | <input type="checkbox"/> | \$ | |
| Interior: Estimated Cost: | | | \$ | 3,600.00 |

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