

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

**Scope of Work for Property Located at: 3031-33 W McKinley Bl**

**Property is:** Single Family      Duplex      Other

**Date:** 9/23/2025      OCCUPIED      VACANT X

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	Rehab Requirements & Structural Violations			Historic Preservation Commission approval required for all exterior building modifications and material selections. An alteration permit will be required to convert building from its existing use to a duplex use. Structural repairs (requiring a permit) to include, but may not be limited to gutting the interiors of both floors & reconfiguring the spaces for duplex use, rebuilding rear enclosure walls separating from main structure, and replacing all porches. NOTE: Third floor space was not accessible at time of inspection, and is assumed to be attic storage space. If space is to be used for habitable space additional use and egress requirements will apply, and must be clearly specified on the construction plans submitted for approval.	\$ 100,630.00
		n/a	Yes		
	Defective/Missing HVAC	n/a	Yes	<b>both units - permit required</b>	\$ 20,000.00
	Defective/Missing Plumbing	n/a	Yes	<b>both units - permit required</b>	\$ 25,000.00
	Defective/Missing Electrical	n/a	Yes	<b>both units - permit required</b>	\$ 24,000.00
	Defective/Missing Siding	n/a	Yes	<b>including soffit/fascia &amp; trim, including paint</b>	\$ 30,000.00
	Asbestos Removal	n/a	Yes		\$ 12,000.00
	Repair Defective Paint (Interior)	n/a	Yes	<b>includes new interior finishes &amp; paint</b>	\$ 32,000.00
	Defective/Missing Roof (Major)	n/a	Yes	<b>includes gutters &amp; downspouts</b>	\$ 17,500.00
	Missing Window(s)	n/a	Yes		\$ 49,000.00
	Missing Exterior Door(s)	n/a	Yes		\$ 6,000.00
	Other	n/a	Yes	<b>insulation, millwork, cabinets, flooring</b>	\$ 65,000.00

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

**Essential Repairs: Estimated Cost:\* \$ 381,130.00**

\*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		\$ 5,000.00	
	Steps/Handrails	n/a	Yes		\$	
	Service walks	n/a	Yes	<b>includes steps &amp; handrails</b>	\$ 10,550.00	
	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	\$
<b>Porches</b>			
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	\$
<b>House</b>			
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:\*** \$ **15,550.00**

\*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 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		\$
<b>Electrical</b>	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		\$
	Install outlets and circuits	n/a	Yes		\$
	Upgrade service	n/a	Yes		\$
	Other	n/a	Yes		\$
	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		\$
	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		\$
	Repair or repl. locks/latches	n/a	Yes	<i>Self Help</i>	\$
<b>Walls/Ceilings</b>	Repair or repl. @ defective	n/a	Yes		\$
<b>Fire Safety</b>	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>	\$
<b>Handrails</b>	Repair/replace defective	n/a	Yes	<i>Self Help</i>	\$
<b>Stairs</b>	Repair defective	n/a	Yes		\$
<b>Floors</b>	Repair defective	n/a	Yes		\$
<b>Other</b>		n/a	Yes		\$
		n/a	Yes		\$

n/a	Yes	\$
n/a	Yes	\$
<b>Interior: Estimated Cost:</b>		<b>\$ 0.00</b>
<b>Total Essential Repairs, Exterior, and Interior Cost:*</b>		<b>\$ 396,680.00</b>

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

**Inspected by: Tom Frank**

**Date: 9/23/25**

**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 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).