

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

**Scope of Work for Property Located at: 4463 North Hopkins Street**

**Property is:** Single Family  Duplex  Other

**Date:** 10/31/2018 **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 <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Defective/Missing HVAC	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> 4 furnaces - includes duct work	\$ 18,000.00
	Defective/Missing Plumbing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> water heater/1 toilet/sink/shower per unit - permit	\$ 20,000.00
	Defective/Missing Electrical	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> meters/main panels/distribution - permit	\$ 20,000.00
	Defective/Missing Egress	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Defective/Missing Smoke Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> all floors including basement	\$ 150.00
	Defective/Missing CO Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> all floors including basement	\$ 150.00
	Defective/Missing Roof (Major)	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
	Missing Window(s)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> damaged/boarded windows	\$ 6,300.00
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> obtain permits (electric/plumbing/construction)	\$ 255.00
	Other	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> convert 3rd floor back to attic	\$ 1,500.00
	<b>Essential Repairs: Estimated Cost:*</b>		

\*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 <input type="checkbox"/> Yes <input type="checkbox"/> <i>Self Help</i>	\$	
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> front stairs	\$ 450.00	
	Service walks	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Fencing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Parking	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Retaining walls	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
	Garage	Singles: repair	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
		Shingles: Roof over existing	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
		Shingles:Tear off & re-roof	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
		Gutters/downspouts	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$
Flashing		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Eaves		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Siding		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Doors		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Windows		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Slab		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Paint		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Electrical		n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$	
Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>	\$		

**Porches**

Roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Deck-upper	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Deck-lower	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Steps/handrails	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Ceiling	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Guardrails	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Structural	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>85.00</b>

**House**

Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles: repair	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>
Shingles: Roof over existing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Shingles:Tear off & re-roof	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,200.00</b>
Flashing	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Eaves	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Siding	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Storm Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Doors	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Storm Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Foundation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Electrical	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Exterior: Estimated Cost:\*** \$ **3,235.00**

\*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**

**FIRST FLOOR FRONT UNIT**

**Heating**

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

**Electrical**

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Plumbing**

Complete Kitchen	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>850.00</b>
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Windows**

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,190.00</b>
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>385.00</b>
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b>
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>500.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>350.00</b>
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,800.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
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<b>Interior: Estimated Cost:</b>	\$	<b>7,875.00</b>
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**Interior Condition Report**

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

Lower unit of duplex   
 Other

**Mechanical Required Work**

**FIRST FLOOR REAR UNIT**

**Heating**

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

**Electrical**

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Plumbing**

Complete Kitchen	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>850.00</b>
					complete tub includes tub/faucet and drain plumbing	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Windows**

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,190.00</b>
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	<b>385.00</b>
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>1,000.00</b>
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>500.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>kitchen and bath</b>	\$	<b>1,800.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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<b>Interior: Estimated Cost:</b>	\$	<b>7,525.00</b>
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**Interior Condition Report**

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

Lower unit of duplex   
 Other

**Mechanical Required Work**

**SECOND FLOOR FRONT UNIT**

**Heating**

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

**Electrical**

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Plumbing**

Complete Kitchen	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>850.00</b>
					<b>complete tub includes tub/faucet and drain plumbing</b>	
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Windows**

Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
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**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,190.00</b>
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<i>Self Help</i>	\$	<b>385.00</b>
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**Walls/Ceilings**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>1,000.00</b>
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**Paint**

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>		\$	<b>500.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	<i>Self Help</i>	\$
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**Stairs**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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**Floors**

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>kitchen and bath</b>	\$	<b>1,800.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>		\$
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<b>Interior: Estimated Cost:</b>	\$	<b>7,525.00</b>
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## Interior Condition Report

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

Lower unit of duplex   
 Other

### Mechanical Required Work

SECOND FLOOR REAR UNIT

#### Heating

Repair/replace boiler	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair radiation	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace furnace	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair ductwork	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Replace thermostat	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Repair/replace grilles	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$
Tune boiler/furn. insp ht exchanger	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

#### Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install outlets and circuits	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Upgrade service	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

#### Plumbing

Complete Kitchen	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>
Repair/replace kitchen sink faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace toilet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace lavatory faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace wash tub	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>850.00</b>
Repair/replace wash tub faucet	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Unclog piping:	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair drain/waste/vent piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair water piping	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Repair/replace water heater	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Windows**

Replace broken glass n/a  Yes  \$

Repair or replace sash n/a  Yes  \$

**Doors**

Repair or replace doors n/a  Yes  \$ **1,190.00**

Repair or repl. locks/latches n/a  Yes  Self Help \$ **385.00**

**Walls/Ceilings**

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

**Paint**

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**

Repair defective n/a  Yes  \$

**Floors**

Repair defective n/a  Yes  kitchen and bath \$ **1,800.00**

**Other**

n/a  Yes  \$

n/a  Yes  \$

n/a  Yes  \$

n/a  Yes  \$

**Interior: Estimated Cost: \$ 6,025.00**

**Total Essential Repairs, Exterior and Interior Cost:\* \$ 98,540.00**

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

**Inspected by: Nikolas Stoehr**

**Date: 10/31/2018**

**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).