

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

**Scope of Work for Property Located at: 4730 North 31st Street**

**Property is:** Single Family  Duplex  Other

**Date:** 10/11/2018 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 type="checkbox"/> | \$   |                                |
|                 | Defective/Missing Plumbing                                | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Defective/Missing Electrical                              | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Defective/Missing Egress                                  | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Defective/Missing Smoke Alarm                             | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Defective/Missing CO Alarm                                | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Defective/Missing Roof (Major)                            | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Missing Window(s)   | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
|                 | Missing Exterior Door(s)                                  | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$   |                                |
| Other           | n/a <input type="checkbox"/> Yes <input type="checkbox"/> | \$  |      |                                |
|                 |   |   |      | <b>Essential Repairs Total</b> |
|                 |   |   |      | <b>0.00</b>                    |

**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 checked="" type="checkbox"/> <i>Self Help</i>           | \$ 400.00   |    |
|                             | Steps/Handrails | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <i>Including rear yard</i> | \$ 1,000.00   |    |
|                             | Service walks   | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>                            | \$ 1,200.00   |    |
|                             | Fencing         | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/> <i>Including gate</i>      | \$ 700.00   |    |
|                             | Parking         | n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>                            | \$ 3,600.00   |    |
|                             | 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 checked="" type="checkbox"/> | \$ | <b>900.00</b> |
| 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 type="checkbox"/>            | \$ |               |

**House**

|                                |     |                          |     |                                     |    |                 |
|--------------------------------|-----|--------------------------|-----|-------------------------------------|----|-----------------|
| Chimney                        | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>500.00</b>   |
| Shingles: 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 checked="" type="checkbox"/> | \$ | <b>1,208.00</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 checked="" type="checkbox"/> | \$ | <b>1,200.00</b> |
| Storm Doors                    | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>265.00</b>   |
| Prime ("main") Doors           | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$ |                 |
| Storm Windows                  | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>198.00</b>   |
| Prime ("main") Windows         | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>800.00</b>   |
| Paint                          | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>3,600.00</b> |
| Foundation                     | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$ |                 |
| Electrical                     | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$ |                 |
| Window Screens                 | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>750.00</b>   |
| Address tiles on back of house | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ | <b>25.00</b>    |
| Other                          | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$ |                 |
| Other                          | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$ |                 |

**Exterior: Estimated Cost:\*** **\$ 16,346.00**

\*average contracted cost. Actual costs may vary. Self help will 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               | 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 checked="" type="checkbox"/> | \$ <b>200.00</b> |
| 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 type="checkbox"/>            | \$   |
| Repair/replace switches      | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$   |
| Repair/replace fixtures      | 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"/>            | \$   |
| Install outlets and circuits | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$   |
| Upgrade service              | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$   |
| Misc violations              | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <b>Protect &amp; repair all NM wiring, per code. Permit required.</b> \$ <b>1,400.00</b> |
| Other                        | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <b>Provide access to panel, per code.</b> \$   |

**Plumbing**

|                                    |     |                          |     |                                     |  |
|------------------------------------|-----|--------------------------|-----|-------------------------------------|--|
| Repair/replace kitchen sink        | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>            | \$   |
| 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 checked="" type="checkbox"/> | \$ <b>220.00</b>   |
| 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 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"/>            | \$   |
| Dryer venting                      | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | \$ <b>50.00</b>  |
| Basement bathroom                  | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> | <b>Make operational or remove (requires permit)</b> \$ <b>1,000.00</b> |

**Windows**

Replace broken glass n/a  Yes  \$

Repair or replace sash n/a  Yes  \$

**Doors**

Repair or replace doors n/a  Yes  Including defective door(s) and double dead-bolt egress violation \$ 245.00

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

**Walls/Ceilings**

Repair or repl. @ defective n/a  Yes  \$ 1,600.00

**Paint**

Repair or repl. @ defective n/a  Yes  \$ 800.00

**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 (basement) \$ 100.00

**Stairs**

Repair defective n/a  Yes  \$

**Floors**

Repair defective n/a  Yes  \$

**Other**

n/a  Yes  \$

n/a  Yes  \$

n/a  Yes  \$

n/a  Yes  \$

**Interior: Estimated Cost: \$ 5,615.00**

**Total Exterior and Interior Cost:\* \$ 21,961.00**

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

**Inspected by: Inspector Gorski**

**Date: 10/11/2018**

**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 7630 W. Mill Road.