

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

**Scope of Work for Property Located at: 2436-38 West Keefe Avenue**

**Property is:**  Single Family  Duplex  Other: Multi 4 Unit

**Date:** 9/7/2021  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 | Restore drooping and unapproved front 2nd floor deck to code compliant condition - Permit required.                          | \$ 4,080.00         |
|   | Defective/Missing HVAC            | n/a | Yes | Basement inaccessible at time of inspection - Repair entire HVAC system to code compliant condition - Permit required        | \$ 12,320.00        |
|   | Defective/Missing Plumbing        | n/a | Yes | Partially inaccessible at time of inspection - Repair entire plumbing system to code compliant condition - Permit required   | \$ 18,528.00        |
|   | Defective/Missing Electrical      | n/a | Yes | Partially inaccessible at time of inspection - Repair entire electrical system to code compliant condition - Permit required | \$ 5,800.00         |
|   | Defective/Missing Egress          | n/a | Yes |  | \$                  |
|   | Defective/Missing Smoke/CO Alarm  | n/a | Yes |  | \$ 650.00           |
|   | Repair Defective Paint (Interior) | n/a | Yes |  | \$ 4,800.00         |
|   | Defective/Missing Roof (Major)    | n/a | Yes |  | \$                  |
|   | Missing Window(s)                 | n/a | Yes |  | \$                  |
|   | Missing Exterior Door(s)          | n/a | Yes |  | \$                  |
|   | Other                             | n/a | Yes |  | \$                  |
| <b><u>Lead (Pb) orders from MHD exist and must be completed with other essential repairs.</u></b> |                                   |     |     | <b>Essential Repairs: Estimated Cost:*</b>   | <b>\$ 46,178.00</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 | Yes | Self Help                           | \$ 400.00 |
|          | Steps/Handrails              | n/a | Yes |                                     | \$        |
|          | Service walks                | n/a | Yes | Service walk and stoop on west side | \$ 600.00 |
|          | Fencing                      | n/a | Yes |                                     | \$        |
|          | Parking                      | n/a | Yes |                                     | \$        |
|          | Retaining walls              | n/a | Yes |                                     | \$        |
|          | Other                        | n/a | Yes |                                     | \$        |
| Garage   | 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 |                                     | \$        |
|          | 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 | <b>See essential repairs</b>    | \$               |
| Deck-lower       | n/a | Yes |                                 | \$               |
| Steps/handrails  | n/a | Yes |                                 | \$               |
| Ceiling          | n/a | Yes |                                 | \$               |
| Steps/Guardrails | n/a | Yes | <b>Entrance step guardrails</b> | \$ <b>550.00</b> |
| Structural       | n/a | Yes |                                 | \$               |
| Paint            | n/a | Yes | <b>Columns</b>                  | \$ <b>100.00</b> |
| 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 |                              | \$ <b>1,008.00</b> |
| Flashing                     | n/a | Yes |                              | \$                 |
| Eave/Soffit                  | n/a | Yes |                              | \$ <b>1,600.00</b> |
| Siding                       | n/a | Yes |                              | \$ <b>1,490.00</b> |
| Storm Doors                  | n/a | Yes |                              | \$                 |
| Prime ("main") Doors         | n/a | Yes |                              | \$ <b>1,400.00</b> |
| Storm Windows                | n/a | Yes |                              | \$ <b>99.00</b>    |
| Prime ("main") Windows       | n/a | Yes |                              | \$ <b>8,620.00</b> |
| Paint                        | n/a | Yes |                              | \$ <b>4,100.00</b> |
| Foundation                   | n/a | Yes |                              | \$                 |
| Electrical                   | n/a | Yes | <b>See essential repairs</b> | \$                 |
| Other                        | n/a | Yes |                              | \$                 |
| Other                        | n/a | Yes |                              | \$                 |
| Other                        | n/a | Yes |                              | \$                 |
| Other                        | n/a | Yes |                              | \$                 |

**Exterior: Estimated Cost:\*** \$ **19,967.00**

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

**Interior Condition Report**  
**Unit: Lower Right**

**Mechanical Required Work**

**Heating**

|                                     |     |     |   |                  |
|-------------------------------------|-----|-----|---|------------------|
| Repair/replace boiler               | n/a | Yes |   | \$               |
| Repair radiation                    | n/a | Yes |   | \$               |
| Repair/replace furnace              | n/a | Yes | <b>Inaccessible - see essential repairs</b> | \$               |
| Repair ductwork                     | n/a | Yes |   | \$               |
| Replace thermostat                  | n/a | Yes |   | \$ <b>100.00</b> |
| Repair/replace grilles              | n/a | Yes |   | \$ <b>150.00</b> |
| Tune boiler/furn. insp ht exchanger | n/a | Yes |   | \$               |

**Electrical**

|                              |     |     |  |    |
|------------------------------|-----|-----|--|----|
| Repair/replace receptacles   | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace switches      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace fixtures      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
|                              |     |     | <b>Meter missing - some damage assumed - see essential repairs</b> |    |
| Upgrade service              | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |

**Plumbing**

|                                    |     |     |  |    |
|------------------------------------|-----|-----|--|----|
| Repair/replace kitchen sink        | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace kitchen sink faucet | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub                 | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub faucet          | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace toilet              | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Unclog piping:                     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair drain/waste/vent piping     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair water piping                | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace water heater        | n/a | Yes | <b>Inaccessible - see essential repairs.</b> | \$ |
| 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 |                              | \$ 540.00          |
|                                  | Repair or repl. locks/latches    | n/a | Yes | <i>Self Help</i>             | \$ 55.00           |
| <b>Walls/Ceilings</b>            | Repair or repl. @ defective      | n/a | Yes |                              | \$ 1,700.00        |
| <b>Fire Safety</b>               | Install smoke/CO alarm:bsmt.     | n/a | Yes | <i>See essential repairs</i> | \$                 |
|                                  | Install smoke/CO alarm: 1st flr. | n/a | Yes | <i>See essential repairs</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>             | \$ 124.00          |
| <b>Stairs</b>                    | Repair defective                 | n/a | Yes |                              | \$                 |
| <b>Floors</b>                    | Repair defective                 | n/a | Yes |                              | \$ 900.00          |
| <b>Other</b>                     | Millwork                         | n/a | Yes |                              | \$ 1,100.00        |
|                                  | Sanitize                         | n/a | Yes |                              | \$ 700.00          |
|                                  |                                  | n/a | Yes |                              | \$                 |
|                                  |                                  | n/a | Yes |                              | \$                 |
| <b>Interior: Estimated Cost:</b> |                                  |     |     |                              | <b>\$ 5,369.00</b> |

## Interior Condition Report

Unit: Upper Right (Upper floor and basement were inaccessible at time of inspection and assumptions made)

### Mechanical Required Work

#### Heating

|                                     |     |     |   |           |
|-------------------------------------|-----|-----|---|-----------|
| Repair/replace boiler               | n/a | Yes |   | \$        |
| Repair radiation                    | n/a | Yes |   | \$        |
| Repair/replace furnace              | n/a | Yes | <b>Inaccessible - see essential repairs</b> | \$        |
| Repair ductwork                     | n/a | Yes |   | \$        |
| Replace thermostat                  | n/a | Yes |   | \$ 100.00 |
| Repair/replace grilles              | n/a | Yes |   | \$ 150.00 |
| Tune boiler/furn. insp ht exchanger | n/a | Yes |   | \$        |

#### Electrical

|                              |     |     |  |    |
|------------------------------|-----|-----|--|----|
| Repair/replace receptacles   | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace switches      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace fixtures      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
|                              |     |     | <b>Meter missing - some damage assumed - see essential repairs</b> |    |
| Upgrade service              | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |

#### Plumbing

|                                    |     |     |  |    |
|------------------------------------|-----|-----|--|----|
| Repair/replace kitchen sink        | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace kitchen sink faucet | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub                 | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub faucet          | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace toilet              | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Unclog piping:                     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair drain/waste/vent piping     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair water piping                | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace water heater        | n/a | Yes | <b>Inaccessible - see essential repairs.</b> | \$ |
| 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 |                              | \$        | <b>540.00</b>   |
|                                  | Repair or repl. locks/latches    | n/a | Yes | <i>Self Help</i>             | \$        | <b>55.00</b>    |
| <b>Walls/Ceilings</b>            | Repair or repl. @ defective      | n/a | Yes |                              | \$        | <b>1,700.00</b> |
| <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>See essential repairs</i> | \$        |                 |
| <b>Handrails</b>                 | Repair/replace defective         | n/a | Yes | <i>Self Help</i>             | \$        | <b>124.00</b>   |
| <b>Stairs</b>                    | Repair defective                 | n/a | Yes |                              | \$        |                 |
| <b>Floors</b>                    | Repair defective                 | n/a | Yes |                              | \$        | <b>900.00</b>   |
| <b>Other</b>                     |                                  | n/a | Yes |                              | \$        | <b>1,100.00</b> |
|                                  |                                  | n/a | Yes |                              | \$        | <b>700.00</b>   |
|                                  |                                  | n/a | Yes |                              | \$        |                 |
|                                  |                                  | n/a | Yes |                              | \$        |                 |
| <b>Interior: Estimated Cost:</b> |                                  |     |     |                              | <b>\$</b> | <b>5,369.00</b> |

**Interior Condition Report**  
**Unit: Lower Left**

**Mechanical Required Work**

**Heating**

|                                     |     |     |   |                  |
|-------------------------------------|-----|-----|---|------------------|
| Repair/replace boiler               | n/a | Yes |   | \$               |
| Repair radiation                    | n/a | Yes |   | \$               |
| Repair/replace furnace              | n/a | Yes | <b>Inaccessible - see essential repairs</b> | \$               |
| Repair ductwork                     | n/a | Yes |   | \$               |
| Replace thermostat                  | n/a | Yes |   | \$ <b>100.00</b> |
| Repair/replace grilles              | n/a | Yes |   | \$ <b>150.00</b> |
| Tune boiler/furn. insp ht exchanger | n/a | Yes |   | \$               |

**Electrical**

|                              |     |     |  |    |
|------------------------------|-----|-----|--|----|
| Repair/replace receptacles   | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace switches      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace fixtures      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
|                              |     |     | <b>Meter missing - some damage assumed - see essential repairs</b> |    |
| Upgrade service              | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |

**Plumbing**

|                                    |     |     |  |    |
|------------------------------------|-----|-----|--|----|
| Repair/replace kitchen sink        | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace kitchen sink faucet | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub                 | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub faucet          | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace toilet              | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Unclog piping:                     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair drain/waste/vent piping     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair water piping                | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace water heater        | n/a | Yes | <b>Inaccessible - see essential repairs.</b> | \$ |
| 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 |                              | \$ 540.00          |
|                                  | Repair or repl. locks/latches    | n/a | Yes | <i>Self Help</i>             | \$ 55.00           |
| <b>Walls/Ceilings</b>            | Repair or repl. @ defective      | n/a | Yes |                              | \$ 1,700.00        |
| <b>Fire Safety</b>               | Install smoke/CO alarm:bsmt.     | n/a | Yes | <i>See essential repairs</i> | \$                 |
|                                  | Install smoke/CO alarm: 1st flr. | n/a | Yes | <i>See essential repairs</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>             | \$ 124.00          |
| <b>Stairs</b>                    | Repair defective                 | n/a | Yes |                              | \$                 |
| <b>Floors</b>                    | Repair defective                 | n/a | Yes |                              | \$ 900.00          |
| <b>Other</b>                     |                                  | n/a | Yes |                              | \$ 1,100.00        |
|                                  |                                  | n/a | Yes |                              | \$ 700.00          |
|                                  |                                  | n/a | Yes |                              | \$                 |
|                                  |                                  | n/a | Yes |                              | \$                 |
| <b>Interior: Estimated Cost:</b> |                                  |     |     |                              | <b>\$ 5,369.00</b> |



**Interior Condition Report**

Unit: Upper Left (Upper floor and basement were inaccessible at time of inspection and assumptions made)

**Mechanical Required Work**

**Heating**

|                                     |     |     |   |                  |
|-------------------------------------|-----|-----|---|------------------|
| Repair/replace boiler               | n/a | Yes |   | \$               |
| Repair radiation                    | n/a | Yes |   | \$               |
| Repair/replace furnace              | n/a | Yes | <b>Inaccessible - see essential repairs</b> | \$               |
| Repair ductwork                     | n/a | Yes |   | \$               |
| Replace thermostat                  | n/a | Yes |   | \$ <b>100.00</b> |
| Repair/replace grilles              | n/a | Yes |   | \$ <b>150.00</b> |
| Tune boiler/furn. insp ht exchanger | n/a | Yes |   | \$               |

**Electrical**

|                              |     |     |  |    |
|------------------------------|-----|-----|--|----|
| Repair/replace receptacles   | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace switches      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Repair/replace fixtures      | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes | <b>See essential repairs</b>                                       | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
| Install outlets and circuits | n/a | Yes |  | \$ |
|                              |     |     | <b>Meter missing - some damage assumed - see essential repairs</b> |    |
| Upgrade service              | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |
| Other                        | n/a | Yes |  | \$ |

**Plumbing**

|                                    |     |     |  |    |
|------------------------------------|-----|-----|--|----|
| Repair/replace kitchen sink        | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace kitchen sink faucet | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub                 | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace tub faucet          | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace toilet              | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace lavatory faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub            | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace wash tub faucet     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Unclog piping:                     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair drain/waste/vent piping     | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair water piping                | n/a | Yes | <b>See essential repairs</b>                 | \$ |
| Repair/replace water heater        | n/a | Yes | <b>Inaccessible - see essential repairs.</b> | \$ |
| 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 |                              | \$        | <b>540.00</b>    |
|   | Repair or repl. locks/latches    | n/a | Yes | <i>Self Help</i>             | \$        | <b>55.00</b>     |
| <b>Walls/Ceilings</b>                     | Repair or repl. @ defective      | n/a | Yes |                              | \$        | <b>1,700.00</b>  |
| <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>See essential repairs</i> | \$        |                  |
| <b>Handrails</b>                          | Repair/replace defective         | n/a | Yes | <i>Self Help</i>             | \$        | <b>124.00</b>    |
| <b>Stairs</b>                             | Repair defective                 | n/a | Yes |                              | \$        |                  |
| <b>Floors</b>                             | Repair defective                 | n/a | Yes |                              | \$        | <b>900.00</b>    |
| <b>Other</b>                              |                                  | n/a | Yes |                              | \$        | <b>1,100.00</b>  |
|   |                                  | n/a | Yes |                              | \$        | <b>700.00</b>    |
|   |                                  | n/a | Yes |                              | \$        |                  |
|   |                                  | n/a | Yes |                              | \$        |                  |
| <b>Interior: Estimated Cost:</b>          |                                  |     |     |                              | <b>\$</b> | <b>5,369.00</b>  |
| <b>Total Exterior and Interior Cost:*</b> |                                  |     |     |                              | <b>\$</b> | <b>87,621.00</b> |

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

Inspected by: **Inspector Gorski**

Date: **9/7/2021**

### 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 from the State of Wisconsin at [www.dhs.wisconsin.gov/publications/p45015.pdf](http://www.dhs.wisconsin.gov/publications/p45015.pdf).