

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

Scope of Work for Property Located at: 3101-03 North 20th Street

Property is: Single Family Duplex Other

Date: 2/13/2018 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" before people may reside at the property. If property at closing is occupied by a tenant of the City, they may continue occupying if (A) no Essential Repairs are needed, or (B) Buyer has completed Essential Repairs and obtained an "Essential Repair Verification Form."

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"/>	Missing (2) furnaces and ductwork	\$ 9,000.00
	Defective/Missing Plumbing	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Missing (2) water heaters, supply, vent and drain piping missing or defective. (2) complete kitchen and bathroom replacements. Permits req'd for all work.	\$ 17,500.00
	Defective/Missing Electrical	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Missing meter socket, both panels defective, missing fixtures, wires and outlets throughout. Repair electrical system to safe and code compliant condition. Permits req'd for all work.	\$ 12,500.00
	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"/>		\$ 200.00
	Defective/Missing CO Alarm	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>		\$ 75.00
	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"/>	Most windows missing or severely damaged	\$ 8,500.00
	Missing Exterior Door(s)	n/a <input type="checkbox"/> Yes <input checked="" type="checkbox"/>	Entry doors missing lockable hardware	\$ 300.00
	Other	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$

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"/>		\$	
	Steps/Handrails	n/a <input type="checkbox"/> Yes <input type="checkbox"/>		\$	
	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 checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
		Shingles: Roof over existing	n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$
Shingles:Tear off & re-roof		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	
Gutters/downspouts		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	
Flashing		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	
Eaves		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	
Siding		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	
Doors		n/a <input checked="" type="checkbox"/> Yes <input type="checkbox"/>		\$	

Garage (cont.)	Windows	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Slab	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Paint	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Electrical	n/a	<input checked="" type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Other	n/a	<input checked="" 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"/>	\$	500.00
	Structural	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,500.00
	Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	150.00
House	Chimney	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	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 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"/>	\$	
	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 checked="" type="checkbox"/>	\$	600.00
	Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	150.00
	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:* \$ **50,975.00**

*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 Heating

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

Electrical

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

Plumbing

Repair/replace kitchen sink	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace kitchen sink faucet	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace tub	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace tub faucet	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace toilet	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace lavatory	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace lavatory faucet	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace wash tub	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace wash tub faucet	<input type="checkbox"/>	<input type="checkbox"/>		\$
Unclog piping:	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair drain/waste/vent piping	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair water piping	<input type="checkbox"/>	<input type="checkbox"/>		\$
Repair/replace water heater	<input type="checkbox"/>	<input type="checkbox"/>		\$
Other	<input type="checkbox"/>	<input checked="" type="checkbox"/>	See essential repairs	\$
Other	<input type="checkbox"/>	<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"/>	\$	600.00
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Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	300.00
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Walls/Ceilings

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	1,500.00
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Paint

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
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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"/>	\$	125.00
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Stairs

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	250.00
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Floors

Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	750.00
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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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Interior: Estimated Cost:	\$	4,275.00
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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 checked="" type="checkbox"/>	See essential repairs \$
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 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"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	See essential repairs \$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

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 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 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 checked="" type="checkbox"/>	See essential repairs \$
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 \$ **600.00**

Repair or repl. locks/latches n/a Yes \$ **300.00**

Walls/Ceilings

Repair or repl. @ defective n/a Yes \$ **1,500.00**

Paint

Repair or repl. @ defective n/a Yes \$ **750.00**

Fire Safety

Install smoke/CO alarm:bsmt. n/a Yes \$

Install smoke/CO alarm: 1st flr. n/a Yes \$

Install smoke/CO alarm: 2nd flr. n/a Yes \$

Handrails

Repair/replace defective n/a Yes \$ **125.00**

Stairs

Repair defective n/a Yes \$

Floors

Repair defective n/a Yes \$ **750.00**

Other

n/a Yes \$

n/a Yes \$

n/a Yes \$

n/a Yes \$

Interior: Estimated Cost: \$ 4,025.00

Total Exterior and Interior Cost:*\$ 59,275.00

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

Inspected by: Jeff Sporer

Date: 2/13/2018

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.