EXHIBIT A TO OFFER TO PURCHASE – CITY OF MILWAUKEE SCOPE OF WORK
CAO DOC 255546

The items that are marked with a star on the attached Scope are deemed "**Essential Repair**" items. The estimated costs for starred Essential Repair items have been totaled on the attached Scope form.

All buyers must complete the Essential Repairs, and obtain an "**Essential Repair Verification Form,**" and provide same to City of Milwaukee Department of City Development within **180 days** of City's Deed to buyer in order to get return of their Performance Deposit.

All items not marked/starred are deemed "**Other Repairs**."

Details of the requirements are available in the City of Milwaukee Offer to Purchase Improved Property form.

Scope of Work for Property Located at: 2924 N 27th St

ER=$ 52,805

Property is: Single Family ☐ Duplex ☑ Other ☐ _____

Date: 9/26/2016

Below is the **minimum requirement** to meet health and safety issues. The City of Milwaukee, the Redevelopment Authority, and their representatives take no responsibility for problems discovered after the inspection date, or for omissions through error or oversight. The list does not necessarily include work required by private lenders, insurance companies, or by the Federal Block Grant or HOME programs.

Exterior Condition Report

Location	Required Work				Note/Comments		Cost
Site	Landscaping	n/a ☐	Yes ☑		clear brush/trees from foundation	$	250.00
	Steps/Handrails	n/a ☐	Yes ☑		handrail	$	150.00
	Service walks	n/a ☐	Yes ☐			$	
	Fencing	n/a ☐	Yes ☑			$	300.00
	Parking	n/a ☐	Yes ☐			$	
	Retaining walls	n/a ☐	Yes ☐			$	
	Other	n/a ☐	Yes ☐			$	
	Other	n/a ☐	Yes ☐			$	
Garage	Singles: repair	n/a ☐	Yes ☐			$	
	Shingles: Roof over existing	n/a ☐	Yes ☐			$	
	Shingles:Tear off & re-roof	n/a ☐	Yes ☑			$	4,650.00
	Gutters/downspouts	n/a ☐	Yes ☐			$	
	Flashing	n/a ☐	Yes ☐			$	
	Eaves	n/a ☐	Yes ☑		fascia/soffit	$	500.00
	Siding	n/a ☐	Yes ☑			$	425.00
	Doors	n/a ☐	Yes ☑		service & overhead	$	1,250.00
	Windows	n/a ☐	Yes ☐			$	
	Slab	n/a ☐	Yes ☐			$	
	Paint	n/a ☐	Yes ☑			$	900.00
	Electrical	n/a ☐	Yes ☐			$	
	Other	n/a ☐	Yes ☐			$	
Porches	Roof	n/a ☐	Yes ☐			$	
	Deck-upper	n/a ☐	Yes ☑		jump porch	$	900.00
	Deck--lower	n/a ☐	Yes ☐			$	
	Steps/handrails	n/a ☐	Yes ☑		handrail	$	150.00
	Ceiling	n/a ☐	Yes ☐			$	
	Guardrails	n/a ☐	Yes ☐			$	
	Structural	n/a ☐	Yes ☐			$	
	Paint	n/a ☐	Yes ☑			$	275.00
	Other	n/a ☐	Yes ☑		permit	$	85.00

House

Chimney	n/a ☐	Yes ☑		$	400.00
Shingles: repair	n/a ☐	Yes ☐		$	
Shingles: Roof over existing	n/a ☐	Yes ☐		$	
Shingles:Tear off & re-roof	n/a ☐	Yes ☑		$	9,000.00
Gutters/downspouts	n/a ☐	Yes ☑		$	1,200.00
Flashing	n/a ☐	Yes ☐		$	
Eaves	n/a ☐	Yes ☐		$	
Siding	n/a ☐	Yes ☐		$	
Storm Doors	n/a ☐	Yes ☐		$	
Prime ("main") Doors	n/a ☐	Yes ☑		$	1,400.00
Storm Windows	n/a ☐	Yes ☐		$	
Prime ("main") Windows	n/a ☐	Yes ☑		$	2,480.00
Paint	n/a ☐	Yes ☑		$	900.00
Foundation	n/a ☐	Yes ☑		$	5,500.00
Electrical	n/a ☐	Yes ☑	2 new servies	$	1,500.00
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	

Exterior: Estimated Cost:* $ 32,215.00

*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 ☐	Yes ☐		$		
	Repair radiation	n/a ☐	Yes ☐		$		
	Repair/replace furnace	n/a ☐	Yes ☑		$	3,100.00
	Repair ductwork	n/a ☐	Yes ☑		$	500.00
	Replace thermostat	n/a ☐	Yes ☑		$	100.00
	Repair/replace grilles	n/a ☐	Yes ☑		$	80.00
	Other	n/a ☐	Yes ☑	permit	$	85.00
Electrical							
	Repair/replace receptacles	n/a ☐	Yes ☑		$	700.00
	Repair/replace switches	n/a ☐	Yes ☑		$	700.00
	Repair/replace fixtures	n/a ☐	Yes ☑		$	700.00
	Install outlets and circuits	n/a ☐	Yes ☐		$	
	Install outlets and circuits	n/a ☐	Yes ☐		$	
	Install outlets and circuits	n/a ☐	Yes ☐		$	
	Install outlets and circuits	n/a ☐	Yes ☐		$	
	Upgrade service	n/a ☐	Yes ☑		$	1,750.00
	Other	n/a ☐	Yes ☑	permit	$	85.00
	Other	n/a ☐	Yes ☐		$	
Plumbing							
	Repair/replace kitchen sink	n/a ☐	Yes ☐		$		
	Repair/replace kitchen sink faucet	n/a ☐	Yes ☐		$		
	Repair/replace tub	n/a ☐	Yes ☐		$		
	Repair/replace tub faucet	n/a ☐	Yes ☐		$		
	Repair/replace toilet	n/a ☐	Yes ☐		$		
	Repair/replace lavatory	n/a ☐	Yes ☐		$		
	Repair/replace lavatory faucet	n/a ☐	Yes ☐		$		
	Repair/replace wash tub	n/a ☐	Yes ☐		$		
	Repair/replace wash tub faucet	n/a ☐	Yes ☐		$		
	Other	n/a ☐	Yes ☑	permit	$	85.00
	Repair drain/waste/vent piping	n/a ☐	Yes ☑		$	600.00
	Repair water piping	n/a ☐	Yes ☑		$	600.00
	Repair/replace water heater	n/a ☐	Yes ☑		$	1,300.00
	Other	n/a ☐	Yes ☑	complete kitchen	$	1,455.00
	Other	n/a ☐	Yes ☑	complete bathroom	$	2,170.00

Windows							
	Replace broken glass	n/a ☐	Yes ☐			$	
	Repair or replace sash	n/a ☐	Yes ☐			$	
Doors							
	Repair or replace doors	n/a ☐	Yes ☑			$	950.00
	Repair or repl. locks/latches	n/a ☐	Yes ☑	*Self Help*		$	275.00
Walls/Ceilings							
	Repair or repl. @ defective	n/a ☐	Yes ☑			$	1,800.00
Paint							
	Repair or repl. @ defective	n/a ☐	Yes ☑			$	900.00
Fire Safety							
	Install smoke/CO alarm:bsmt.	n/a ☐	Yes ☑	*Self Help*		$	85.00
	Install smoke/CO alarm: 1st flr.	n/a ☐	Yes ☑	*Self Help*		$	170.00
	Install smoke/CO alarm: 2nd flr.	n/a ☐	Yes ☐	*Self Help*		$	
Handrails							
	Repair/replace defective	n/a ☐	Yes ☑	*Self Help*		$	250.00
Stairs							
	Repair defective	n/a ☐	Yes ☑	**to basement**		$	850.00
Floors							
	Repair defective	n/a ☐	Yes ☑			$	1,800.00
Other							
		n/a ☐	Yes ☑	**mold remediation @ basement**		$	1,500.00
		n/a ☐	Yes ☑	**misc wood trim**		$	1,500.00
		n/a ☐	Yes ☐			$	
		n/a ☐	Yes ☐			$	

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 ☐	Yes ☐		$	
Repair radiation	n/a ☐	Yes ☐		$	
Repair/replace furnace	n/a ☐	Yes ☑		$	3,080.00
Repair ductwork	n/a ☐	Yes ☑		$	600.00
Replace thermostat	n/a ☐	Yes ☑		$	100.00
Repair/replace grilles	n/a ☐	Yes ☑		$	80.00
Other	n/a ☐	Yes ☑	permit	$	85.00

Electrical

Repair/replace receptacles	n/a ☐	Yes ☑		$	700.00
Repair/replace switches	n/a ☐	Yes ☑		$	700.00
Repair/replace fixtures	n/a ☐	Yes ☑		$	700.00
Install outlets and circuits	n/a ☐	Yes ☐		$	
Install outlets and circuits	n/a ☐	Yes ☐		$	
Install outlets and circuits	n/a ☐	Yes ☐		$	
Install outlets and circuits	n/a ☐	Yes ☐		$	
Upgrade service	n/a ☐	Yes ☑		$	1,750.00
Other	n/a ☐	Yes ☑	permit	$	85.00
Other	n/a ☐	Yes ☐		$	

Plumbing

Repair/replace kitchen sink	n/a ☐	Yes ☐		$	
Repair/replace kitchen sink faucet	n/a ☐	Yes ☐		$	
Repair/replace tub	n/a ☐	Yes ☐		$	
Repair/replace tub faucet	n/a ☐	Yes ☐		$	
Repair/replace toilet	n/a ☐	Yes ☐		$	
Repair/replace lavatory	n/a ☐	Yes ☐		$	
Repair/replace lavatory faucet	n/a ☐	Yes ☐		$	
Repair/replace wash tub	n/a ☐	Yes ☐		$	
Repair/replace wash tub faucet	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☑	permit	$	85.00
Repair drain/waste/vent piping	n/a ☐	Yes ☑		$	600.00
Repair water piping	n/a ☐	Yes ☑		$	600.00
Repair/replace water heater	n/a ☐	Yes ☑		$	1,300.00
Other	n/a ☐	Yes ☑	complete kitchen	$	1,455.00
Other	n/a ☐	Yes ☑	complete bathroom	$	2,170.00

Windows							
	Replace broken glass	n/a ☐	Yes ☐			$	
	Repair or replace sash	n/a ☐	Yes ☐			$	
Doors							
	Repair or replace doors	n/a ☐	Yes ☑			$	760.00
	Repair or repl. locks/latches	n/a ☐	Yes ☑	***Self Help***		$	220.00
Walls/Ceilings							
	Repair or repl. @ defective	n/a ☐	Yes ☑			$	2,200.00
Paint							
	Repair or repl. @ defective	n/a ☐	Yes ☑			$	1,000.00
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***		$	170.00
Handrails							
	Repair/replace defective	n/a ☐	Yes ☑	***Self Help***		$	250.00
Stairs							
	Repair defective	n/a ☐	Yes ☐			$	
Floors							
	Repair defective	n/a ☐	Yes ☑			$	1,800.00
Other							
		n/a ☐	Yes ☐			$	
		n/a ☐	Yes ☐			$	
		n/a ☐	Yes ☐			$	
		n/a ☐	Yes ☐			$	
					Interior: Estimated Cost:	$	44,580.00
					Total Exterior and Interior Cost:*	$	76,795.00

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

Inspected by: Tom Frank **Date: 9/26/16**

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 also required for other work such as new siding, new drywall, new doors. 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.