

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

**Scope of Work for Property Located at: 2135 North 24th Street**

**Property is:** Single Family  Duplex  Other

**Date:** 12/7/2017 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		Yes	Note/Comments	Cost
Entire Building	Other	n/a	<input type="checkbox"/>	House has been illegally converted into a single family from a duplex. Buyer must either apply for a change of use permit to convert to a single family or restore to a duplex with an alteration permit. Scope of work assumes buyer will restore to duplex.	\$ 1,000.00
	Defective/Missing HVAC	n/a	<input type="checkbox"/>	Both furnaces missing	\$ 6,200.00
	Defective/Missing Plumbing	n/a	<input type="checkbox"/>	Complete kitchen and bathroom in both units. Both water heaters missing. Permits req'd	\$ 11,500.00
	Defective/Missing Electrical	n/a	<input type="checkbox"/>	One panel missing, other panel defective. Missing meter sockets. Permits req'd	\$ 6,000.00
	Defective/Missing Egress	n/a	<input type="checkbox"/>	Unit separation walls and doors missing.	\$ 2,500.00
	Defective/Missing Smoke Alarm	n/a	<input type="checkbox"/>		\$ 150.00
	Defective/Missing CO Alarm	n/a	<input type="checkbox"/>		\$ 75.00
	Defective/Missing Roof (Major)	n/a	<input type="checkbox"/>		\$
	Missing Window(s)	n/a	<input type="checkbox"/>	Several sashes missing	\$ 1,500.00
	Missing Exterior Door(s)	n/a	<input type="checkbox"/>		\$
	Other	n/a	<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		Yes	Note/Comments	Cost	
Site	Landscaping	n/a	<input type="checkbox"/>		\$	
	Steps/Handrails	n/a	<input type="checkbox"/>		\$	
	Service walks	n/a	<input type="checkbox"/>		\$	
	Fencing	n/a	<input type="checkbox"/>		\$	
	Parking	n/a	<input type="checkbox"/>		\$	
	Retaining walls	n/a	<input type="checkbox"/>		\$	
	Other	n/a	<input type="checkbox"/>		\$	
	Other	n/a	<input type="checkbox"/>		\$	
	Garage	Singles: repair	n/a	<input checked="" type="checkbox"/>		\$
		Shingles: Roof over existing	n/a	<input checked="" type="checkbox"/>		\$
Shingles:Tear off & re-roof		n/a	<input checked="" type="checkbox"/>		\$	
Gutters/downspouts		n/a	<input checked="" type="checkbox"/>		\$	
Flashing		n/a	<input checked="" type="checkbox"/>		\$	
Eaves		n/a	<input checked="" type="checkbox"/>		\$	
Siding		n/a	<input checked="" type="checkbox"/>		\$	
Doors		n/a	<input checked="" type="checkbox"/>		\$	
Windows		n/a	<input checked="" type="checkbox"/>		\$	
Slab		n/a	<input checked="" type="checkbox"/>		\$	
Paint		n/a	<input checked="" type="checkbox"/>		\$	
Electrical		n/a	<input checked="" type="checkbox"/>		\$	
Other		n/a	<input checked="" 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 checked="" type="checkbox"/>	\$	<b>1,500.00</b>
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,500.00</b>

**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 checked="" type="checkbox"/>	\$	<b>9,500.00</b>
Gutters/downspouts	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,100.00</b>
Flashing	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</b>
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"/>	\$	<b>500.00</b>
Prime ("main") Windows	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Paint	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>750.00</b>
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:\*** \$ **45,075.00**

\*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

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"/>	\$	
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>See essential repairs</b>	\$

## Electrical

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</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 checked="" type="checkbox"/>	<b>Permit</b>	\$ <b>90.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>See essential repairs</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 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"/>	<b>See essential repairs</b>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

<b>Windows</b>	Replace broken glass	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>150.00</b>
	Repair or replace sash	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
<b>Doors</b>	Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>1,000.00</b>
	Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>125.00</b>
<b>Walls/Ceilings</b>	Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>500.00</b>
<b>Paint</b>	Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>250.00</b>
<b>Fire Safety</b>	Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>See essential repairs</b>
	Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>See essential repairs</b>
	Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
<b>Handrails</b>	Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>250.00</b>
<b>Stairs</b>	Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>500.00</b>
<b>Floors</b>	Repair defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>2,500.00</b>
<b>Other</b>		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
		n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
<b>Interior: Estimated Cost:</b>						\$	<b>6,265.00</b>

**Interior Condition Report**

**Unit:** Entire unit (single family)  Lower unit of duplex   
 Upper unit of duplex  Other

**Mechanical Heating**

**Required Work**

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"/>	\$
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>See essential repairs</b>

**Electrical**

Repair/replace receptacles	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</b>
Repair/replace switches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</b>
Repair/replace fixtures	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>300.00</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 checked="" type="checkbox"/>	<b>Permit</b>	<b>90.00</b>
Other	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	<b>See essential repairs</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 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"/>	<b>See essential repairs</b>
Other	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$

**Windows**

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

**Doors**

Repair or replace doors	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>800.00</b>
Repair or repl. locks/latches	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>100.00</b>

**Walls/Ceilings**

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

Repair or repl. @ defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>250.00</b>
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**Fire Safety**

Install smoke/CO alarm:bsmt.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install smoke/CO alarm: 1st flr.	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
Install smoke/CO alarm: 2nd flr.	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>See essential repairs</b>

**Handrails**

Repair/replace defective	n/a	<input type="checkbox"/>	Yes	<input checked="" type="checkbox"/>	\$	<b>250.00</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>750.00</b>
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**Other**

	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	
	n/a	<input type="checkbox"/>	Yes	<input type="checkbox"/>	\$	

**Interior: Estimated Cost: \$ 3,640.00**

**Total Exterior and Interior Cost:\* \$ 54,980.00**

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

**Inspected by: Jeff Sporer**

**Date: 12/7/2017**

**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.