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

Scope of Work for Property Located at: 2551-53 N 40th St

Property is: Single Family ☐ Duplex ☑ Other ☐

Date: 11/13/2025 **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 ☐		$	
	Defective/Missing HVAC	n/a ☐	Yes ☑	**Permit Required, Replacement**	$	**6,000.00**
	Defective/Missing Plumbing	n/a ☐	Yes ☑	**Permit Required, Hot Water Heaters**	$	**8,000.00**
	Defective/Missing Electrical	n/a ☐	Yes ☑	**Permit Required, Restore Electrical Service**	$	**5,000.00**
	Defective/Missing Egress	n/a ☐	Yes ☑	**Permit Required, Replace Missing Jump Porch**	$	**3,000.00**
	Defective/Missing Smoke/CO Alarm	n/a ☐	Yes ☑		$	**765.00**
	Repair Defective Paint (Interior)	n/a ☐	Yes ☑	**Including plaster repair**	$	**6,000.00**
	Defective/Missing Roof (Major)	n/a ☐	Yes ☑	**Replace including new gutter system**	$	**25,000.00**
	Missing Window(s)	n/a ☐	Yes ☑		$	**15,000.00**
	Missing Exterior Door(s)	n/a ☐	Yes ☑		$	**3,000.00**
	Other	n/a ☐	Yes ☑	**Replace missing 2nd floor porch guardrails**	$	**1,500.00**

☐ ***Lead (Pb) orders from MHD exist and must be completed with other essential repairs.***

Essential Repairs: Estimated Cost:* **$ 73,265.00**

*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***	$	
	Steps/Handrails	n/a ☐	Yes ☐		$	
	Service walks	n/a ☐	Yes ☐		$	
	Fencing	n/a ☐	Yes ☐		$	
	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 ☐		$	
	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 ☐		$	
Deck--lower	n/a ☐	Yes ☐		$	
Steps/handrails	n/a ☐	Yes ☑	**Replace, code compliant**	$	**800.00**
Ceiling	n/a ☐	Yes ☑	**Repair**	$	**1,000.00**
Guardrails	n/a ☐	Yes ☐		$	
Structural	n/a ☐	Yes ☐		$	
Paint	n/a ☐	Yes ☐		$	
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 ☐		$	
Flashing	n/a ☐	Yes ☐		$	
Eaves	n/a ☐	Yes ☐		$	
Siding	n/a ☐	Yes ☐		$	
Storm Doors	n/a ☐	Yes ☐		$	
Prime ("main") Doors	n/a ☐	Yes ☐		$	
Storm Windows	n/a ☐	Yes ☐		$	
Prime ("main") Windows	n/a ☐	Yes ☐		$	
Paint	n/a ☐	Yes ☑	**Trim, gables, eaves, fascia, porches**	$	**10,000.00**
Foundation	n/a ☐	Yes ☐		$	
Electrical	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	
Other	n/a ☐	Yes ☐		$	

Exterior: Estimated Cost:* **$ 11,800.00**

*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 ☐	**See Essential Repairs**	$
Repair radiation	n/a ☐	Yes ☐		$
Repair/replace furnace	n/a ☐	Yes ☐		$
Repair ductwork	n/a ☐	Yes ☐		$
Replace thermostat	n/a ☐	Yes ☐		$
Repair/replace grilles	n/a ☐	Yes ☐		$
Tune boiler/furn. insp ht exchanger	n/a ☐	Yes ☐		$

Electrical

Repair/replace receptacles	n/a ☐	Yes ☐	**See Essential Repairs**	$
Repair/replace switches	n/a ☐	Yes ☐		$
Repair/replace fixtures	n/a ☐	Yes ☐		$
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 ☐		$
Other	n/a ☐	Yes ☐		$
Other	n/a ☐	Yes ☐		$

Plumbing

Repair/replace kitchen sink	n/a ☐	Yes ☐	**See Essential Repairs**	$
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 ☐		$
Unclog piping:	n/a ☐	Yes ☐		$
Repair drain/waste/vent piping	n/a ☐	Yes ☐		$
Repair water piping	n/a ☐	Yes ☐		$
Repair/replace water heater	n/a ☐	Yes ☐		$
Other	n/a ☐	Yes ☐		$
Other	n/a ☐	Yes ☐		$

Windows				**See Essential Repairs**	
	Replace broken glass	n/a ☐	Yes ☐		$
	Repair or replace sash	n/a ☐	Yes ☐		$
Doors					
	Repair or replace doors	n/a ☐	Yes ☐		$
	Repair or repl. locks/latches	n/a ☐	Yes ☐	*Self Help*	$
Walls/Ceilings					
	Repair or repl. @ defective	n/a ☐	Yes ☐		$
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*	$
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:	$ **0.00**

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 ☐	**See Essential Repairs**	$
Repair radiation	n/a ☐	Yes ☐		$
Repair/replace furnace	n/a ☐	Yes ☐		$
Repair ductwork	n/a ☐	Yes ☐		$
Replace thermostat	n/a ☐	Yes ☐		$
Repair/replace grilles	n/a ☐	Yes ☐		$
Tune boiler/furn. insp ht exchanger	n/a ☐	Yes ☐		$

Electrical

Repair/replace receptacles	n/a ☐	Yes ☐	**See Essential Repairs**	$
Repair/replace switches	n/a ☐	Yes ☐		$
Repair/replace fixtures	n/a ☐	Yes ☐		$
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 ☐		$
Other	n/a ☐	Yes ☐		$
Other	n/a ☐	Yes ☐		$

Plumbing

Repair/replace kitchen sink	n/a ☐	Yes ☐	**See Essential Repairs**	$
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 ☐		$
Unclog piping:	n/a ☐	Yes ☐		$
Repair drain/waste/vent piping	n/a ☐	Yes ☐		$
Repair water piping	n/a ☐	Yes ☐		$
Repair/replace water heater	n/a ☐	Yes ☐		$
Other	n/a ☐	Yes ☐		$
Other	n/a ☐	Yes ☐		$

Windows					
	Replace broken glass	n/a ☐	Yes ☐		$
	Repair or replace sash	n/a ☐	Yes ☐		$
Doors					
	Repair or replace doors	n/a ☐	Yes ☐		$
	Repair or repl. locks/latches	n/a ☐	Yes ☐	*Self Help*	$
Walls/Ceilings					
	Repair or repl. @ defective	n/a ☐	Yes ☐		$
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*	$
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:	**$ 0.00**
				Total Essential Repairs, Exterior, and Interior Cost:*	**$ 85,065.00**

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

Inspected Candace Eubanks **11/13/2025**

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 .