

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

Scope of Work for Property Located at: **1501 W Greenfield Av**

Property is: Single Family ☒ Duplex ☐ Other ☐

Date: **8/17/2026** 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 Entire Building	Required Work			Note/Comments	Cost
	Structural Violations	n/a	☐ Yes ☒	Obtain permits for all required work. Center beam on first floor, verify installation and design load under permit.	\$ 4,000.00
	Defective/Missing HVAC	n/a	☐ Yes ☒	Obtain permits for all required work.	\$ 6,500.00
	Defective/Missing Plumbing	n/a	☐ Yes ☒	Obtain permits for all required work. Make all repairs and modifications needed to meet code.	\$ 5,500.00
	Defective/Missing Electrical	n/a	☐ Yes ☒	Obtain permits for all required work. Make all repairs and modifications needed to meet code.	\$ 5,000.00
	Defective/Missing Egress	n/a	☐ Yes ☒	Obtain permits for all required work. All doors and gates replace or repair	\$ 3,000.00
	Defective/Missing Smoke/CO Alarm	n/a	☐ Yes ☒	Obtain permits for all required work.	\$ 500.00
	Repair Defective Paint (Interior)	n/a	☐ Yes ☒	All Previously painted surfaces Interior	\$ 5,000.00
			☐ Yes ☒	New roof for house. New Flat roof for Garage must include permit for repair and replacement of the defective structural members and Decking.	
	Defective/Missing Roof (Major)	n/a	☐ Yes ☒		\$ 34,000.00
	Missing Window(s)	n/a	☐ Yes ☒		\$ 5,000.00
	Missing Exterior Door(s)	n/a	☐ Yes ☒	Garage doors Missing in the back yard	\$ 1,200.00
	Other	n/a	☐ Yes ☒	Exterior stucco failing on the East and west sides of building-	\$ 5,500.00

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

Essential Repairs: Estimated Cost:* **\$ 75,200.00**

*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 Site	Required Work			Note/Comments	Cost
	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 ☒		\$ 500.00
	Flashing	n/a	☐ Yes ☒		\$ 1,200.00
	Eaves	n/a	☐ Yes ☐		\$
	Siding	n/a	☐ Yes ☐		\$
	Doors	n/a	☐ Yes ☐		\$
	Windows	n/a	☐ Yes ☐		\$
	Slab	n/a	☐ Yes ☐		\$

Paint	n/a	☐	Yes	☒	\$	4,000.00
Electrical	n/a	☐	Yes	☒	\$	2,000.00
Other	n/a	☐	Yes	☒	\$	500.00

Junk out

Porches

Roof	n/a	☐	Yes	☐	\$
Deck-upper	n/a	☐	Yes	☐	\$
Deck-lower	n/a	☐	Yes	☐	\$
Steps/handrails	n/a	☐	Yes	☐	\$
Ceiling	n/a	☐	Yes	☐	\$
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	☒	New Gutters	\$ 2,200.00
Flashing	n/a	☐	Yes	☒	Aluminum fascia and soffit	\$
Eaves	n/a	☐	Yes	☐		\$
Siding	n/a	☐	Yes	☐		\$
Storm Doors	n/a	☐	Yes	☒		\$ 900.00
Prime ("main") Doors	n/a	☐	Yes	☐		\$
Storm Windows	n/a	☐	Yes	☐		\$
Prime ("main") Windows	n/a	☐	Yes	☐		\$
Paint	n/a	☐	Yes	☒	Exterior paint defective	\$ 7,500.00
Foundation	n/a	☐	Yes	☐		\$
Electrical	n/a	☐	Yes	☒	Exterior Lighting	\$ 1,800.00
Other	n/a	☐	Yes	☐		\$
Other	n/a	☐	Yes	☐		\$
Other	n/a	☐	Yes	☐		\$
Other	n/a	☐	Yes	☐		\$

Exterior: Estimated Cost:* \$ 20,600.00

*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	☐	see essential repairs	\$
Repair/replace furnace	n/a	☐	Yes	☐	see essential repairs	\$
Repair ductwork	n/a	☐	Yes	☐	see essential repairs	\$
Replace thermostat	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace grilles	n/a	☐	Yes	☐	see essential repairs	\$
Tune boiler/furn. insp ht exchanger	n/a	☐	Yes	☐	see essential repairs	\$

Electrical

Repair/replace receptacles	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace switches	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace fixtures	n/a	☐	Yes	☐	see essential repairs	\$
Install outlets and circuits	n/a	☐	Yes	☐	see essential repairs	\$
Install outlets and circuits	n/a	☐	Yes	☐	see essential repairs	\$
Install outlets and circuits	n/a	☐	Yes	☐	see essential repairs	\$
Install outlets and circuits	n/a	☐	Yes	☐	see essential repairs	\$
Upgrade service	n/a	☐	Yes	☐	see essential repairs	\$
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	☐	see essential repairs	\$
Repair/replace tub	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace tub faucet	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace toilet	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace lavatory	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace lavatory faucet	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace wash tub	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace wash tub faucet	n/a	☐	Yes	☐	see essential repairs	\$
Unclog piping:	n/a	☐	Yes	☐	see essential repairs	\$
Repair drain/waste/vent piping	n/a	☐	Yes	☐	see essential repairs	\$
Repair water piping	n/a	☐	Yes	☐	see essential repairs	\$
Repair/replace water heater	n/a	☐	Yes	☐	see essential repairs	\$
Other	n/a	☐	Yes	☐		\$
Other	n/a	☐	Yes	☐		\$

Windows

Replace broken glass	n/a ☐ Yes ☐	see essential repairs	\$
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Repair or replace sash	n/a ☐ Yes ☐	see essential repairs	\$
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Doors

Repair or replace doors	n/a ☐ Yes ☐	see essential repairs	\$
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Repair or repl. locks/latches	n/a ☐ Yes ☐	<i>Self Help</i>	\$
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Walls/Ceilings

Repair or repl. @ defective	n/a ☐ Yes ☐	see essential repairs	\$
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Fire Safety

Install smoke/CO alarm:bsmt.	n/a ☐ Yes ☐	<i>Self Help</i>	\$
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Install smoke/CO alarm: 1st flr.	n/a ☐ Yes ☐	<i>Self Help</i>	\$
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Install smoke/CO alarm: 2nd flr.	n/a ☐ Yes ☐	<i>Self Help</i>	\$
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Handrails

Repair/replace defective	n/a ☐ Yes ☐	<i>Self Help</i>	\$
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Stairs

Repair defective	n/a ☐ Yes ☒	All flooring is defective	\$ 5,700.00
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Floors

Repair defective	n/a ☐ Yes ☐		\$
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Other

	n/a ☐ Yes ☐		\$
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	n/a ☐ Yes ☐		\$
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	n/a ☐ Yes ☐		\$
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	n/a ☐ Yes ☐		\$
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Interior: Estimated Cost:	\$ 5,700.00
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Total Essential Repairs, Exterior, and Interior Cost:*	\$ 101,500.00
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*average contracted cost. Actual costs may vary. Self help will reduce the amount.

Inspected D. MacNeil

8/25/2026

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 .