

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

**Scope of Work for Property Located at: 3223 N 40th St**

**Property is:** Single Family  Duplex  Other

**Date:** 9/24/2025 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                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>   | \$   |
|                 | Defective/Missing HVAC            | n/a                      | <input type="checkbox"/>                | Yes <input checked="" type="checkbox"/>  | Replace dryer vent with rigid metal duct. \$ 250.00  |
|                 | Defective/Missing Plumbing        | n/a                      | <input type="checkbox"/>                | Yes <input checked="" type="checkbox"/>  | Install missing overflow pipe on water heater. \$ 75.00  |
|                 | Defective/Missing Electrical      | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>   | \$   |
|                 | Defective/Missing Egress          | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>   | \$   |
|                 | Defective/Missing Smoke/CO Alarm  | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>   | \$   |
|                 | Repair Defective Paint (Interior) | n/a                      | <input type="checkbox"/>                | Yes <input checked="" type="checkbox"/>  | Repair plaster damage and peeling paint assorted areas. \$ 3,250.00  |
|                 | Defective/Missing Roof (Major)    | n/a                      | <input type="checkbox"/>                | Yes <input checked="" type="checkbox"/>  | Tearoff and replace roof - includes gutters & downspouts. \$ 18,250.00   |
|                 | Missing Window(s)                 | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>   | \$   |
|                 | Garage                            |                          | <input type="checkbox"/>                | Yes <input checked="" type="checkbox"/>  | Repair holes in walls. Repair or replace both doors to operable condition. Cut tree branches off roof. \$ 3,250.00 |
| Other           |                                   | <input type="checkbox"/> | Yes <input checked="" type="checkbox"/> | Repair or replace decking and guardrails on front porch. Construction permit required. \$ 2,500.00 |  |

**Lead (Pb) orders from MHD exist and must be completed with other essential repairs.** **Essential Repairs: Estimated Cost:\*** \$ **27,575.00**

\*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                      | <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 checked="" type="checkbox"/> | \$ 7,500.00 |
|          | 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"/>            | \$          |
| Garage   | Other                        | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>            | \$          |
|          | Singles: 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"/>            | \$          |
|          | Doors                        | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>            | \$          |
|          | Windows                      | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>            | \$          |
|          | Slab                         | n/a                      | <input type="checkbox"/>                | Yes <input type="checkbox"/>            | \$          |
|          | Paint                        | 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 checked="" type="checkbox"/> | See essential repairs \$                |             |

**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 type="checkbox"/>   | \$                 |
| Paint           | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/>                              | \$ <b>2,250.00</b> |
| Other           | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> <b>See essential repairs</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>See essential repairs</b> | \$                 |
| Gutters/downspouts           | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/> <b>See essential repairs</b> | \$                 |
| 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 type="checkbox"/>   | \$                 |
| Prime ("main") Windows       | n/a | <input type="checkbox"/> | Yes | <input type="checkbox"/>   | \$                 |
| Paint                        | n/a | <input type="checkbox"/> | Yes | <input checked="" type="checkbox"/>                              | \$ <b>3,500.00</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:\*** **\$ 13,250.00**

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

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

**Walls/Ceilings**

Repair or repl. @ defective n/a  Yes  **See essential repairs** \$

**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  \$

**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:\* \$ 40,825.00**

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

**Inspected by: Jeff Sporer**

**Date: 9/24/2025**

**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](http://www.dhs.wisconsin.gov/publications/p45015.pdf) .