VERETTE CONSTRUCTION
FOUNDATION REPAIR

# Proposal

Verette Construction
Office: 262-250-7502
N60 W14432 Kaul Ave
Menomonee Falls WI 53051

**No.**
07454

Applicable

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**No.**
07454

## General Information

**Name**
Frieda Smart

**Phone**
414-315-4084

**Email**
frieda.smart@cbexchange.com

**Street Address**
2109 N 53rd St.

**City**
Milwaukee

**State**
Wisconsin

**Zip Code**
53208

**Date**
09/28/2026

**Closing Date**

**Potential Start Date**

## Summary

**Additional Instructions**
Pending a drain tile test, cost is $70 a linear foot to replace the drain tile system,(total footage is 80.2ft).
Verette to install a sump crock with 1/3hp pump in the Northeast corner.
Chip and retuckpoint cracks on all 4 walls.
Install (7) 2x5 structural steel columns on the entire East wall.
*This proposal price doesn't include the cost of replacing any of the drain tile system, just steel columns, sump crock, tuckpointing and the price for a drain tile test.

All work done per the State of Wisconsin Uniform Building Code

**Approximate amount of days to complete**
3

- [x] **Paying At Completion**
- [ ] **Paying Out of Closing**

**Total**
$7,500.00

**Down Payment**
$2,500.00

- [ ] **Down Payment Received**

**Completion**
$5,000.00

Payment Type

- [ ] **Cash**
- [x] **Check**
- [ ] **Credit Card (3.8% convenience fee added)**

## Proposal Information

**Chip out all major interior cracks where work is being performed and tuckpoint.**
Applicable

**Reinforce walls where shown with vertical steel columns; install approximately**
Applicable

**__" centers.**
36-48

**Open basement floor approximately 18" from walls where shown; dig to footings and create a gravity flow to sump crock; clean and flush bleeders in footings; drill 1" weep holes into block hollows below floor level; install new 4" drain tile and connect to existing tile; cover weep holes and drain tile with stone and drainage board; cement the floor back.**
Applicable

**Grade**

**North**
1/2

**East**
3/4

**South**
1/2

**West**
1/2




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## TERMS AND CONDITIONS

1) BUYER REPRESENTS THAT HE OR SHE IS IN FACT THE LEGAL OWNER OF THE PREMISES ON WHICH LABOR AND MATERIALS ARE TO BE PERFORMED.
2) OWNERS INDIVIDUALLY AND ALL OTHER PERSONS, CO-SIGNING THIS CONTRACT SHALL BE SEVERALLY AND JOINTLY OBLIGATED AND LIABLE HEREIN.
3) GUTTERS AND DOWNSPOUTS MUST BE IN GOOD CONDITION. DOWNSPOUTS DISCHARGING AT GRADE MUST BE EXTENDED AT LEAST 5 FEET FROM FOUNDATION AT ALL TIMES.
4) PROPER PITCH OF GROUND, CONCRETE AND ASPHALT MUST BE MAINTAINED AT ALL TIMES (4 INCH PER 5 FEET) UNLESS OTHERWISE SPECIFIED IN WRITING.
5) ELECTRICAL OUTLETS AND/OR PLUMBING TO BE SUPPLIED BY OWNER UNLESS OTHERWISE SPECIFIED IN WRITING ON THIS CONTRACT.
6) IT IS THE RESPONSIBILITY OF THE OWNER TO REMOVE AND REPLACE ALL EXTERIOR AND INTERIOR OBSTRUCTIONS FROM WALLS AND FLOOR IN AREAS WHERE WORK IS GOING TO BE PERFORMED.
7) SUMP PUMPS ARE COVERED SOLELY BY THE MANUFACTURER'S WARRANTY, WHICH IS VALID FOR ONE (1) YEAR.
8) ALL TERMS AND CONDITIONS OF THE CONTRACT MUST BE COMPLIED WITH BY OWNER OR GUARANTEE AND SERVICE AGREEMENT IS INVALID.
9) CONDITIONS NOT VISIBLE WHICH MAY BE DISCOVERED AFTER WORK HAS COMMENCED THAT MAY REQUIRE ADDITIONAL COST WILL BE BROUGHT TO THE OWNERS ATTENTION. OWNER SHALL HAVE THE OPTION TO ACCEPT THE PROPOSAL FOR SUCH ADDITIONAL COSTS DUE TO THE DISCOVERED CONDITIONS OR CONTRACTOR SHALL CEASE WORK AND OWNER SHALL BE CHARGED ONLY FOR WORK PERFORMED TO THE TIME THAT THE CONDITIONS WERE DISCOVERED.
10) WISCONSIN STATE ADMINISTRATIVE CODE 133 REQUIRES THAT "REMEDIAL WORK TO BE PERFORMED UNDER THIS GUARANTEE SHALL BEGIN WITHIN FORTY-FIVE (45) DAYS AND COMPLETED WITHIN SIX (6)MONTHS."
11) CANCELLATION OF SIGNED CONTRACT WILL RESULT IN A FEE OF 25% OF THE JOB TOTAL.
12) VERETTE CONSTRUCTION RESERVES THE RIGHT TO USE SUB CONTRACT SERVICES AS NEEDED.
13) VERETTE CONSTRUCTION IS NOT RESPONSIBLE FOR ANY UNDERGROUND UTILITES THAT ARE NOT MARKED BY DIGGERS HOTLINE (ie: UNDERGROUND DOWNSPOUTS, SPRINKLER SYSTEMS, ELECTRIC DOG FENCE, FRENCH DRAIN, ETC). DAMAGE TO THIS ITEMS, MAY RESULT IN AN ADDITIONAL COST TO THE SIGNEE, OR WILL BE THE RESPONSIBLITY OF THE SIGNEE TO REPAIR.
14) VERETTE CONSTRUCTION WILL ASSIST IN DISCONNECTING OF OLD UTLITIY SINKS, AND WILL ATTEMPT TO RECONNECT WITH THE SAME MECHANICALS. HOWEVER, IF THE MECHANICALS DO NOT REINSTALL PROPERLY, THERE MY BE AN ADDITIONAL COST PASSED ON TO THE HOMEOWNER FOR REPLACEMENT OF THESE PARTS.
15) EXTERIOR CONCRETE WORK WILL COME WITH A 1 YEAR WARRANTY. THIS WARRANTY DOES NOT APPLY TO CRACKING OR CHERTING.
16) NO USE OF SALT ON NEW EXTERIOR CONCRETE WITHIN THE FIRST YEAR. USE OF SALT, MAY RESULT IN A VOID OF THE WARRANTY.
17) IF FINAL PAYMENT HAS BEEN AGREED TO BE PAID OUT OF THE PROCEEDS OF CLOSING ON THE PROPERTY, THE CLOSE DATE NEEDS TO BE CONFIRMED WITH VERETTE CONSTRUCTION PRIOR TO SCHEDULING OF THE REPAIRS. IF THE CLOSE DATE DELAYS 2 WEEKS OR MORE FROM THE ORIGINIAL DATE PROVIDED, FOR ANY REASON NOT ASSOCIATED WITH THE WORK COMPLETED BY VERETTE CONSTRUCTION, A 2.5% INTEREST CHARGE WILL BE ASSESSED PER WEEK.
18) ANY PAYMENT MADE BY PERSONAL CHECK THAT DOES NOT CLEAR, THE SIGNEE OF THE CHECK, WILL BE RESPONSIBLE FOR ANY FEES ASSOCIATED WITH THE REJECTED CHECK.
19) DUST IS PREVALANT IN FOUNDATION REPAIR. IT IS THE HOMEOWNERS RESPONSIBLITY FOR COVERING OR REMOVING PERSONAL ITEMS FROM THE BASEMENT. VERETTE CONSTRUCTION WILL ATTEMPT TO COVER ITEMS LEFT BEHIND, HOWEVER, VERETTE CAN NOT GURANATEE THE COMPLETE PREVENTION OF DUST NOR WILL WE BE RESPONSIBLE FOR DAMAGES TO PROPERTY OR HEALTH PERTRAINING TO DUST CREATED DURING REPAIRS. VERETTE WILL CONDUCT A BROOM CLEAN AFTER ALL WORK IS COMPLETED.
20) IF IRON OCHRE IS DISCOVERED, VERETTE WILL NOT WARRANTY DRAIN TILE IN THE AREAS WHERE OCHRE IS FOUND.
21) VERETTE CONSTRUCTION CAN NOT TAKE RESPONSIBLITY FOR WATER THAT MAY DEVELOP AT THE BASE OF THE SUPPORT BRACE DUE TO A FAILING DRAIN TILE SYSTEM.
22) THIS QUOTE IS LIMITED TO THE COMPONENTS OF THE FOUNDATION THAT WERE VISIBLE ON THE DATE OF THE INSPECTION, AS WELL AS LIMITED TO THE INFORMATION PROVIDED AT TIME OF INSPECTION. VERETTE CAN NOT TAKE RESPONSIBLITY FOR CONCEALED DEFECTS THAT MAY OCCUR IN THE FUTURE THAT ARE NOT EVIDENT AT THIS TIME.
23) QUOTES ARE SUBJECT TO CHANGE AFTER 45 DAYS FROM SUBMISSION.
24) IN THE EVENT OF A LEGAL DISPUTE, IF VERETTE CONSTRUCTION IS NOT FOUND AT FAULT, ATTORNEY AND LEGAL FEES WILL BE THE

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RESPONSIBILITY OF THE ACCUSING PARTY.
25) VERETTE CONSTRUCTION WILL TAKE PRECAUTIONS BY LAYING PLYWOOD ACROSS THE LAWN, BUT WILL NOT BE RESPONSIBLE FOR DAMAGED LAWN FROM PLYWOOD.
26) VERETTE CONSTRUCTION WILL OFFER UP TO A MAXIMUM OF $1,000.00 FOR ANY LEAD WATER LINE THAT IS DAMGED DURING FOUNDATION REPAIRS. IT WILL BE THE HOMEOWNERS RESPONSIBLITY TO REPAIR THE WATER SERVICE IN CONJUCTION WITH THE CITY TO MEET CODE.
27) VERETTE CONSTRUCTION CAN NOT GUARANTEE BRICK VENEER IS GOING TO STAY INTACT, SHOULD BRICK VENEER FALL OFF OR BECOME LOOSE AN ADDITIONAL COST TO BE DETERMINED.

Verette Construction
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Fax: 262-364-2059
N60 W14432 Kaul Ave
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No.: 01439
Date: 09/28/2026

# Report

## VERETTE CONSTRUCTION

| | |
|---|---|
| Address | 2109 N 53rd St |
| City and State | Milwaukee,Wi. |
| Zip Code | 53208 |
| Date | 09/28/2026 |

To Whom It May Concern

My assessment of the foundation at the above address.
Measured all 4 walls with a laser level, the North, South and West walls were just under 1/2 of an in of deflection, no repair needed at this time. The East wall is 3/4 of an inch out of plumb and does require structural steel columns as a repair.
Due to the evidence of water at the base of the wall and in the corners I recommend having a drain tile test done($575) to determine the functionality of the drain tile system.
No sump crock in basement and couldn't locate a palmer valve.
The downspouts on the exterior are split at the seams on the backside, they need to be replaced and should be extended away from the foundation no less than 5 ft.

Photo of Area of Concern



Photo of Area of Concern



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Photo of Area of Concern




Photo of Area of Concern



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## Report

Thank you

Name Allen Verette
Title Owner

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**Photos of Work Area**



**Photo of Work Area**



**Photo of Work Area**



**Photo of Work Area**

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**Photo of Work Area**



**Photo of Work Area**



## Signature

CONTRACTOR IS NOT RESPONSIBLE FOR ANY FOUNDATION SETTLING AND CRACKING AS A RESULT OF SUB-SOIL MOVEMENT. THE GUARANTEE DOES NOT COVER DAMPNESS ON THE BASEMENT WALLS OR FLOOR. GUARANTEE IS TRANSFERABLE IN THE EVENT PROPERTY IS SOLD. CONTRACTOR AGREES FOR A PERIOD OF YEARS (BELOW) THE REPAIR OR REPLACEMENT OF ANY DEFECTIVE WORK AT NO ADDED COST TO OWNER.

**Years of Warranty**
15

**Client Signature**

**Accepted By:**

**Date**
09/28/2026

**Submitted by:**
Al Verette (414) 406-2174