



3125 E Allerton Ave, St Francis, WI 53235 414-744-6900 www.accuratebasementrepair.com

WAIVER OF LIEN

Today's Date

5/17/22

FOR VALUE RECEIVED, we hereby waive all rights and claims for lien against

Name Michele Steger

by Accurate Basement Repair, LLC for the property located at:

Address 5953 S Phillips St, Greenfield (City of) 53221

same being situated in the County of:

County Milwaukee

State of Wisconsin, described as foundation repair, for all labor, services, materials, plans or specifications performed, furnished or procured by undersigned for the erection, construction, alteration or repair of said building and appurtenances, except, none.

CA Mancuso

5/17/22

Christopher Mancuso



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Certificate of Warranty

Contractor agrees for a period of:

20 YEARS.

The repair or replacement of any defective work at no added cost to owner.
Warranty is automatically transferred upon any change of ownership.

Address: 5953 S Phillips St, Greenfield (City of) 53221

WARRANTY EXPIRATION

*Years + Date of Job Completion

Date: 4/27/2042

Signature: Eoin McHaulie

Accurate Basement Repair Representative

Today's Date: 5/17/22

Owner must maintain proper grading, clean gutters and functioning downspouts. Please see contract, terms and conditions for additional information regarding warranty. If Accurate Basement Repair performs a site visit and determines that the concerns are not covered under warranty, or that no work is needed, the homeowner will be subject to a **\$95.00 Service Charge**.

***Drain Tile Tests** do not include a warranty. **Urethane Injections** are warrantied for **3 years**. All other basement Repair is warrantied for **20 years unless otherwise noted**.



3125 E Allerton Ave St Francis, WI 53235
414-744-6900 FAX 414-294-2045

May 17, 2022

INVOICE

PROPERTY: 5953 S Phillips St, Greenfield, WI
OWNER: Michele Steger

CONTRACT 1 : Interior Drian Tile – 20' N wall, 20' S wall, 32' E wall, 32' W wall
Reinforcements – E wall 32' Install 12 vertical steel columns

CONTRACT TOTAL: \$10,000.00

TOTAL PAID: \$10,000.00

BALANCE DUE: \$0.00

*Any overtures will be paid for by the buyer, John D



- ☐ DRAIN TILE TEST
- ☒ INSIDE DRAIN TILE
- ☐ SUMP PUMP
- ☐ SEWER AND DRAIN
- ☐ EXCAVATION
- ☒ REINFORCEMENT
- ☐ WALL REBUILD
- ☐ CONCRETE WORK

Name Michele Steger Res [REDACTED]
Address 5953 S Philips Ave Street Bus. [REDACTED]
City, State, Zip Greenfield, WI. 53221 Cell [REDACTED]
Realtor Listing Mike [REDACTED] Phone [REDACTED]
Realtor Buyer Adrian [REDACTED] Phone [REDACTED]
Analysis [REDACTED] Email [REDACTED]

All proposed work per State of Wisconsin Uniform Dwelling Code Chapter VI Section 30.50.

Hydrostatic pressure, heavy dense clay soil and repetitive frost conditions have caused wall displacement and cracks. Owner stated seepage issues.

Owner stated the South wall has 1 inch movement the wall was repaired in past. Owner had structural engineer (JENDUSA) out to evaluate wall.

Owner stated engineer stated to monitor South wall. Owner has PE report. Unable to view North side of West wall.

Age of Bldg 1935 Referred by Paul [REDACTED]

Accurate Basement Repair, LLC. Herein after referred to as Contractor, proposes to furnish all materials/permits, labor and equipment necessary to perform the following work which the above named owner has requested; excludes engineering reports.

EXCAVATION

Approximate linear ft.

- ☐ Cover lawn with plywood; excavate shaded area to footing; clean excavated walls; patch all exterior cracks (grade to footings); clean and flush bleeders in footings; apply below grade tar mastic sealer, cover sealer with 6 mil visqueen; install new 4" exterior drain tile; back fill with stone within 18" to grade; install filter fabric; grade away from foundation walls using top soil.
- ☐ Straighten walls best as possible
- ☐ Repair wall cracks interior / exterior per job Foreman

REINFORCEMENT METHODS

Wall thickness 10 No. Of coarses 11

- ☒ Reinforce walls with vertical steel columns; install approximately "16 to 36" centers
- ☐ Reinforce walls with steel rebar and core fill with cement
- ☒ Repair interior wall cracks

~ Interior Drain Tile

20' North wall ~20' South Wall ~ 32' East wall ~32' West wall

Utilizing existing sump and crock.

~ABR will R/R Stationary tub.

~ Install drain tile cleanouts. These are visual portals that can be used for any cleaning and flushing purposes. See above for complete details.

~ Reinforcement (2" x 5" x 3/16")

East wall 32' install 12 vertical steel columns

INTERIOR DRAIN TILE

104 Approximate linear ft.

- ☒ Open basement floor approximately 18" away from walls; trench along side footings and create a gravity flow to sump crock; clean & flush bleeders in footings.
- ☒ Drill 1" weep holes into block hollows below floor level.
- ☒ Install channel cove drainage system.
- ☒ Install new 4" perforated drain tile and cover drain tile with stone. Recement floor and haul away debris. Sweep broom clean.
- ☒ Install 2 interior drain tile clean outs
- ☒ Install sump crock & sump pump.

Discharge: above Grade

Diagram of Area Owner Requests to be Serviced

SEE ATTACHED DIAGRAM

Homeowner will remove all wall coverings on East wall, 4' x 32' of ceiling removed on East wall to install braces. West and North walls need 12" of studs and base plate removed to install drain tile repair

Homeowner will be responsible for any mechanical, plumbing or electrical if needed. After ceiling is removed homeowner will be responsible for any obstructions on East wall.

~ Includes municipal permits as required. Homeowner may need to be available for inspections.

Not included: Removal of personal belongings and any other obstructions not specifically noted above - Please see Terms & Conditions #6, #7, & #8.

PRICE: \$11,250.00 LESS: \$450.00 DTT rebate, \$550.00 Real Estate transaction discount \$250.00 repeat customer

TOTAL AMOUNT \$10,000.00 DOWN PAYMENT \$2500.00 Full payment due upon completion.

Price includes all taxes, our permits and any discounts.

Contractor agrees for a period of 20 YEARS the repair or replacement of any defective work at no added cost to owner. Contractor is not responsible for any foundation setting and cracking as a result of sub-soil movement. The warranty does not cover dampness, efflorescence or mold growth on basement wall or floor. Warranty is transferable upon change of ownership.

Owner acknowledges that he has read the terms and conditions contained in this agreement, including "customer's right to cancel" and other terms or conditions contained on the reverse side hereof and acknowledges receipt of two copies of this agreement (one copy if sent electronically)

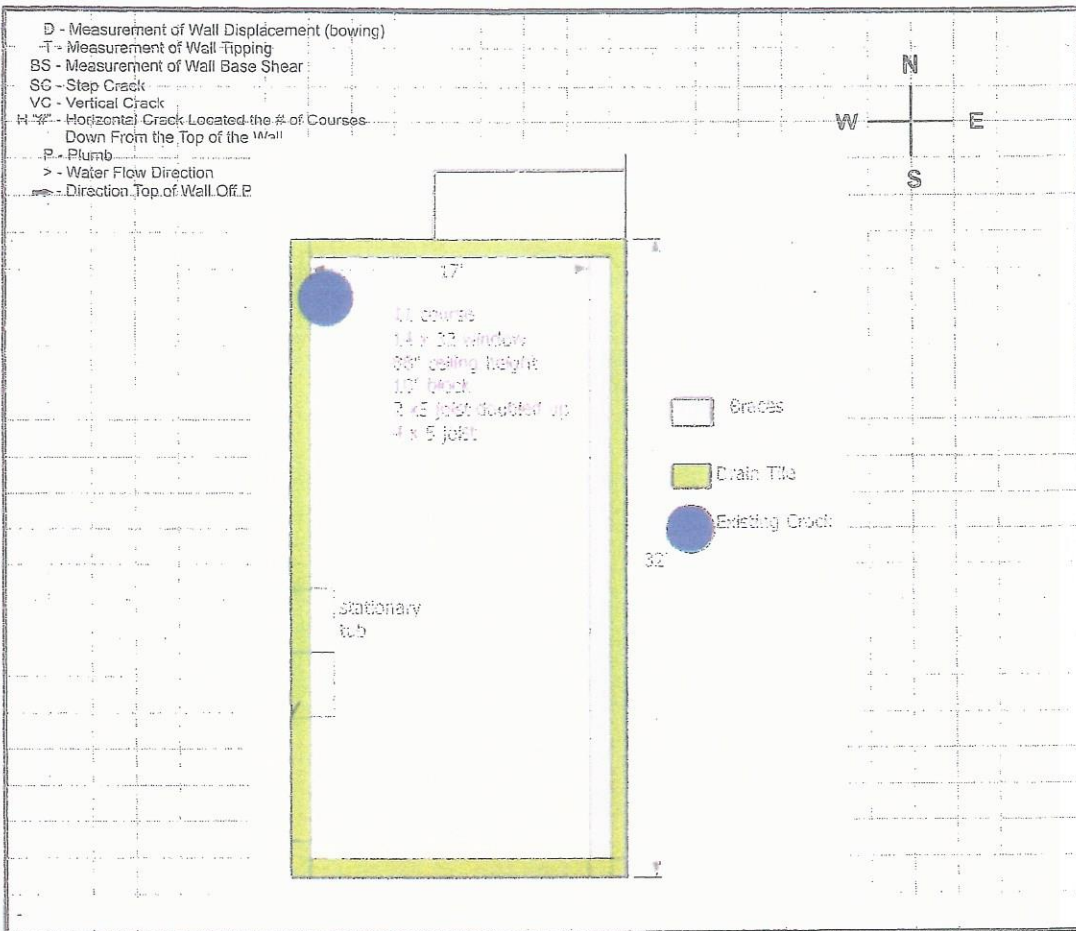
Starting Date 10 to 45 days receipt of down payment and signed contract Completion Date Within 30 days of start

Accepted by (sign) [Signature] **SIGN HERE** Date [REDACTED]

Accurate Basement Repair Representative Tony Bugarino Date 4/4/2022

You, the buyer, may cancel this transaction at any time prior to midnight of the third business day after the date of acceptance. Request a Notice of Cancellation form for an explanation of this right. This estimate may be withdrawn by Accurate Basement Repair, LLC. If not accepted within 1 days.

Basement Diagram 5953 S Philips



Analysis

The joist are 2 x 5 doubled up to a 4 x 5 joist.

3 out of 4 walls are concrete filled for
bowing

"This report is limited to an impartial opinion, which is not a warranty. It does not address latent or concealed defects that may occur in the future that are not evident at the time of this analysis. The report is limited to the components of the foundation that were visible to the contractor on the date of the analysis and his opinion of their condition at the time of the analysis. Accurate Basement Repair is not responsible for any foundation defects or problems that cannot be detected through a reasonable visual analysis. This is not intended, or to be used, as a guarantee or warranty, expressed or implied, regarding the adequacy, performance or condition of the basement. This analysis does not include a test for mold, radon, lead, asbestos or any other type of pollutant. Such an inspection is outside the scope of the analysis provided and should be provided by others if desired. The absence of any visible signs of serious foundation problems or defects as of the date of this report does not guarantee that a serious problem will not develop in the future. Likewise, there is no guarantee that a problem noted in this report as minor or insignificant will not become more serious in the future. Accurate Basement Repair shall not be liable for any foundation problems, conditions or defects which become visible, develop, occur, change or worsen after the completion of this analysis."

t: Your signature only confirms that you received a copy.

Customer: _____ Date: _____
 Prepared By: Tony Bugarino Date: 4/4/2022 Time: _____ Weather: _____