

SMS BASEMENT REPAIR

BASEMENT REPAIR - Ph: 414-999-7965

8440 W. Kaul Ave. - Milwaukee, WI 53225

Licensed & Insured

Owner DEE Conrad Phone 414-975-0424

Address 21300 Astorhatch Dr. City Brookfield Zip 53045

Analysis north Garage wall has sunk and cracked
crawl space wall / GARAGE steps have cracked
and sunk

Full basement - Dry and shows no wall movement

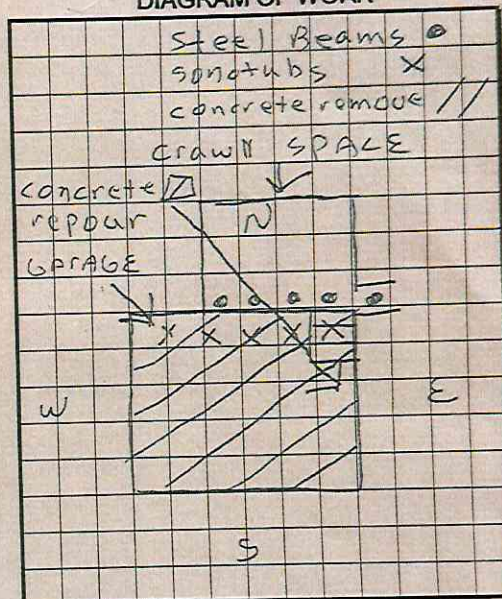
Inside Drain tile

- ☐ Break open floor approx. 18" from wall
- ☐ Trench next to footing
- ☐ Remove debris
- ☐ Drill - Clean - Flush block hollows
- ☐ Install new 4" perforated PVC tubing
- ☐ Backfill with stone
- ☐ Install rigid L-shaped drain board
- ☐ Re-cement floor

Steel Beam Reinforcement

- ☒ Install 7" x 5" steel beams
- ☒ Space approx. 32"
- ☒ Chip out - tuck-point interior cracks
- ☒ Grout behind beams

DIAGRAM OF WORK



Special Instructions

- 1) remove entire Garage Floor
- 2) EXCAVATE has needed along north Garage wall to install 6" Sonotubs / Fill with concrete next wall to piers
- 3) repair entire Garage Floor / 7" stone bed / 4" concrete
- 4) rebar entire Area - connect to existing curb
- 5) Pour 18" x 18" concrete footing for steel Beams in crawl space
- 6) cover crawl space floor thick plastic vapor barrier
- 7) Provide engineer report
- 8) contractor to pull permits

START ASAP COMPLETION 7 days

20 YEAR TRANSFERABLE GUARANTEE COVERS AREAS WHERE WORK COMPLETED, INCLUDING LABOR AND MATERIALS.

DEE Conrad
OWNER

12/31/25
DATE

Mark Sain
CONTRACTOR

12-26-25
DATE

TOTAL COST \$ 14,000.00

DEPOSIT \$ 5000.00

BALANCE ON COMPLETION \$ 9,000.00

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Owner _____ Phone _____

Address 21300 Astoria City Brookfield Zip _____

Analysis Per Attached Engineer Report,

Beams need on North wall of

Crawl space

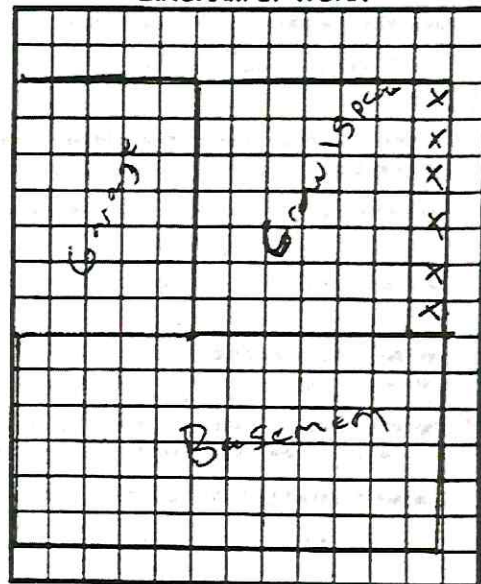
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 - ☐ Backfill with stone
 - ☐ Install rigid L-shaped drain board
 - ☐ Re-cement floor

Steel Beam Reinforcement

- ☒ Install 2 x 5 steel beams
- ☒ Space approx. Per Report
- ☒ Chip out - tuck-point interior cracks
- ☒ Grout behind beams

Special Instructions

DIAGRAM OF WORK



START TBD COMPLETION TBD

20 YEAR TRANSFERABLE GUARANTEE COVERS AREAS WHERE WORK COMPLETED, INCLUDING LABOR AND MATERIALS.

TOTAL COST \$ 4,250

DEPOSIT \$ 0

OWNER _____

DATE

7/10/2020

DATE

BALANCE ON COMPLETION \$ 4,250

CONTRACTOR _____