7801 W Clovernook St., Milwaukee, Wisconsin 53223

Per Sellers

## IMPROVEMENTS & UPDATES

### Recent Updates

- New carpet — upper level
- Fresh interior paint
- LVP flooring — main level
- Composite deck
- New dishwasher — 2026
- Chimney restoration — 2026

Invoice and scope of work will be provided.

### Mechanical

- Hot water heater 2025
- Central air conditioning — 2018
- Furnace — 2018

### Drainage

French drain installed to direct sump-pump discharge away from the home and toward the rear of the property.

### 2018 Purchase History

The sellers purchased the home in 2018. At the time of purchase, the home had been renovated. The sellers obtained a professional home inspection, including a successful drain-tile test.

# INVOICE

**Milwaukee Masonry**
1920 Francis St. Waukesha WI
steven@milwaukee-masonry.com
(414) 213 2098
License #: 3453-DCQ

Bill To

**Clyde Thompson**
7801 W Clovernook St
Milwaukee, Wisconsin 53223, United States
U_luv_2_h8@yahoo.com
+1 (414) 745-5289

Invoice details

| | |
|---|---|
| **Invoice no.:** | 130 |
| **Terms:** | Due Upon Receipt |
| **Invoice date:** | 07/30/2026 |
| **Due date:** | 07/30/2026 |
| **Status:** | Paid in Full |

| PRODUCT OR SERVICE | AMOUNT |
|---|---|
| **CHIMNEY REBUILD PROPOSAL** | $1,800.00 |

Scope of Work

Milwaukee Masonry Repair will perform a complete chimney rebuild from the existing roof flashing upward due to the severe deterioration of the existing chimney masonry. The chimney has experienced significant weather-related deterioration at the base brick, making isolated repairs impractical. A complete rebuild from the roof flashing upward is the recommended long-term solution to restore the chimney's structural integrity and protect it from future moisture intrusion.

Work to Be Performed

-Protect all surrounding roof surfaces and landscaping prior to demolition.

-Carefully demolish and remove the existing chimney from the roof flashing upward.

-Remove and properly dispose of all demolition debris generated during construction.

-Rebuild the chimney from the existing roof flashing upward using new face brick and matching mortar installed in accordance with accepted masonry construction practices.

-Because the original brick is no longer manufactured, Milwaukee Masonry Repair will source and install the closest available brick match possible. Every effort will be made to closely match the existing chimney; however, an exact match in color, texture, or size cannot be guaranteed.

-Inspect the existing clay chimney flue during reconstruction.
Replace one (1) clay flue tile, if necessary, should it be found cracked, damaged, or deteriorated during demolition.
Construct and install a new reinforced concrete chimney crown complete with proper slope and drip edge to maximize water runoff and extend the life of the new masonry.

-Tool and finish all mortar joints for a clean, uniform, professional appearance.

-Re-caulk the existing roof flashing using a premium exterior-grade sealant to ensure a watertight seal between the chimney and roofing system.

-Perform a complete cleanup of the work area and remove all construction debris upon completion.

| PRODUCT OR SERVICE | AMOUNT |
| --- | --- |

Materials Included

-New face brick (closest available match)

-New masonry mortar

-One (1) replacement clay flue tile (if required)

-Reinforced concrete chimney crown

-Premium exterior flashing sealant

-All necessary masonry materials, labor, cleanup, hauling, and disposal

Exclusions

This proposal does not include:

-Roofing repairs or replacement beyond re-caulking the existing flashing.

-Stainless steel chimney liner installation.

-Fireplace, smoke chamber, or firebox repairs.

-Repairs to concealed structural damage located below the existing roof flashing.

-Municipal permits or engineering fees, if required.

-Should concealed conditions or structural deficiencies be discovered after demolition begins that are outside the scope of this proposal, Milwaukee Masonry Repair will notify the homeowner immediately. Any additional work will only be completed upon customer approval through a written change order.

Warranty

Milwaukee Masonry Repair warrants all masonry workmanship included in this proposal for one (1) year from the date of completion. This warranty covers workmanship only and does not include damage resulting from structural movement, settlement, acts of nature, chimney fires, improper use, or conditions beyond the contractor's control.

Total Investment

Complete Chimney Rebuild: $1,800.00

| | |
|---|---|
| Subtotal | $1,800.00 |
| Convenience Fee (5%) | $90.00 |
| **Invoice Total** | **$1,890.00** |
| Deposit Paid<br>07/30/2026 | -$936.00 |
| Final Payment<br>09/15/2026 | -$954.00 |
| **Balance Due** | **$0.00** |

Paid in Full

## Client Message

Final Payment Notice

Your project has been completed, and the remaining balance is due upon receipt of this invoice.

For your convenience, Milwaukee Masonry Repair offers the following payment options:

* Cash or Check: No additional fee. Checks can be made payable to Milwaukee Masonry Repair.

* Credit/Debit Card: A 5% convenience fee will be added to all card payments to help offset processing costs.

As an added convenience, we offer same-day cash or check pickup when available. Please reach out to arrange a pickup.

We sincerely appreciate your business and the opportunity to work with you. Thank you for choosing Milwaukee Masonry Repair. If you have any questions regarding your final invoice or payment, please don't hesitate to reach out.

View Invoice Online

**Viewed** Oct 3, 2026, 4:04 PM UTC

**Customer signature**

