



**N60 W144232 Kaul Ave
Menomonee Falls, WI 53051
Office- 262-250-7502
Fax- 262-364-2059**

WARRANTY

Date: 02/11/2026

**Address: 4520 N. 100th Street
Wauwatosa, WI 53225**

The foundation work that was done in February 2026 at the above address is **guaranteed for (20) years**, which is transferable to a new homeowner if home is sold. Please refer to the original contract for terms and conditions.

Job Description:

Remove and replace existing 3x2 Structural Steel Columns and replace with 2x5 Structural Steel Columns without excavation on 36' ft. of West wall, 12'6" section and 9'6" section of East wall, and reinforcing 26'3" of North wall with 2x5 Structural Steel Columns and adding wood blocking as needed for column installation.

Tuckpointing cracks

(Per Drain Tile Test) 1/19/2026

To replace Interior Drain Tile and install weep holes on 36' of West Wall, along with installing a new (See Dave).

Any questions or concerns please feel free to contact me at my office.

Sincerely,

Allen C. Verette

President

TERMS AND CONDITIONS

BUYER REPRESENTS THAT HE OR SHE IS IN FACT THE LEGAL OWNER OF THE PREMISES ON WHICH LABOR AND MATERIALS ARE TO BE PERFORMED.

OWNERS INDIVIDUALLY AND ALL OTHER PERSONS CO-SIGNING THIS CONTRACT SHALL BE SEVERALLY AND JOINTLY OBLIGATED AND LIABLE HEREIN.

GUTTERS AND DOWNSPOUTS MUST BE IN GOOD CONDITION. DOWNSPOUTS DISCHARGING AT GRADE MUST BE EXTENDED AT LEAST 5 FEET FROM FOUNDATION AT ALL TIMES.

PROPER PITCH OF GROUND, CONCRETE AND ASPHALT MUST BE MAINTAINED AT ALL TIMES (~ INCH PER 5 FEET) UNLESS OTHERWISE SPECIFIED IN WRITING.

ELECTRICAL OUTLETS AND/OR PLUMBING TO BE SUPPLIED BY OWNER UNLESS OTHERWISE SPECIFIED IN WRITING ON THIS CONTRACT.

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.

SUMP PUMPS ARE WARRANTED BY MANUFACTURERS ONLY.

ANNIVERSARY DATE OF THIS CONTRACT SHALL BE THE DATE WORK IS COMPLETED, BUT SHALL NOT APPLY IF PAYMENTS ARE NOT MADE AS AGREED. ALL TERMS AND CONDITIONS OF THE CONTRACT MUST BE COMPLIED WITH BY OWNER OR GUARANTEE AND SERVICE AGREEMENT IS INVALID. FAILURE TO MAIL IN ANNUAL SERVICE AGREEMENT FEE DURING ANY YEAR OF THE EXTENSION PERIOD SHALL TERMINATE THE REMAINING PORTION OF THE SERVICE AGREEMENT.

CONDITIONS NOT VISIBLE WHICH MAY BE DISCOVERED AFTER WORK HAS COMMENCED, AND THAT MAY REQUIRE ADDITIONAL COST WILL BE BROUGHT TO THE OWNER'S 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.

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."

AS REQUIRED BY THE WISCONSIN CONSTRUCTION LIEN LAW, BUILDER HEREBY NOTIFIES BUYER THAT PERSONS OR COMPANIES FURNISHING LABOR OR MATERIALS FOR AND ON THE BUYER'S LAND MAY HAVE LIEN RIGHTS ON BUYER AND BUILDINGS IF NOT PAID. THOSE ENTITLED TO LIEN RIGHTS IN ADDITION TO THE UNDERSIGNED BUILDER, ARE THOSE WHO CONTRACT DIRECTLY WITH THE BUYER OR THOSE WHO GIVE THE BUYER NOTICE WITHIN SIXTY (60) DAYS AFTER THEY FURNISH LABOR AND MATERIALS FOR THE CONSTRUCTION AND SHOULD GIVE A COPY OF EACH NOTICE RECEIVED TO HIS MORTGAGE LENDER, IF ANY. BUILDER AGREES TO COOPERATE WITH THE BUYER AND HIS LENDER, IF ANY, TO SEE THAT ALL POTENTIAL LIEN CLAIMANTS ARE DULY PAID.

IF REQUESTED, A WAIVER OF LIEN WILL BE FURNISHED AT TIME OF FINAL PAYMENT. REQUEST SHOULD BE NOTED ON FRONT OF THIS CONTRACT.

A 1.5% INTEREST CHARGE PER MONTH WILL BE ENFORCED ON ALL ACCOUNTS NOT PAID BY DESIGNATED TERMS OF THIS CONTRACT. FINAL PAYMENT SHOULD BE GIVEN TO FOREMAN UPON COMPLETION OF WORK, UNLESS OTHERWISE STATED IN WRITING ON THE FRONT OF THIS CONTRACT.

THIS AGREEMENT BECOMES A VALID CONTRACT WHEN EXECUTED BY OWNER AND APPROVED BY AN AUTHORIZED REPRESENTATIVE OF CONTRACTOR.

THIS INSTRUMENT CONTAINS THE ENTIRE AGREEMENT BETWEEN THE OWNER AND CONTRACTOR AND OWNER ACKNOWLEDGES THAT NO PROMISES, REPRESENTATIONS, OR WARRANTIES EXCEPT SUCH AS MAY BE HEREIN EXPRESSLY SET FORTH IN WRITING HAVE BEEN MADE BY CONTRACTOR OR ITS AGENT AND THAT NO MODIFICATION OF OR ADDITIONS TO ANY PROVISION HEREOF SHALL BE VALID OR BINDING UPON CONTRACTOR, IT SUCCESSORS, OR ASSIGNS. UNLESS EXPRESSLY SET FORTH HEREIN IN WRITING.



Verette Construction
N60 W14432 Kaul Ave
Menomonee Falls, WI 53051
Office: 262-250-7502
Fax: 262-364-2059

LIEN WAIVER

Date 02/11/2026

For value received, we hereby waive all rights and claims for Lien on land and or buildings about to be erected, being erected, erected, altered or repaired and to the appurtenances thereunto,

**Address: 4520 N. 100th Street
Wauwatosa, WI 53225**

Contractor: Verette Construction

Description:

To remove and replace existing 3x2 Structural Steel Columns and replace with 2x5 Structural Steel Columns without excavation on 36' ft. of West wall, 12'6" section and 9'6" section of East wall, and reinforcing 26'3" of North wall with 2x5 Structural Steel Columns and adding wood blocking as needed for column installation.

Tuckpointing cracks

(Per Drain Tile Test) 1/19/2026

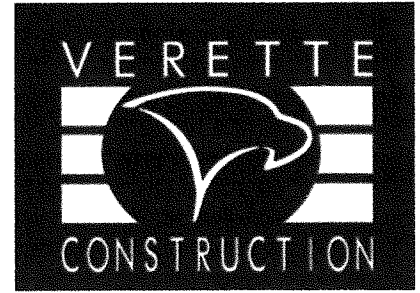
To replace Interior Drain Tile and install weep holes on 36' of West Wall, along with installing a new

Sincerely,

Allen C. Verette
President

Verette Construction

N60 W14432 Kaul Ave
 Menomonee Falls, WI 53051 US
 office@veretteconstruction.com

**INVOICE**

BILL TO
Lindsay Karanovich
4520 N. 100th Street
Wauwatosa, WI 53225

INVOICE 2764
DATE 02/09/2026
TERMS Due on receipt
DUE DATE 02/09/2026

DATE	SERVICE	DESCRIPTION	QTY	RATE	AMOUNT
	Services	Job Site # 06692 4520 N. 100th Street Wauwatosa, WI 53225	1	0.00	0.00
	Services	Per VM Engineering dated 12/11/25. Verette Drain Tile Test done 1/19/26	1	8,750.00	8,750.00
		To remove and replace existing 3x2 Structural Steel Columns and replace with 2x5 Structural Steel Columns without excavation on 36 ft of West wall, 12'.6" section and 9'.6" sections of East wall and 26'.3" of North wall and adding wood blocking as needed for column installation .			
		Tuckpointing cracks			
	Services	Per Drain Tile Test) 1/19/2026 To replace Interior Drain Tile and Install Weep holes on 36' ft. of West Wall, along with installing a new Sump Pump (See Dave).			3,000.00
		Please remit payment to Verette Construction N60 W14432 Kaul Avenue Menomonee Falls, WI 53051			
	Services	Down Payment \$ 7,300.00 01/30/2026 Check # 2133701744			-7,300.00
	Services	Final Payment \$ 4,450.00 02/11/2026 Check # 1268			-4,450.00
		Paid in Full Thank You Verette Construction			

BALANCE DUE

\$0.00

PAID