REPORT: MAJOR PROPERTY IMPROVEMENTS HISTORY
1701 E. Lafayette Place, Milwaukee WI 53202

Year	Vendor	Summary of Improvements	Cost
2005	Chamberlin Windows	Replaced 11 interior first floor windows	$7000
2007	Colorwheel Painting	Exterior painting - 1st level only	$3392
2014	Community Roofing	New roof, new copper gutters, new cedar shake siding on dormers, replace bay window header and insulation	$26,740
2018	ProPaints & Carpentry	Entire exterior painted	$8,500
2019	Bill Schlise Plumbing	New water heater and connection to new meter	$1,953
2021	Thoughtful Craftsmen	Window tuning & restoration of interior second floor windows	$8,965
2022	Thoughtful Craftsmen	Install and properly route new south downspout	$760
2022	Cornerstone Restoration	Foundation repair and bentonite injections (details in supporting documents)	$46,706
2022	Cornerstone Restoration	New East Patio, East Stairs and Wing Walls properly pitched to drain away from foundation	$28,605
2022	Cornerstone Restoration	Replace South basement window with glass block, install bars in 7 other basement windows	$2380
2023	Thoughtful Craftsmen	Exterior wood restoration, carpentry, paint	$22,905
2023	Thoughtful Craftsmen	19 custom made self-storing combination storms constructed of Accoya wood (details below)	$17,040

Cornerstone Restoration LLC
901 Front St.
Sullivan, WI 53156
(262) 832-1179
Info@MasonryWI.com
www.MasonryWI.com

ADDRESS
Alissa Rhode
1701 E Lafayette Pl
Milwaukee, WI

Proposal 4446

DATE 02/01/2022

EXPIRATION DATE 03/01/2022

PROJECT LOCATION
Basement

ACTIVITY	AMOUNT
remove deteriorated skim coat at column in-between windows at east wall and install single component fiber reinforced latex fortified cementitious masonry coating.	1,200.00
Install single component fiber reinforced latex fortified cementitious masonry coating at South, west, and north interior exposed foundation wall. Holes and voids in the walls will be filled based on size with patching material or cementitious brick units.	
Install upright steel supports at South wall in west room.	
Install sealant at sidewalk/foundation at west exterior wall	
	23,791.88
Provide pressurized injection of high-solids grout consisting of a proprietary blend of bentonite and polymers formulated for sealing water leaks in existing below-grade structures at foundation wall at south elevation. Pumping any material under pressure can cause lifting or movement of adjacent structures, movement of adjacent structures will be avoided but is not Cornerstone Restorations responsibility should it occur. Cornerstone Restoration LLC is not responsible for interaction with any existing waterproofing system, underground drainage, or engineered gland. Due to access landscaping plants may be harmed. South wall to be positively graded after the completion of injections.	9,115.00

TOTAL **$34,106.88**

Accepted By

Accepted Date

Cornerstone Restoration LLC
901 Front St.
Sullivan, WI 53156
(262) 832-1179
Info@MasonryWI.com
www.MasonryWI.com

BILL TO
Alissa Rhode
1701 E Lafayette Pl
Milwaukee, WI

INVOICE 2042

DATE 03/25/2022 **TERMS** Due on receipt

DUE DATE 03/25/2022

PROJECT LOCATION
Basement

DESCRIPTION	AMOUNT
Balance due on proposal #4446	11,596.34
Additional: Fill in holes at masonry with block.	15,200.00
Patching credit	-2,600.00

TOTAL DUE **$24,196.34**

Cornerstone Restoration LLC
901 Front St.
Sullivan, WI 53156
(262) 832-1179
Info@MasonryWI.com
www.MasonryWI.com

ADDRESS
Alissa Rhode
1701 E Lafayette Pl
Milwaukee, WI

Proposal 4447

DATE 02/01/2022

EXPIRATION DATE 03/01/2022

PROJECT LOCATION
East patio

ACTIVITY	AMOUNT
Remove existing concrete at grade, stairs, landing, and masonry wing walls.	
Install new broom finish concrete stairs, patio, and landing at existing footprint. Masonry walls excluded.	
	19,640.00
Add frost footings to stairs and build masonry walls to mimic existing dimentions.	8,965.00

TOTAL **$28,605.00**

Accepted By

Accepted Date



Finalized Storm Proposal

Date: 1/25/22

For:

Alissa Rhode
1701 E. Lafayette Place
Milwaukee, WI 53202
414.218.9373
alissarhode@me.com

Company Mission:

Thoughtful Craftsmen's mission is to maintain the historic housing stock of Milwaukee and its older suburbs through comprehensive restoration that treats a home as a living organism composed of interconnected systems. Using the highest quality materials, applied and installed with a thoughtful eye to historical and architectural details, we endeavor to return homes to their original appearance in a way that will survive for decades to come.

Work Proposed:

New Storm Windows (Please reference window map and order form attached below.)

Job Description:

Measure window openings.

Remove existing storm window as needed; dispose/recycle.

*Any modification of existing opening due to past work or deterioration to be performed on the basis of time and materials and be added to the price below. All substantial hourly work to be performed in consultation with owners.

Storms to be wooden framed. Thoughtful Craftsmen Storms are constructed out of Accoya wood. https://www.accoya.com/why-accoya/

Any storm needing a dividing rail, will be made to match that of your home's interior windows.

Fit storms precisely to opening by shaving and sanding as needed.

Once storms are properly fit, windows will be returned to our shop for priming and 2 coats painting with a spray gun. Owners to provide paint sample or color-code. If current color not available we may do a color match.

Windows will then be returned to your home and installed with new galvanized clips and hangers left raw or *painted to match your window casings on request.

Self-Storing Storms - Perfect for double hung windows. These storms have a fixed upper glass pane, an operable lower glass pane and removable screen. They utilize a tracked system and are operable from the inside of your home. Tracks are available in both white and bronze color scheme. We will choose the track color that most closely matches the storm color unless requested otherwise. These storms can remain in place year-round!

Self Storing Combination Storm Windows

Appearance

Thoughtful Craftsmen windows will maintain the historic integrity of your home.

Keeps shadow lines and dimension intact with inset panes and screens including chamfered edges that replicate traditional glazing.

Seams throughout the constrution are hidden using discrete joinery.

Quality

Made from Accoya. Compared to pine, it is a far superior wood that is more rot resistant. Most available pine (usually plantation grown) has a low rot resistance and may begin todeteriorate in as little as 5 years. Because so much of the work cost is labor, it doesn't make sense in our view to skimp on the materials so that maintenance need not be performed again for as long as possible.

Approved

Approved by Historic Preservation Commisions and avaible for historical tax credits.



Totals (not including time and materials work if necessary):

19 Thoughtful Craftsmen Self Storing Combination Storms– $885 each

Total - $16,815

Note: All options above include removal and disposal/recycling of existing storms as needed, all materials, hardware, fitting, priming, painting and installing of new storms. Prices above assume a minimum order of 5 or more storms.

Unless otherwise specified, includes all materials and labor for the items described above. Does not include any items not specifically mentioned above nor shown in plans; does not include repair to underlying or preexisting damage not seen or discussed at time of estimate. Items marked with * (if any) not included in price.

All items (including those marked with *) that are added after the job has begun will be billed at the rate of $75/hr. plus the cost of any materials, unless otherwise specified.

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

Proposal may be withdrawn if not accepted within 30 days.

Payment Schedule:

$6,018 down payment – PAID 7/29/21

33% of work due on ½ completion (at fitting).

Remainder due in full upon completion.

Time and Materials Work invoiced and paid weekly as needed.

Scheduling is based on date of signed proposal and received down payment. For this, check is best and can be made out to Thoughtful Craftsmen and sent to P.O. Box 11537 Shorewood, WI 53211.

Authorized Signature, Thoughtful Craftsmen, LLC.

Jake Meils 1/25/22

I agree to these terms and authorize the work described above.

_____ Date 1/31/22 Owner/Agent

(Please sign one copy and return it to us).


1
2
3
4
25 + 26


16
17
18
19
20
21
22


5
6
7
8
9
10
11
12
13
14
15


23
24
27
28

Thoughtful Craftsmen Storms

Using the "window map" provided please select which windows are to be adressed and with which option below. Upon completetion we will aggregate your selections into a finalized proposal for you to sign. Thankyou!

#	Self Storing Combination	Insert			Fixed Storm		Other Specification
		How Many Lites? 1	2	2 Lite - Top Lite Fixed Glass	How Many Lites? 1	2	
1	X						
2	X						
3	X						
4	X						
5	X						
6	X						
16	X						
17	X						
18	X						
19	X						
20	X						
21	X						
22	X						
23	X						
24	X						
25+26	X X						

Color Scheme (If available) match existing

Track/Aluminum Framing Color (White or Bronze) Bronze

Hanging Hardware (Hangers/Turnbuttons or Brass Screws/Washers hangers + buttons

Including windows labeled 27,28 as Self-storing Combination Storms