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

# WARRANTY

**Date:** 11/07/2025

**Address: 3426 N. 41st Street**
**Milwaukee, WI 53216**

The foundation work that was done in November 2025 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:**
**Installed (8) 2x5 Structural Steel Columns along the South foundation wall.**

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.

GUTIERS 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 ANO ASPHALT MUST BE MAINTAINED AT ALL TIMES (~ INCH PER 5 FEET) UNLESS OTHERWISE SPECIFIED IN WRITING.

ELECTRICAL OUTLETS ANO/OR PLUMBING TO BE SUPPLIED BY OWNER UNLESS OTHERWISE SPECIFIED IN WRITING ON THIS CONTRA

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 OWNERS ATIENTION. 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 BUYERS 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 ENFORCE ON ALL ACCOUNTS NOT PAID BY DESIGNED 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.