

Marie Lepkowski  
3140A. South 39th Street  
Milwaukee, WI 53215  
414-383-1085 (home)  
262-794-8015 (office)

9/30/02

CITY OF MILWAUKEE

2002 OCT -1 AM 11:37

RONALD D. LEONHARDT  
CITY CLERK

City Clerk  
Attn: CLAIMS  
200 E. Wells Street  
Room 205  
Milwaukee, WI 53202-3567

Dear Madam or Gentleman:

I am filing a claim against the City of Milwaukee for the sewer back up condition which occurred on August 13, 2002 @ approximately 3:30PM CST during a very heavy rain condition. There was approximately 3 inches of standing sewerage throughout the entire basement area!

Due to the damages incurred in my residence as a result of the sewer back up condition I am asking the City of Milwaukee to reimburse me \$5000.00 to reimburse me for the bill for Service Master to come in and clean the mess and restoration of indoor/outdoor carpeting, damaged paneling, painting of walls and flooring. These damages and health hazard of the sewerage occurred due to the negligence of the City of Milwaukee!

I would appreciate hearing from you by September 30, 2002. Note I am working with my Alderman regarding this condition.

Sincerely,



Marie Lepkowski

CITY OF MILWAUKEE  
RECEIVED  
OFFICE OF  
CITY ATTORNEY  
02 OCT -1 PM 3:45

MARIE LEPKOWSKI  
3140A S. 39<sup>th</sup>  
MILWAUKEE, WI 53215

081902-00003

Dwelling

Basement

**Area Items: Basement**

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Replace CLEANING - Service Master	1.00 EA	2378.49	2,378.49	0.00	2,378.49

**Area Items Total: Basement**

2,378.49 0.00 2,378.49

**Room: Living Area**

LxWxH 15'2" x 13'2" x 8'0"

453.33 SF Walls	199.69 SF Ceiling	653.03 SF Walls & Ceiling
199.69 SF Floor	22.19 SY Flooring	56.67 LF Floor Perimeter
121.33 SF Long Wall	105.33 SF Short Wall	56.67 LF Ceil. Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Replace Seal then paint the surface area (2 coats)	226.67 SF	0.52	117.87	88.40	29.47
Above Line Item Should State To Paint Interior - Data Base Error					
Paint Is Aprox 5 Yrs Old, Dep 20 % Per Yr R&R Paneling	226.67 SF	2.05	464.67	185.87	278.80
Paneling Aprox 810Yrs Old, Dep 4% Per Yr R&R Indoor / outdoor carpet	199.69 SF	1.87	373.42	74.68	298.74
Carpet Aprox 1 Yrs Old, Dep 20 % Per Yr R&R Baseboard - 2 1/4" stain grade	28.34 LF	1.90	53.85	21.54	32.31
Baseboard Aprox 10Yrs Old, Dep 4% Per Yr					

**Room Totals: Living Area**

1,009.81 370.49 639.32

**Room: Storage**

**LxWxH 12'0" x 11'2" x 7'0"**

324.33 SF Walls	134.00 SF Ceiling	458.33 SF Walls & Ceiling
134.00 SF Floor	14.89 SY Flooring	46.33 LF Floor Perimeter
84.00 SF Long Wall	78.17 SF Short Wall	46.33 LF Ceil. Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Replace Seal then paint the surface area (2 coats)	162.17 SF	0.52	84.33	63.25	21.08
Above Line Item Should State To Paint Interior - Data Base Error					
Paint Is Aprox 5 Yrs Old, Dep 20 % Per Yr					

<b>Room Totals: Storage</b>			<b>84.33</b>	<b>63.25</b>	<b>21.08</b>
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**Room: Hallway**

**LxWxH 6'0" x 5'6" x 8'0"**

**Subroom 1: h**

**LxWxH 4'0" x 3'6" x 8'0"**

304.00 SF Walls	47.00 SF Ceiling	351.00 SF Walls & Ceiling
47.00 SF Floor	5.22 SY Flooring	38.00 LF Floor Perimeter
80.00 SF Long Wall	72.00 SF Short Wall	38.00 LF Ceil. Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
R&R Paneling	92.63 SF	2.05	189.89	75.96	113.93
R&R Indoor / outdoor carpet	47.00 SF	1.87	87.89	17.57	70.32
Replace Waste Item - Indoor / outdoor carpet	64.31 SF	1.46	93.89	18.78	75.11

Waste Xpert - Carpet Waste: The following cuts will produce the specified line item prices:

Cut #1	Room Name: Living Area	Dimensions: 15'5" X 12'0"
Cut #2	Room Name: Living Area & Hallway	Dimensions: 6'3" X 11'5"
Cut #3	Room Name: h	Dimensions: 4'3" X 3'9"

<b>Room Totals: Hallway</b>			<b>371.67</b>	<b>112.31</b>	<b>259.36</b>
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**Room: Utility Room**

**LxWxH 4'0" x 3'0" x 7'0"**

Subroom 1: u

**LxWxH 26'0" x 12'10" x 7'0"**

Subroom 2: u

**Formula Elevation 12'10" x ... x 7'0"**

731.50 SF Walls  
 345.67 SF Floor  
 299.83 SF Long Wall

345.67 SF Ceiling  
 38.41 SY Flooring  
 200.67 SF Short Wall

1,077.17 SF Walls & Ceiling  
 104.50 LF Floor Perimeter  
 104.50 LF Ceil. Perimeter

DESCRIPTION	QNTY	UNIT COST	RCV	DEPREC.	ACV
Replace Seal then paint the walls (2 coats)	731.50 SF	0.52	380.38	285.29	95.09
Above Line Item Should State To Paint Interior - Data Base Error					
Paint Is Aprox 5 Yrs Old, Dep 20 % Per Yr					
R&R Paneling	32.00 SF	2.05	65.60	49.20	16.40
R&R Trim board - 1" x 2" - installed (pine)	8.00 LF	2.16	17.28	6.91	10.37
Trim Aprox 10 Yrs Old Dep 5 % Per Yr					
<b>Room Totals: Utility Room</b>			<b>463.26</b>	<b>341.40</b>	<b>121.86</b>
<b>Area Items Total: Basement</b>			<b>4,307.56</b>	<b>887.45</b>	<b>3,420.11</b>
<b>Area Items Total: Dwelling</b>			<b>4,307.56</b>	<b>887.45</b>	<b>3,420.11</b>
<b>Line Item Totals: 081902-00003</b>			<b>4,307.56</b>	<b>887.45</b>	<b>3,420.11</b>

**Grand Total Areas:**

1,813.17 SF Walls	726.36 SF Ceiling	2,539.53 SF Walls & Ceiling
726.36 SF Floor	80.71 SY Flooring	245.50 LF Floor Perimeter
585.17 SF Long Wall	456.17 SF Short Wall	245.50 LF Ceil. Perimeter
726.36 Floor Area	0.00 Total Area	0.00 Interior Wall Area
0.00 Exterior Wall Area	0.00 Exterior Perimeter of Walls	
0.00 Surface Area	0.00 Number of Squares	0.00 Total Perimeter Length
0.00 Total Ridge Length	0.00 Total Hip Length	0.00 Area of Face 1

**Summary for Wind**

Line Item Total				4,307.56
Material Sales Tax	@	5.600% x	712.35	39.89
Subtotal				4,347.45
Replacement Cost Value				4,347.45
Less Depreciation				(902.61)
<b>Actual Cash Value</b>				<b>3,444.84</b>
Less Deductible				(1,000.00)
<b>Net Claim</b>				<b>2,444.84</b>
Total Recoverable Depreciation				902.61
Net Claim if Depreciation is Recovered				3,347.45

Greg Bennett



## PINK - Customer



11820 West Ripley Ave.  
Wauwatosa, WI 53226  
Fax (414) 258-4230  
Fed. ID# 39-1355743

- ☐ Southwest Milwaukee County (414) 421-4940  
☐ West Allis - Wauwatosa - New Berlin (414) 258-3333  
☐ Greater Waukesha (262) 542-9555  
☒ Restoration and Cleaning Service (262) 763-8228  
☐ Oconomowoc (262) 569-9070  
☐ Menomonee Falls (262) 251-7590



## WATER DAMAGE EQUIPMENT RENTAL AND CUSTOMER RESPONSIBILITY

Date 8-14-02 Damage Type: ☐ Water ☒ Sewer ☐ Flood Crew GD MM Time In 1:00 Time Out \_\_\_\_\_  
Customer MARIE LEKOWSKI Insurance Co. \_\_\_\_\_ Claim Number \_\_\_\_\_  
Address 3140 S. 39TH ST City MILWAUKEE St. WI Zip 53215  
Home \_\_\_\_\_ Business \_\_\_\_\_ Cell/Pager \_\_\_\_\_ Fax \_\_\_\_\_

☒ **Dehumidifiers** Dehumidifiers reduce the humidity, which in turn increases the rate of drying. Please do not turn off or move dehumidifiers without first calling our office. Please empty water recovery buckets at least once every twenty-four hours.

☒ **Airmovers** Airmovers are designed to increase the rate of evaporation, which in turn increases the rate of drying. Please do not turn off or move airmovers without first calling our office.

☐ **Negative Air Exhaust Fan** These units are designed to scrub the air and filter it through a three stage process ending in a 0.3 micron HEPA filter. The units are also used to prevent contaminated airflow to unaffected areas of the home by maintaining negative pressure in the affected area.

☒ **General** Please do not open the windows unless instructed so by our technician, as this may retard the drying process. Please minimize entering the effected rooms. Do not allow children to play in or around the drying equipment. The dwelling should have

an initial temperature setting between 68-72 F for maximum drying and to help prevent or inhibit bacteria and fungus growth.

☒ **Safety and Health** If dehumidifiers or air movers must be moved, they must be shut off and unplugged, as it may be hazardous to move these units while they are operating. Exposed tackless strip is a danger even when covered; please take care when walking near tackless strip. The floors may be slippery when wet; please take extreme care if walking on or from wet flooring materials.

☒ **Equipment Responsibility** The customer understands that they are responsible for loss or theft of the following numbered drying equipment while in their care and custody.

☒ **Drying Equipment Refusal** The customer has been advised of the necessity for drying equipment; however, the customer has refused ServiceMaster's professional recommendation, and therefore, ServiceMaster cannot accept responsibility for continued or secondary damage from moisture.

Customer Signature \_\_\_\_\_

Date \_\_\_\_\_

Date Eq. Placed 8-14-02 Date Eq. Picked Up \_\_\_\_\_

\* Estimate may change depending on drying time needed \*

X	CODE	EQUIPMENT / SERVICE DESCRIPTION	UNIT MEASURE	UNIT PRICE	INVENTORY NUMBERS	NO. UNITS	NO. DAYS	PRICE
<input checked="" type="checkbox"/>	WTR DRY	Drying Fan - no monitoring	per day	25.50	048, 049, 050, 044	4	3	306.00
	WTR DRY	Drying Fan - no monitoring	per day	25.50				
<input checked="" type="checkbox"/>	WTR DHM>	Dehumidifier Unit - LG - no monitoring	per day	85.00	168, 100	2	3	390.00
	WTR DHM>>	Dehumidifier Unit - XL - no monitoring	per day	90.00				
	WTR DHM LGR	Dehumidifier Unit - LGR - no monitoring	per day	105.00				
	WTR DHM D	Dehumidifier Unit - Dessiccant - no monitoring	per day	181.00				
	WTR NAFAN	Negative Air Exhaust Fan/Air scrubber	per day	145.00				
	WTR HEPAF	Add for HEPA Filter - negative air exhaust fan	each	121.35				
	WTR HEPAVAC	HEPA Vacuuming	hourly	85.00				
	WTR EXTWPC	2" Submersible Pump with Hose	per hour	35.00				
	WTR WALL	Wall Cavity Drying System - injector type	per day	189.62				
	WTR WALLD	Wall Cavity Drying System - ducted type	per day	120.44				
	WTR WFD	Wood Floor Drying System - Ducted Type	per day	143.62				
	WTR WFDAD	Wood Floor Drying - Add on kit	per day	68.18				
	WTR WFI	Wood Floor Drying - Injector Type	per day	225.62				
	WTR EQD	Equipment Decontamination Charge (one time per job)	each	102.24				
<input checked="" type="checkbox"/>	WTR EQ	Travel times, equipment setup, takedown & monitoring	per hour	35.00	Date: <u>8-14-02</u> Hrs: <u>1/2</u> RH%: <u>68%</u> Temp: <u>74°</u>			17.50
	WTR EQ	Travel times, equipment setup, takedown & monitoring	per hour	35.00	Date: _____ Hrs: _____ RH%: _____ Temp: _____			
	WTR EQ	Travel times, equipment setup, takedown & monitoring	per hour	35.00	Date: _____ Hrs: _____ RH%: _____ Temp: _____			
	WTR EQ	Travel times, equipment setup, takedown & monitoring	per hour	35.00	Date: _____ Hrs: _____ RH%: _____ Temp: _____			

☐ Cash ☐ Insurance ☐ Check No. \_\_\_\_\_ THREE DAY MINIMUM RENTAL ON ALL EQUIPMENT

☐ Credit Card No. \_\_\_\_\_ Exp. Date \_\_\_\_\_

Authorized Signature \_\_\_\_\_

*Marie Lepkowski*



Total Charges	713.50
Less Payments	
BALANCE DUE	713.50







11820 West Ripley Ave.  
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☐ Menomonee Falls (262) 251-7590



## WATER DAMAGE RESTORATION SERVICE AND CHARGES

Date 8-14-02 Damage Type: ☐ Water ☒ Sewer ☐ Flood Crew COB HAH Time In 1:00 Time Out \_\_\_\_\_  
Customer MARIE LEKOWSKI Insurance Co. \_\_\_\_\_ Claim Number \_\_\_\_\_  
Address 3140 S. 39TH ST City MILWAUKEE St. WI Zip 53205  
Home 414-383-1085 Business \_\_\_\_\_ Cell/Pager 262-983-1569 Fax \_\_\_\_\_

X	CODE	SERVICE DESCRIPTION	UNIT MEASURE	UNIT PRICE	QUANTITY	PRICE
X	WTR ESRVD	Emergency Service Call - during business hours	each	68.45	1	68.45
	WTR ESRV	Emergency Service Call - after business hours	each	102.47		
	WTR MN	Service - minimum charge	each	100.00		
	WTR PEE	Add for Personal Protection Equipment (hazardous cleanup)	each	7.29		
	WTR PPEB	Boots - Waterproof Latex - disposable (per pair)	each	5.75		
	WTR PPEE	Eye Protection - Plastic Goggles - disposable	each	4.00		
	WTR PPER	Respirator - Rubber Mask with Dual Cartridge - disposable	each	17.43		
X	WTR EQD	Equipment Decontamination Charge (one time per job)	each	102.24	1	102.24
	WTR EXTWP	Pumping of Standing Black Water	per gallon	.42		
X	WTR LAB	Water Extraction and Remediation Technician (per hour)	per man hour	25.67	2	51.34
	WTR LABS	Water Extraction & Remediation Technician - Supervisory	per hour	29.80		
	WTR EXT	Water Extraction from Floor - Min Charge 25.00	per sq. ft.	.32		
	WTR EXTA	Water Extraction from Floor - after business hours - Min Charge 40.00	per sq. ft.	.46		
	WTR EXT+	Water Extraction from Floor - heavy - Min Charge 25.00	per sq. ft.	.39		
	WTR EXTA+	Water Extraction from Floor - heavy - after business hours - Min Charge 40.00	per sq. ft.	.56		
	WTR EXTG	Water Extraction from Floor - gray water - Min Charge 25.00	per sq. ft.	.51		
	WTR EXTGA	Water Extraction from Floor - gray water - after business hours - Min Charge 40.00	per sq. ft.	.72		
X	WTR EXTS	Water Extraction from Floor - black water - Min Charge 25.00	per sq. ft.	.79	800.19	632.15
	WTR EXTSA	Water Extraction from Floor - black water - after business hours - Min Charge 40.00	per sq. ft.	1.11		
	WTR EXTW	Water Extraction from Floor - special (weighted roller) - Min Charge 25.00	per sq. ft.	.60		
	FNCB	Remove Baseboards	per sq. ft.	.25		
	WTR LIFT	Lift Carpet for Drying - Min Charge 10.00	per sq. ft.	.21		
	WTR PAD	Tear out wet carpet pad and bag for disposal - Min Charge 25.00	per sq. ft.	.25		
	WTR PADA	Tear out wet carpet pad, cut/bag after business hours - Min Charge 40.00	per sq. ft.	.36		
	WTR PADS	Tear out wet carpet pad, cut/bag - black water - Min Charge 25.00	per sq. ft.	.36		
	WTR PADSA	Tear out wet carpet pad, cut/bag - black water - after business hours - Min Charge 40.00	per sq. ft.	.54		
	WTR FCC	Tear out wet non-salvageable carpet, cut/bag for disposal - Min Charge 25.00	per sq. ft.	.21		
	WTR FCCA	Tear out wet non-salvageable carpet, cut/bag after business hours - Min Charge 40.00	per sq. ft.	.29		
X	WTR FCCS	Tear out wet non-salvag. carpet, cut/bag - black water - Min Charge 25.00	per sq. ft.	.29	221.32	64.18
	WTR FCCSA	Tear out wet non-salvag. carpet, cut/bag - black water - after business hours - Min Charge 40.00	per sq. ft.	.42		
	TACK	Remove Tackstrip	per sq. ft.	.60		
	WTR FCCGD	Tear out wet non-salvageable glue down carpet, cut/bag - Min Charge 35.00	per sq. ft.	.44		
	WTR FCCGDA	Tear out wet non-salvag. glue down carpet, cut/bag - after business hours - Min Charge 50.00	per sq. ft.	.66		
	WTR FCCGDS	Tear out wet non-salvag. glue down carpet, cut/bag - black water - Min Charge 35.00	per sq. ft.	.66		
	WTR FCCGDSA	Tear out wet non-salvag. glue down carpet, cut/bag - black water - aft. bus. hrs. - Min Charge 50.00	per sq. ft.	.98		
	FCCFP	Floor Prep (Scrape rubber deck residue)	per sq. ft.	.73		
	FCL	Tear Out Laminate Floor - Bag	per sq. ft.	.60		
	WTR ACT	Tear out wet ceiling tile and bag for disposal - Min Charge 25.00	per sq. ft.	.21		
	WTR DRYW	Tear out wet drywall, cleanup and bag for disposal - Min Charge 25.00	per sq. ft.	.23		
	WTR DRYWA	Tear out wet drywall, cleanup and bag, after business hours - Min Charge 40.00	per sq. ft.	.33		
X	WTR GRM	Apply Anti-Microbial Agent	per sq. ft.	.16	800.19	128.03

Price Subject to Change depending on services rendered

Page 1 Total 1016.39

Authorized Signature Marie Lekowski

WHITE - ServiceMaster

YELLOW - Insurance

PINK - Customer

STATEMENT OF SATISFACTION

SERVICEMASTER/JRC INC.

11820 WEST RIPLEY AVE.  
WAUWATOSA, WI. 53226  
FAX (414-258-4230)

☐ SOUTHWEST MILWAUKEE COUNTY (414) 421-4940  
☐ WEST ALLIS-WAUWATOSA-NEW BERLIN (414) 258-3333  
☐ GREATER WAUKESHA (262) 542-9555  
☒ RESTORATION & CLEANING SERVICE (262) 763-8228  
☐ MENOMONEE FALLS (262) 251-7590  
☐ OCONOMOWOC (262) 569-9070

NAME MARIE L. KOWSKI ADDRESS 3146 S. 34TH ST  
LOSS ADDRESS MILWAUKEE WI  
PHONE 53215 ZIP 53215  
ADJUSTING CO.                      ADJUSTOR                       
AGENCY                      FILE #                       
POLICY #                      CLAIM #                       
DATE OF LOSS 8-13-07 INSURANCE CO.                     

This is to certify that I/We have inspected the cleaning and/or repair of the loss completed by  
SERVICEMASTER and agree that the cleaning and/or repair was completed to our satisfaction.

**I/We therefore authorize that payment be made directly to SERVICEMASTER for services  
rendered by them or their sub-contractors for the cleaning and/or repair of the loss.**

As required by the 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 owner's land and the building if not paid. Those entitled to lien rights, in  
addition to the undersigned builder are those who contact directly with the owner or those who  
give the owner notice within 60 days after they first furnish labor or materials for the construction.  
Accordingly, owner probably will receive notices from those who furnish labor or materials for the  
construction, and should give a copy of each notice received to his mortgage lender, if any, to see  
that all potential claimants are duly paid.

Signed

Date

Witness