



November 11, 2024

To whom it may concern,

Per the request of Glen Radford, I was asked and evaluated the property located at 1302 S. 21st Street, Milwaukee, WI for any structural or water infiltrations/seepage concerns. I met Glen on 11/5/2024 and one of the tenants provided access.

This is a 120 plus year old property with mostly a brick foundation. Part of the South wall has been replaced with a CMU block foundation. The remainder of the brick foundation has excessive displacement and wall deterioration. The repairs required to provide a structurally sound and dry basement will require wall rebuilding and reinforcements, interior Drain Tile repairs plus a sump crock and pump.

A rough breakdown for these repairs is as follows:

- ❖ Remove all wall & ceiling obstructions, (haul away debris)
- ❖ Remove, rebuild & reinstall the stairway
- ❖ Remove the front stairway & entry way to allow for wall rebuilding
- ❖ Replace with new materials including the carpentry required
- ❖ Install cribbing to support the structure to allow for rebuilding
- ❖ Hand dig & remove approximately 104 feet of the brick foundation
- ❖ Remove the brick foundation & footings, install new footings with cross bleeders
- ❖ Install approximately 104' of CMU block foundation & tie into adjacent structures.
- ❖ Install (5) 32' x 32" glass block windows
- ❖ Install 132' feet of interior Drain Tile repairs
- ❖ Tie into an ECP 40-gallon crock, approved for use with a radon mitigation system and with sealed safety lid and built-in sump pump platform
- ❖ Install Pro Series S3033 1/3hp sump pump with DFC 2 deluxe controller with dual float switch and 5-year manufacturer's warranty

Price includes installation of the sump pump & discharge.

NOTE: Owners will be responsible for sump pump outlet plus any other additional electrical services which may be requested for repairs. Owner will also be responsible for any plumbing which may require removal/reinstallation.

Accurate Basement Repair will not be responsible for any damages to any below floor plumbing. Any exterior concrete work will be at an additional cost to this bid.

The approximate cost for these repairs is \$140,000 to \$142,000.



Sincerely,

Paul J. Vaccaro

WI. State Licensed Home Inspector-since 1998
(CSRS) Certified Structural Repair Specialist
(CWS) Certified Waterproofing Specialist

THE STATE OF WISCONSIN REAL ESTATE EXAMINING BOARD

Hereby certifies that

PAUL J VACCARO

was granted a certificate of registration as a

HOME INSPECTOR

*in the State of Wisconsin in accordance with Wisconsin Law
on the 21st day of December in the year 1998.*

The authority granted herein must be renewed each biennium by the granting authority.

In witness thereof, the State of Wisconsin

Real Estate Examining Board

*has caused this certificate to be issued under
its official seal.*

Laura E. Gutierrez
Laura Gutierrez, Secretary

Scott Walker
Scott Walker, Governor

This certificate was printed on the 10th day of May in the year 2017



Basement Health Association®

Formerly the National Association of Waterproofing & Structural Repair Contractors, Inc.

Is pleased to credit

Paul Vaccaro, CWS, CSRS

as a

Certified Structural Repair Specialist

And attests to this professional's superior knowledge and expertise in the waterproofing industry and dedication to the highest standards of practice in the profession.

Certification #CSRS-230
Valid 3/1/2019 thru 3/1/2021



Kimberly A. Fantaci
Kimberly A. Fantaci, Executive Director

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Kimberly A. Fantaci, Executive Director