

# SEQUENCE OF EVENTS Page ①

5036 N. 63RD STREET MILWAUKEE, WI. 53218

- Feb. 11, 2011 I received a complaint from my tenant at 5036 N. 63RD STREET. THE TENANT COMPLAINED THAT THE BASEMENT WAS FILLED WITH STANDING WATER (SEWAGE) CAUSING AN ODDOR.
- Feb. 15, 2011 I CALLED ROY'S PLUMBING COMPANY TO THE PROPERTY TO ATTEMPT TO UNCLOGG THE BUILDING SEWER AT 5036 N. 63RD ST.
- MARCH 1, 2011 I RECEIVED ANOTHER COMPLAINT FROM MY TENANT AT 5036 N. 63RD STREET. THE TENANT COMPLAINED THAT THE BASEMENT WAS FILLED WITH STANDING WATER (SEWAGE) CAUSING A STRONG ODDOR.
- MARCH 1, 2011 I CALLED ROY'S PLUMBING COMPANY TO THE PROPERTY AT 5036 N. 63RD STREET TO ATTEMPT TO UNCLOGG THE BUILDING SEWER.
- APRIL 27th 2011 I RECEIVED A COMPLAINT FROM THE TENANT AT 5036 N. 63RD STREET. THE TENANT COMPLAINED OF STANDING WATER (SEWAGE) IN THE BASEMENT CAUSING AN ODDOR.
- APRIL 28, 2011 I CALLED ROY'S PLUMBING COMPANY TO THE PROPERTY AT 5036 N. 63RD STREET TO ATTEMPT TO UNCLOGG THE BUILDING SEWER.

CITY OF MILWAUKEE  
1101 W. - 3<sup>RD</sup> FLOOR  
PH 2:40  
RONALD D. ESCHMANN  
CITY CLERK

5036 N. 63RD STREET MILWAUKEE, WI. 53218

- May 27, 2011 I RECEIVED ANOTHER COMPLAINT FROM THE TENANT AT 5036 N. 63RD STREET. THE TENANT SAID THAT BECAUSE OF THE STRONG SEWAGE ODOR AND THE FACT THAT THE WATER HEATER WAS NOT WORKING, SHE WOULD HAVE TO MOVE FROM THE PROPERTY.
- May 28, 2011 I went to the property at 5036 N. 63RD STREET AND DISCOVERED THAT THE WATER HEATER AND FURNACE HAD BEEN DAMAGED BY THE STANDING WATER AND WOULD BOTH NEED TO BE REPLACED.
- May 31, 2011 THE TENANT AT 5036 N. 63RD STREET MOVED FROM THE PROPERTY.
- JUNE 4, 2011 ROY'S PLUMBING COMPANY ATTEMPTED TO UNCLOGG THE BUILDING SEWER. ROY'S PLUMBING PUT A CAMERA INTO THE BUILDING SEWER AT 5036 N. 63RD STREET. IT WAS DISCOVERED THAT THERE WAS A COLLAPSED LINER INSIDE THE SEWER LADDERAL WYE FITTING WHICH BELONGS TO THE CITY OF MILWAUKEE.
- JUNE 6, 2011 ROY'S PLUMBING COMPANY REPLACED THE DAMAGED WATER HEATER AND FURNACE AT 5036 N. 63RD STREET.

5036 N. 63RD STREET MILWAUKEE, WI. 53218

- ON APPROXIMATELY JULY 15, 2011 I CONTACTED R.C. TALLY, P.E. (CITY OF MILWAUKEE CIVIL ENGINEER.) MR. TALLY, WHO WORKS IN THE ENVIRONMENTAL ENGINEERING SECTION OF THE INFRASTRUCTURE SERVICES DIVISION SAID THAT THE CAUSE OF THE CONTINUOUS SEWER BACKUP INTO THE BASEMENT AT 5036 N. 63RD STREET WAS BECAUSE OF A COLLAPSED LINER INSIDE THE SEWER LADDERAL WYE FITTING ON 53RD STREET. THE LINER WAS IMPROPERLY INSTALLED.
- APPROXIMATELY 8-05-11 THE CITY OF MILWAUKEE REPAIRED THE COLLAPSED LINER INSIDE THE SEWER LADDERAL AT 53RD STREET. IMMEDIATELY AFTER THE REPAIR WAS MADE ALL OF THE SEWAGE DRAINED OUT OF THE BASEMENT. THE PROPERTY HASN'T HAD ANY MORE PROBLEMS WITH BUILDING DRAIN OR BUILDING SEWER BACK-UP.
- 8-15-11 LEE'S HANDYMAN SERVICE CLEANED, DEODORIZED, & PRIMED THE BASEMENT FLOOR AND WALLS 6" UP. BASEMENT FLOOR AND WALLS WAS ALSO TREATED FOR MOLD INFESTATION.

# MONEY DAMAGES

5036 N. 63RD STREET MILWAUKEE, WI. 53218

- \$ 925 LOSS OF RENT (JUNE 2011)
- \$ 925 LOSS OF RENT (JULY 2011)
- \$ 3100 REPLACED FURNACE (JUNE 6, 2011)
- \$ 800 REPLACED WATER HEATER (JUNE 6, 2011)
- \$ 2,580 CLEANED, DEODORIZED, AND PRIMED BASEMENT FLOORS AND WALLS 6" UP. (AUG. 15, 2011)
- \$ 375 Roy's plumbing attempted to unclogg the building sewer (Feb. 15<sup>th</sup> 2011)
- \$ 375 Roy's Plumbing attempted to unclogg the building sewer (MARCH 1, 2011)
- \$ 375 Roy's Plumbing attempted to unclogg the building sewer. (APRIL 28<sup>th</sup> 2011)

Roy's Plumbing put a camera into the building sewer to further investigate the problem. JUNE 6, 2011.

\$ 9,830 TOTAL DAMAGES

MAILING ADDRESS → ABRAHAM JONES  
11225 W. HERITAGE DR.  
MILWAUKEE, WI. 53224

1-(414) 975-1080

*Oz's Handyman services*  
 5560 North 36th St  
 Milwaukee

**PF**

PROPOSAL NO.
SHEET NO.
DATE <b>06-0</b>

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <b>MR JONES</b>	ADDRESS <b>SAME</b>
ADDRESS <b>5036 NO. 63RD</b>	CITY STATE
CITY STATE <b>MILWAUKEE WI</b>	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

**REPLACE FURNACE WITH PERMIT.**

All material is guaranteed to be as specified, and the above work to be performed in accordance with the specifications submitted for above work and completed in a substantial workmanlike manner for the sum of

**THREE THOUSAND TWO HUNDRED AND FIFTY** Dollars (\$ **3250**)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

*[Handwritten Signature]*

Per \_\_\_\_\_

Note - This proposal may be withdrawn by us if not accepted

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified be made as outlined above.

SIGNATURE \_\_\_\_\_

DATE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

*Acis Handyman services  
5560 North 36th St  
Mesa AZ*

**PROPOSAL**

PROPOSAL NO.
SHEET NO.
DATE <b>06-01-11</b>

PROPOSAL SUBMITTED TO:

WORK TO BE PERFORMED AT:

NAME <b>MR JONES</b>	ADDRESS <b>SAME</b>
ADDRESS <b>5036 NORTH 63RD ST</b>	CITY STATE
CITY STATE <b>Mesa AZ</b>	DATE OF PLANS
PHONE NO.	ARCHITECT

We hereby propose to furnish the materials and perform the labor necessary for the completion of

*REPLACE Hot WATER Heater with  
permit*

All material is guaranteed to be as specified, and the above work to be performed in accordance with the drawings and specifications submitted for above work and completed in a substantial workmanlike manner for the sum of:

*EIGHT HUNDRED, AND SEVENTY-FIVE* Dollars (\$ *875<sup>00</sup>*)

with payments to be as follows

Any alteration or deviation from above specifications involving extra costs will be executed only upon written order, and will become an extra charge over and above the estimate. All agreements contingent upon strikes, accidents, or delays beyond our control.

Respectfully submitted

*[Signature]*

Per \_\_\_\_\_

Note - This proposal may be withdrawn by us if not accepted within \_\_\_\_\_ days.

**ACCEPTANCE OF PROPOSAL**

The above prices, specifications and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payments will be made as outlined above.

SIGNATURE \_\_\_\_\_

SIGNATURE \_\_\_\_\_

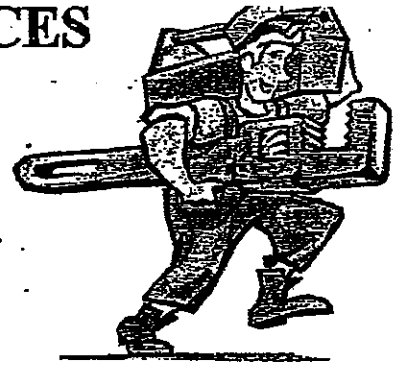
DATE \_\_\_\_\_

# LEE'S HANDYMAN SERVICES

- Licensed
- Insured
- Bonded

## INVOICE

DATE: 8-15-11



Bill To:

NAME: MR JONES

Lee Moore  
5560 N. 36th St.  
Milwaukee WI 53209

ADDRESS: 5036 N 63<sup>RD</sup>

CITY, STATE: MILW WI

E-mail:  
cmoore@ymcamke.or

PHONE: \_\_\_\_\_

**R**epairs  
remodeling  
restorations

Job Description	Unit Price	Total
① CLEAN BASEMENT FLOOR		
② TREATED FLOOR FOR SEWER WASTES AND MOLD INFESTATION.		
③ DEODORIZE		
④ PRIME BASEMENT FLOOR AND WALLS 6" UP		

Paid in Full Date: 8-15-11

Balance Owed \_\_\_\_\_

Received By: Lee A. Moore  
Lee A. Moore

Labor	
Materials	
Miscellaneous	
<b>Total</b>	<b>\$2580</b>

LICENSED

BONDED



INVOICE

137467

Roy's Plumbing & Heating Service, Inc.

REPAIRS • REMODELING • DRAIN CLEANING  
24 HOUR EMERGENCY SERVICE



1830 W. Hampton Ave.  
P.O. Box 091003  
Milwaukee, WI 53209-1003  
(414) 264-2812 • FAX (414) 264-7444



PHONE: (414) 975-1080 DATE: JUNE 6, 20 11

NAME: ABRAHAM, JONES

ADDRESS: POST OFFICE BOX 76226, MILWAUKEE, WI 53216

JOB ADDRESS: 5036 NORTH 63RD STREET

QUAN.	DESCRIPTION	AMOUNT
	ESTIMATE TO SUPPLY AND INSTALL ONE	
	40 GALLON GAS HOT WATER HEATER	
	WITH PERMIT.	\$800 00

I hereby acknowledge the satisfactory completion of the above described work as stated and have read all terms and conditions as stated on back.

TAX

CUSTOMER SIGNATURE: \_\_\_\_\_

TOTAL	\$800	00
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All claims and returned goods MUST be accompanied by this bill.  
Please pay from this invoice — NO STATEMENT RENDERED.

CASH     CHECK # \_\_\_\_\_     C.C.

\* All Invoices are subject to finance charges (16% APR) if payment is not received when due or agreed.



LICENSED

BONDED



INVOICE  
137498

Roy's Plumbing & Heating Service, Inc.  
REPAIRS • REMODELING • DRAIN CLEANING  
24 HOUR EMERGENCY SERVICE



1830 W. Hampton Ave.  
P.O. Box 091003  
Milwaukee, WI 53209-1003  
(414) 264-2812 • FAX (414) 264-7444



PHONE: (414) 975-1080 DATE: JUNE 6, 20 11

NAME: ABRAHAM JONES

ADDRESS: POST OFFICE BOX 76226, MILWAUKEE, WI 53216

JOB ADDRESS: 5036 NORTH 63RD STREET

QUAN.	DESCRIPTION	AMOUNT	
	ESTIMATE TO SUPPLY AND INSTALL ONE		
	HEATING FURNACE WITH PERMIT	\$3100	00

I hereby acknowledge the satisfactory completion of the above described work as stated and have read all terms and conditions as stated on back.

TAX

CUSTOMER SIGNATURE: TOTAL \$3100 00

All claims and returned goods MUST be accompanied by this bill.  
Please pay from this invoice — NO STATEMENT RENDERED.

CASH     CHECK # \_\_\_\_\_     C.C.

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BONDED



INVOICE  
136625

*Roy's Plumbing & Heating Service, Inc.*  
REPAIRS • REMODELING • DRAIN CLEANING  
24 HOUR EMERGENCY SERVICE



1830 W. Hampton Ave.  
P.O. Box 091003  
Milwaukee, WI 53209-1003  
(414) 264-2812 • FAX (414) 264-7444



PHONE: (414) 975-1080 DATE: FEB. 15, 20 11

NAME: ABRAHAM JONES

ADDRESS: POST OFFICE BOX 76226, MILWAUKEE, WI 53216

JOB ADDRESS: 5036 NORTH 63RD STREET

QUAN.	DESCRIPTION	AMOUNT	
	PROPERLY UNCLOGGED THE BUILDING SEWER DRAIN	\$375	00
	<i>Paid in full Thank you.</i>		

I hereby acknowledge the satisfactory completion of the above described work as stated and have read all terms and conditions as stated on back.

TAX		
TOTAL	\$375	00

CUSTOMER SIGNATURE: \_\_\_\_\_

All claims and returned goods MUST be accompanied by this bill.  
Please pay from this invoice — NO STATEMENT RENDERED.

CASH     CHECK # \_\_\_\_\_     C.C.

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LICENSED

BONDED



# INVOICE

## 137014

*Roy's Plumbing & Heating Service, Inc.*

**REPAIRS • REMODELING • DRAIN CLEANING**  
24 HOUR EMERGENCY SERVICE



1830 W. Hampton Ave.  
P.O. Box 091003  
Milwaukee, WI 53209-1003  
(414) 264-2812 • FAX (414) 264-7444



PHONE: (414) 975-1080 DATE: MARCH 1, 20 11

NAME: ABRAHAM JONES

ADDRESS: POST OFFICE BOX 76226, MILWAUKEE, WI 53216

JOB ADDRESS: 5036 NORTH 63RD STREET

QUAN.	DESCRIPTION	AMOUNT	
	PROPERLY UNCLOGGED THE BUILDING		
	SEWER DRAIN	\$375	00
<i>Paid in Full Thank You</i>			

I hereby acknowledge the satisfactory completion of the above described work as stated and have read all terms and conditions as stated on back.

CUSTOMER SIGNATURE:	TAX		
	<b>TOTAL</b>	\$375	00

All claims and returned goods **MUST** be accompanied by this bill.  
Please pay from this invoice — **NO STATEMENT RENDERED.**

CASH     CHECK # \_\_\_\_\_     C.C.

\* All Invoices are subject to finance charges (16% APR) if payment is not received when due or agreed.

LICENSED

BONDED



**INVOICE**  
**137382**

*Roy's Plumbing & Heating Service, Inc.*

**REPAIRS • REMODELING • DRAIN CLEANING  
24 HOUR EMERGENCY SERVICE**



1830 W. Hampton Ave.  
P.O. Box 091003  
Milwaukee, WI 53209-1003  
(414) 264-2812 • FAX (414) 264-7444



PHONE: (414) 975-1080      DATE: APRIL 28, 2011

NAME: ABRAHAM JONES

ADDRESS: POST OFFICE BOX 76226, MILWAUKEE, WI 53216

JOB ADDRESS: 5036 NORTH 63RD STREET

QUAN.	DESCRIPTION	AMOUNT	
	PROPERLY UNCLOGGED THE BUILDING SEWER DRAIN	\$375	00

*Paid in full  
Thank you.*

I hereby acknowledge the satisfactory completion of the above described work as stated and have read all terms and conditions as stated on back.

<b>TAX</b>		
<b>TOTAL</b>	<b>\$375</b>	<b>00</b>

CUSTOMER SIGNATURE: \_\_\_\_\_

**All claims and returned goods MUST be accompanied by this bill.  
Please pay from this invoice — NO STATEMENT RENDERED.**

CASH       CHECK # \_\_\_\_\_       C.C.

\* All Invoices are subject to finance charges (16% APR) if payment is not received when due or agreed.

LICENSED

BONDED



*Roy's Plumbing & Heating Service, Inc.*

REPAIRS • REMODELING • DRAIN CLEANING  
24 HOUR EMERGENCY SERVICE



1830 W. Hampton Ave.  
P.O. Box 091003  
Milwaukee, WI 53209-1003  
(414) 264-2812 • FAX (414) 264-7444



INVOICE

137453

PHONE: (414) 975-1080 DATE: JUNE 6, 20 11

NAME: ABRAHAM JONES

ADDRESS: POST OFFICE BOX 76226, MILWAUKEE, WI 53216

JOB ADDRESS: 5036 NORTH 63RD STREET

QUAN.	DESCRIPTION	AMOUNT	
	PROPERLY CAMERIZED THE BUILDING		
	SEWER DRAIN	\$375	00

*Paid in full  
Thank you.*

I hereby acknowledge the satisfactory completion of the above described work as stated and have read all terms and conditions as stated on back.

TAX		
TOTAL	\$375	00

CUSTOMER SIGNATURE: \_\_\_\_\_  
All claims and returned goods MUST be accompanied by this bill.  
Please pay from this invoice — NO STATEMENT RENDERED.

CASH     CHECK # \_\_\_\_\_     C.C.

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