



## AJ Development Group LLC

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316 E Silver Spring Dr, Ste 208  
Milwaukee, WI 53217  
PH: (414) 369-2890  
info@ajdevelopmentgroup.com  
FED ID #45-1198891

Insured: HACM-SCATTERED SITES  
Property: 4331 N 69th St  
Milwaukee, WI 53218

Home: (414) 286-5797  
E-mail: kelly.duncan@hacm.org

Estimator: Kelly Jackson  
Company: AJ Development Group  
Business: 316 E Silver Spring Dr, Suite 208  
Milwaukee, WI 53217

Business: (414) 369-2890  
E-mail: ajdevelopmentgroup@gmail.com

Contractor: Kelly Jackson  
Company: AJ Development Group  
Business: 316 E Silver Spring Dr Ste 208  
Milwaukee, WI 53217

Business: (414) 369-2890  
E-mail: info@ajdevelopmentgroup.com

**Claim Number:**

**Policy Number:**

**Type of Loss:** Water Damage

Date of Loss:  
Date Inspected:

Date Received:  
Date Entered: 9/12/2023 4:03 PM

Price List: WIMW8X\_SEP23  
Restoration/Service/Remodel  
Estimate: 2023-08-12-1603

Cause of loss : Water

Source of loss: Water overflowed from roof and gutters and ran behind aluminum siding damaging sheathing and framing.

Summary: Initial affected area that AJ Development was contacted October 2021 to remediate microbial growth that was in the rear 2 bedrooms on west side of main building. Upon completion of remediation it was noted that the cause of the mold was water intrusion due to improper roof and gutter installation. Water had flowed from roof down behind the siding that had no house wrap. Upon further investigation, exterior sheathing and framing had suffered severe wood rot and deterioration including support framing. This led to further probing and noticed that the framing was not attached to slab or foundation for the added bedrooms and it is possible that the slab and footings were inconsistent with current building codes. Also, roof shows signs of unevenness attributing to additional concerns. This estimate has been created in a preliminary nature due to several unknown factors as to the previous building construction. A structural engineer will need to be consulted in order to validate concerns, provide feedback and create a revised estimate in order to move forward and make this home safe to occupy.



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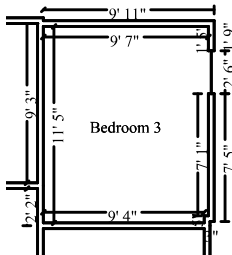
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2023-08-12-1603

### Main Level

#### Main Level

| DESCRIPTION                                                                                                                                                                                                                                                        | QTY       | REMOVE | REPLACE  | TAX   | O&P      | TOTAL     |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------|--------|----------|-------|----------|-----------|
| <b>GENERAL CONDITIONS</b>                                                                                                                                                                                                                                          |           |        |          |       |          |           |
| 47. Architectural/Drafting fees (Bid Item)                                                                                                                                                                                                                         | 1.00 EA   | 0.00   | 6,000.00 | 0.00  | 1,200.00 | 7,200.00  |
| Drawings and plan meeting with inspector                                                                                                                                                                                                                           |           |        |          |       |          |           |
| 48. Permits & Fees (Agreed Price)                                                                                                                                                                                                                                  | 1.00 EA   | 0.00   | 3,000.00 | 0.00  | 600.00   | 3,600.00  |
| 50. Dumpster load - Approx. 30 yards, 5-7 tons of debris                                                                                                                                                                                                           | 3.00 EA   | 640.00 | 0.00     | 0.00  | 384.00   | 2,304.00  |
| Dumpster 1 for roofing materials                                                                                                                                                                                                                                   |           |        |          |       |          |           |
| Dumpster 2 for siding and other debris                                                                                                                                                                                                                             |           |        |          |       |          |           |
| 63. Residential Supervision / Project Management - per hour                                                                                                                                                                                                        | 180.00 HR | 0.00   | 78.42    | 0.00  | 2,823.12 | 16,938.72 |
| <b>FOUNDATION</b>                                                                                                                                                                                                                                                  |           |        |          |       |          |           |
| 51. Remove Concrete slab on grade - finished in place                                                                                                                                                                                                              | 5.75 CY   | 299.55 | 0.00     | 0.00  | 344.48   | 2,066.89  |
| Concrete slab to be removed due to the existing structure not attached on graded slab and not up to current Wisconsin Building code -Uniform Dwelling Code»Chapter SPS 321. Graded slab should be 5 inches in depth, however footing should be 24 inches in depth. |           |        |          |       |          |           |
| 64. Concrete slab on grade - finished in place                                                                                                                                                                                                                     | 6.00 CY   | 0.00   | 440.40   | 62.83 | 541.04   | 3,246.27  |
| Total: Main Level                                                                                                                                                                                                                                                  |           |        |          | 62.83 | 5,892.64 | 35,355.88 |



#### Bedroom 3

Height: 8'

|                           |                          |
|---------------------------|--------------------------|
| 336.00 SF Walls           | 109.31 SF Ceiling        |
| 445.31 SF Walls & Ceiling | 109.31 SF Floor          |
| 12.15 SY Flooring         | 42.00 LF Floor Perimeter |
| 42.00 LF Ceil. Perimeter  |                          |

| DESCRIPTION                                                        | QTY       | REMOVE | REPLACE | TAX   | O&P    | TOTAL    |
|--------------------------------------------------------------------|-----------|--------|---------|-------|--------|----------|
| 14. Stud wall - 2" x 4" x 8' - 16" oc                              | 42.00 LF  | 0.00   | 20.62   | 15.08 | 176.22 | 1,057.34 |
| 16. Remove Stud wall - 2" x 3" x 8' - 16" oc                       | 42.00 LF  | 2.31   | 0.00    | 0.00  | 19.40  | 116.42   |
| 17. R&R Vinyl window - double hung, 4-8 sf                         | 2.00 EA   | 30.14  | 326.57  | 26.37 | 147.96 | 887.75   |
| 21. R&R 1/2" drywall - hung, taped, heavy texture, ready for paint | 445.31 SF | 0.55   | 4.16    | 20.33 | 423.54 | 2,541.28 |

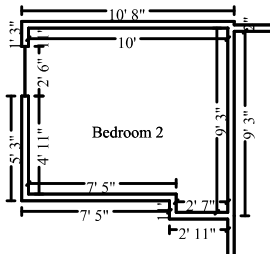


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### CONTINUED - Bedroom 3

| DESCRIPTION                                                        | QTY       | REMOVE | REPLACE | TAX    | O&P      | TOTAL     |
|--------------------------------------------------------------------|-----------|--------|---------|--------|----------|-----------|
| 23. R&R 5/8" drywall - hung, taped, heavy texture, ready for paint | 445.31 SF | 0.55   | 4.30    | 21.31  | 436.20   | 2,617.26  |
| 24. Interior door - Detach & reset                                 | 1.00 EA   | 0.00   | 87.42   | 0.05   | 17.50    | 104.97    |
| 26. R&R Baseboard - 3 1/4"                                         | 42.00 LF  | 0.60   | 3.96    | 4.25   | 39.16    | 234.93    |
| 27. R&R Quarter round - 3/4"                                       | 42.00 LF  | 0.23   | 1.90    | 2.22   | 18.34    | 110.02    |
| 28. Batt insulation - 4" - R13 - paper / foil faced                | 336.00 SF | 0.00   | 1.07    | 13.12  | 74.52    | 447.16    |
| 30. Vapor barrier - visqueen - 6mil                                | 109.31 SF | 0.00   | 0.38    | 0.42   | 8.38     | 50.34     |
| 56. Tear out and bag wet insulation                                | 109.31 SF | 0.81   | 0.00    | 0.48   | 17.80    | 106.82    |
| 65. R&R Oak flooring - #1 common - no finish                       | 109.31 SF | 3.13   | 10.80   | 41.00  | 312.74   | 1,876.43  |
| 68. Sand, stain, and finish wood floor                             | 109.31 SF | 0.00   | 5.20    | 6.85   | 115.06   | 690.32    |
| Totals: Bedroom 3                                                  |           |        |         | 151.48 | 1,806.82 | 10,841.04 |



### Bedroom 2

Height: 8'

|                           |                          |
|---------------------------|--------------------------|
| 308.00 SF Walls           | 85.70 SF Ceiling         |
| 393.70 SF Walls & Ceiling | 85.70 SF Floor           |
| 9.52 SY Flooring          | 38.50 LF Floor Perimeter |
| 38.50 LF Ceil. Perimeter  |                          |

| DESCRIPTION                                                        | QTY       | REMOVE | REPLACE | TAX   | O&P    | TOTAL    |
|--------------------------------------------------------------------|-----------|--------|---------|-------|--------|----------|
| 35. Stud wall - 2" x 4" x 8' - 16" oc                              | 38.50 LF  | 0.00   | 20.62   | 13.83 | 161.54 | 969.24   |
| 36. Remove Stud wall - 2" x 3" x 8' - 16" oc                       | 38.50 LF  | 2.31   | 0.00    | 0.00  | 17.78  | 106.72   |
| 37. R&R Vinyl window - double hung, 4-8 sf                         | 2.00 EA   | 30.14  | 326.57  | 26.37 | 147.96 | 887.75   |
| 38. R&R 1/2" drywall - hung, taped, heavy texture, ready for paint | 393.70 SF | 0.55   | 4.16    | 17.97 | 374.46 | 2,246.76 |
| 39. R&R 5/8" drywall - hung, taped, heavy texture, ready for paint | 393.70 SF | 0.55   | 4.30    | 18.84 | 385.64 | 2,313.93 |
| 40. Interior door - Detach & reset                                 | 1.00 EA   | 0.00   | 87.42   | 0.05  | 17.50  | 104.97   |
| 41. R&R Baseboard - 3 1/4"                                         | 38.50 LF  | 0.60   | 3.96    | 3.90  | 35.90  | 215.36   |
| 42. R&R Quarter round - 3/4"                                       | 38.50 LF  | 0.23   | 1.90    | 2.03  | 16.82  | 100.86   |
| 43. Batt insulation - 4" - R13 - paper / foil faced                | 308.00 SF | 0.00   | 1.07    | 12.03 | 68.32  | 409.91   |
| 44. Vapor barrier - visqueen - 6mil                                | 85.70 SF  | 0.00   | 0.38    | 0.33  | 6.58   | 39.48    |

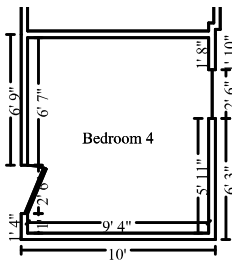


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### CONTINUED - Bedroom 2

| DESCRIPTION                                  | QTY      | REMOVE | REPLACE | TAX    | O&P      | TOTAL    |
|----------------------------------------------|----------|--------|---------|--------|----------|----------|
| 58. Tear out and bag wet insulation          | 85.70 SF | 0.81   | 0.00    | 0.38   | 13.96    | 83.76    |
| 66. R&R Oak flooring - #1 common - no finish | 85.70 SF | 3.13   | 10.80   | 32.15  | 245.20   | 1,471.15 |
| 67. Sand, stain, and finish wood floor       | 85.70 SF | 0.00   | 5.20    | 5.37   | 90.20    | 541.21   |
| Totals: Bedroom 2                            |          |        |         | 133.25 | 1,581.86 | 9,491.10 |



### Bedroom 4

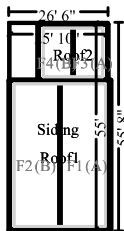
Height: 8'

|                           |                          |
|---------------------------|--------------------------|
| 310.67 SF Walls           | 94.11 SF Ceiling         |
| 404.78 SF Walls & Ceiling | 94.11 SF Floor           |
| 10.46 SY Flooring         | 38.83 LF Floor Perimeter |
| 38.83 LF Ceil. Perimeter  |                          |

| DESCRIPTION                                                  | QTY       | REMOVE | REPLACE | TAX   | O&P    | TOTAL    |
|--------------------------------------------------------------|-----------|--------|---------|-------|--------|----------|
| 49. R&R 1/2" drywall - hung, taped, floated, ready for paint | 404.78 SF | 0.55   | 3.51    | 13.36 | 331.36 | 1,988.13 |
| 53. R&R Baseboard - 3 1/4"                                   | 38.83 LF  | 0.60   | 3.96    | 3.93  | 36.20  | 217.20   |
| 54. R&R Quarter round - 3/4"                                 | 38.83 LF  | 0.23   | 1.90    | 2.05  | 16.96  | 101.72   |
| 55. R&R Vinyl window - double hung, 9-12 sf                  | 1.00 EA   | 30.14  | 389.73  | 16.66 | 87.30  | 523.83   |
| Totals: Bedroom 4                                            |           |        |         | 36.00 | 471.82 | 2,830.88 |

Total: Main Level **383.56 9,753.14 58,518.90**

### Exterior



### Siding

Height: 8'

|                             |                           |
|-----------------------------|---------------------------|
| 1,293.33 SF Walls           | 1,420.83 SF Ceiling       |
| 2,714.17 SF Walls & Ceiling | 1,420.83 SF Floor         |
| 157.87 SY Flooring          | 161.67 LF Floor Perimeter |
| 161.67 LF Ceil. Perimeter   |                           |

| DESCRIPTION                                  | QTY         | REMOVE | REPLACE | TAX  | O&P    | TOTAL  |
|----------------------------------------------|-------------|--------|---------|------|--------|--------|
| 9. Remove Siding - aluminum (.024 thickness) | 1,293.33 SF | 0.63   | 0.00    | 0.00 | 162.96 | 977.76 |

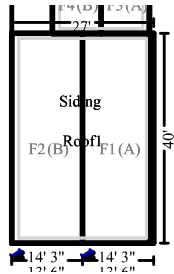


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### CONTINUED - Siding

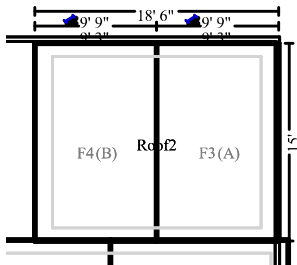
| DESCRIPTION                                             | QTY         | REMOVE | REPLACE  | TAX    | O&P      | TOTAL     |
|---------------------------------------------------------|-------------|--------|----------|--------|----------|-----------|
| 11. R&R Siding - vinyl - specialty grade - single color | 1,293.33 SF | 0.58   | 9.76     | 413.28 | 2,757.26 | 16,543.57 |
| 12. R&R Vinyl outside corner post                       | 60.00 LF    | 1.67   | 7.87     | 9.64   | 116.40   | 698.44    |
| 13. R&R Vinyl J trim                                    | 440.00 LF   | 1.39   | 4.92     | 19.36  | 559.16   | 3,354.92  |
| 32. R&R Gutter / downspout - aluminum - up to 5"        | 150.00 LF   | 0.67   | 11.07    | 44.63  | 361.12   | 2,166.75  |
| 34. R&R Sheathing - OSB - 1/2"                          | 1,293.33 SF | 0.75   | 1.63     | 45.53  | 624.72   | 3,748.38  |
| 45. R&R House wrap (air/moisture barrier)               | 1,293.33 SF | 0.06   | 0.46     | 13.52  | 137.20   | 823.25    |
| 46. Electrical - Special Systems (Bid Item)             | 1.00 EA     | 0.00   | 1,500.00 | 0.00   | 300.00   | 1,800.00  |
| Totals: Siding                                          |             |        |          | 545.96 | 5,018.82 | 30,113.07 |



### Roof1

1,138.42 Surface Area  
136.92 Total Perimeter Length  
11.38 Number of Squares  
40.00 Total Ridge Length

| DESCRIPTION                                        | QTY         | REMOVE | REPLACE | TAX    | O&P      | TOTAL     |
|----------------------------------------------------|-------------|--------|---------|--------|----------|-----------|
| 4. Remove Laminated - comp. shingle rfg. - w/ felt | 11.38 SQ    | 82.03  | 0.00    | 0.00   | 186.70   | 1,120.20  |
| 6. Laminated - comp. shingle rfg. - w/ felt        | 11.67 SQ    | 0.00   | 551.83  | 86.00  | 1,305.18 | 7,831.04  |
| 60. Sheathing - OSB - 1/2"                         | 1,138.42 SF | 0.00   | 2.53    | 40.07  | 584.06   | 3,504.33  |
| Totals: Roof1                                      |             |        |         | 126.07 | 2,075.94 | 12,455.57 |



### Roof2

292.51 Surface Area  
69.00 Total Perimeter Length  
2.93 Number of Squares  
15.00 Total Ridge Length



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### CONTINUED - Roof2

| DESCRIPTION                                                        | QTY       | REMOVE | REPLACE | TAX             | O&P              | TOTAL             |
|--------------------------------------------------------------------|-----------|--------|---------|-----------------|------------------|-------------------|
| 7. Remove Laminated - comp. shingle rfg. - w/ felt                 | 2.93 SQ   | 82.03  | 0.00    | 0.00            | 48.08            | 288.43            |
| 8. Laminated - comp. shingle rfg. - w/ felt                        | 3.00 SQ   | 0.00   | 551.83  | 22.11           | 335.52           | 2,013.12          |
| 59. Sheathing - OSB - 1/2"                                         | 292.51 SF | 0.00   | 2.53    | 10.30           | 150.08           | 900.43            |
| 61. Step flashing                                                  | 20.00 LF  | 0.00   | 12.72   | 2.13            | 51.30            | 307.83            |
| 62. Fall protection harness and lanyard (per week)<br>5 men x 1 wk | 5.00 WK   | 0.00   | 22.00   | 0.00            | 22.00            | 132.00            |
| Totals: Roof2                                                      |           |        |         | 34.54           | 606.98           | 3,641.81          |
| Total: Exterior                                                    |           |        |         | <b>706.57</b>   | <b>7,701.74</b>  | <b>46,210.45</b>  |
| Line Item Totals: 2023-08-12-1603                                  |           |        |         | <b>1,090.13</b> | <b>17,454.88</b> | <b>104,729.35</b> |

### Grand Total Areas:

|                             |                                    |                               |
|-----------------------------|------------------------------------|-------------------------------|
| 2,248.00 SF Walls           | 1,709.95 SF Ceiling                | 3,957.95 SF Walls and Ceiling |
| 1,709.95 SF Floor           | 189.99 SY Flooring                 | 281.00 LF Floor Perimeter     |
| 0.00 SF Long Wall           | 0.00 SF Short Wall                 | 281.00 LF Ceil. Perimeter     |
| 1,709.95 Floor Area         | 1,798.81 Total Area                | 2,248.00 Interior Wall Area   |
| 2,257.50 Exterior Wall Area | 250.83 Exterior Perimeter of Walls |                               |
| 1,430.93 Surface Area       | 14.31 Number of Squares            | 205.92 Total Perimeter Length |
| 55.00 Total Ridge Length    | 0.00 Total Hip Length              |                               |



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**Summary for Dwelling**

|                        |              |
|------------------------|--------------|
| Line Item Total        | 86,184.34    |
| Material Sales Tax     | 1,090.13     |
| Subtotal               | 87,274.47    |
| Overhead               | 8,727.44     |
| Profit                 | 8,727.44     |
| Replacement Cost Value | \$104,729.35 |
| Net Claim              | \$104,729.35 |

Kelly Jackson



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