

Katherine A Geiger versus the City of
Milwaukee: April 1st, 2022
2650 South Linebarger Terrace
Milwaukee Wisconsin 53207
Kathygbogan@aol.com
Hm: 414-231-9023
Cell: 414-698-1537

OFFICE OF CITY ATTORNEY
04 APR '22 11:11 AM
CITY CLERK'S OFFICE
2022 APR - 1 PM 4:33
CITY OF MILWAUKEE

I, Katherine A Geiger, of 2650 S. Linebarger terrace, Milwaukee, 53207; do hereby file a claim against the City of Milwaukee for a water break main in front of my house on Linebarger terrace which caused water damage to my basement and contents which occurred from September 2021 until December 3rd 2021.

I'm sorry for the late nature of this claim but besides the pandemic; I've had a potentially serious urgent medical issue during this whole ordeal. I had to have minor surgery on December 7th followed up by 16 daily radiation sessions ending on February 23rd 2022.

During radiation and for about a month afterwards I suffered from severe fatigue, severe brain fog, and was unable to accomplish anything. (Luckily it was stage 0, Thank you)

I began to ask Patrick Pauly about the claim due date and the possibility of getting an extension on the due date of this claim. I needed to get some more estimates

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The water continued coming in and I tried calling the city again to come out and check for a leak. I was told they had been out twice; found no leak and would NOT come out a 3rd time. But the water continued.

9/17 see Photo Pages, PPg #1 & 2

9/19 I hired a helper and attempted caulking at gushing site, (see photo PPg.#3) and moved furniture, etc away from walls to investigate the source of the leak.

9/21 My 28 year old son came up from Chicago to help. He moved things away from the walls. Late afternoon another helper, Dwayne, arrived to help haul out the damaged furniture; couch, recliner, desk, entertainment table, etc See.PPg # 4 & 5

9/22 I signed a contract with Everdry for their patented interior/exterior basement water proofing. I signed up for "On Call " which hopefully got me an earlier date than January and also it was also about a \$5000 discount. However I needed to have the basement emptied and be ready to have them start the job within 48 hour notice if they were to get a cancelation of another job and could fit me in. Meanwhile water is not stopping. (within Everdry's estimate it was found that my basement cellar's wall would need 6 reinforcement

was water accumulating in the hole that they dug which indicated that the ground around my house on my corner of Iron street and Linebarger was very saturated. As well as the grass on that portion of Iron street was super green during the very dry months.

The city continued looking for a leak that week, digging up several different areas across the street on Linebarger and on the corner of Iron & Linebarger. Faint Hisses of a leak could be heard but not conclusive enough. At each location at which they dug, the hole always filled up with water; but no "gusher" was found. They said it could be a pinhole leak many blocks away that somehow finds its way to my yard.

In an attempt to find the source and type of water that was coming in, an Everdry supervisor suggested I test the water. If the water has chlorine, this may indicate that it is city treated water. I did get a pool test and tried that. I also mentioned it to Patrick Pauly and He sent someone out to collect a sample from the damn that we had built with the sand bags.

**See letter from Patrick Pauly Which indicates that it was city treated water and not sewer water. That was the good news.! At least it was clean water!

P. 4

still accumulating; I needed to keep the water away from my furnace. Needless to say, I did have 2 dehumidifiers going 24/7 and multiple fans going 24/7 and my washer and dryer were being used constantly to spin and dry 3 huge loads of goodwill towels that I needed ready to go to replace the wet towels. (See photos pg 8 & 9 & utility bill history)

11/28/21, Sunday, In preparation for the Wednesday, December 1st Everdry waterproofing interior/exterior job; I hired a neighborhood helper, Sean, to rake the leaves away from my house since they would be digging a trench around my house on December 1st. I requested that he leave the pile of leaves on Iron street to prevent them from blowing back onto my yard if they were left on the Linebarger. (My house is located on the North East ceast corner of Linebarger and Iron street,) In the process of raking the street near the curb totally clean, Sean discovered a wet area on Linebarger amongst an older asphalt patch in front of my house that trickled North on Linebarger towards a sewer. (See photo) That evening I immediately emailed Patrick Pauly pictures of that possible leak site and of the continuing puddles in my basement. This was the same area in which the city had been drilling holes and listening for a leak one month earlier. A month prior, they dug at the intersection of Iron and Linebarger and found

attend my 1st radiologist appointment and also my pre-operative physical for my upcoming December 7th surgery. When I returned back from my appointments around 11:30am, I was happily surprised to see the City crew working and had found the leak. It was a gusher! I immediately had to leave for an audiology/ hearing aides appointment at Froedtert Drexel. So I missed photos of that. When I returned that afternoon again by that time, the crew had cut out the leaky pipe and replaced it & fix the leak.!! Hallelujah!!!

With surgery the following Tuesday, I did not have time to research any other waterproofing companies, much less get estimates, so that same afternoon I signed a new contract with Everdry for the exterior waterproofing job. They said they could probably do it in a few weeks and would get back to me with the exact date. Over the next weeks, it was determined that January 3rd would be the date that Everdry could begin again.

12/3/21-1/2/22 During this month I had no fans or dehumidifiers going and observed water drying up and no more puddles. The water trickling into my floor drain stopped once the leak was fixed; indicating that the Leak was the Cause of my flooding basement! It also did rain during that time and the same previous puddles did NOT appear! During that month while I recovered

Lisbon.. (See photos pg 15 16 and Lisbon's estimate.

I am submitting a printout of my WE energies bill history from August 2020 until now in order to show a history of electric and gas usage. I did not have time to analyze and calculate the increase in my utility bills for the time during the flood in my basement. Further analysis will show increased energy costs. Due to time constraints, I'm not able to submit one final sum of costs of damages incurred.

As Previously mentioned I did request an extension for this claim's due date.

Due to over exertion it was necessary for me to increase my physical therapy appointments and begin to see the chiropractor once a week. I also had to have a follow up appointment and x-rays with my hip replacement doctor. I'm sorry I wasn't able to provide receipts for these medical expenses because right now they're there with my tax accountant. I can provide this at a later date.

The damaged furniture value is estimated at \$1000.00.

Enclosed please find 7 documents: utility bill history, labor costs, and future work estimates.

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I'm sorry this claim isn't in the final desired form due to the the fact that an extension has not been formally approved.

Thank you for consideration. Looking forward to your response.

Sincerely,

Katherine Geiger
2650 S Linebarger terrace
Milwaukee 53207
Hm: 414-231-9023
Cell 414-698-1537

Kathygbogan@aol.com

from my surgery, I observed my basement drying up and no more puddles. As the waterproofing job date approached, I wondered if I needed my basement waterproofed..(See photo pg 14)

1/3/22 Everdry returns for exterior job. During the discussion in which the final details of this job were being discussed, I realized that Everdry was not aware that the city had found the leak and fixed it. While

touring the basement with the supervisor, I explained everything and we could see that there was no more incoming water. The supervisor wondered if a total waterproofing job was now necessary and offered to put off the job until after spring rains to see if any more water comes in. He wondered out loud if perhaps I only needed a partial waterproofing around the cellar that needed the 6 support beams. I gladly agreed to hold off on this now \$40,000 job which might have taken out part or all of my deck & maybe my magnolia tree, etc. They then began to pack up all their equipment and mixed up cement to fill the spots that they had Jack hammered. I'm left with a dust laden, emptied basement. I hired Sean for a few hours to help move some of the things that were cluttering up my 1st floor living space back down into the basement on some plastic shelving units.

1/26-2/23/22 I began 16 daily radiation sessions which caused great fatigue and brain fog during radiation and a month afterwards. This is the reason I have delays in my ability to be able to pull all the information, estimates et cetera together for this claim.

In trying to track down estimates for the 3 damaged doors, I found that they must have been custom made to size by a previous owner. Also the Paul Davis

estimate was supposed to separate out the cost of 3 new doors, however it wasn't written up that way even though I requested as such. Paul Davis hasn't responded to my request nor let me know if it was included within their estimate. I do have pictures of the strange sized doors that were custom made. Since Lisbon storm and screen is probably the only ones that will do a custom door, Paul Davis mentioned that they may get an estimate for the same from slight hisses on the water main going North on Linebarger. They followed that for 6 or 8 (?) drills & listened along the way. The worker told me that the hissing sound got fainter as they headed North. They didn't pursue it further and did Not excavate further at that time. (See photo pg 10)

11/30/21 Tue, Not having heard back from Patrick Pauly, I called him regarding the possible leak site. Over the next couple of days we discussed sending a crew out again to investigate that site. That night, since I was so sore and I couldn't do the stairs very well at this point, a good friend graciously came over to help me finish emptying the last of the basement contents. Since Everdry would be Jack hammering in my basement, I wanted to remove as much as possible to decrease further damages to the contents.

See photo pg 10 ,11,&12.

12/1-2/21 Weds & Thurs. Everdry began digging trenches around my house and also Jack hammering in the basement getting ready to Install new interior drain tiles and a subpump.

12/2/21 Everdry discovers rebar in my foundation and realizes that I have a monolithical foundation which meant they cannot do their patented interior waterproofing system. The workers were told to stop and pack up everything and the job would have to be re-negotiated (at a much higher price) because they could not do the interior portion and now only an exterior waterproofing job could be done. That entailed digging all the way down to the foundation and bringing in a backhole to excavate. They said they could probably come back in a few weeks. (See photo pg 13)

12/2/21 Thur Patrick Pauly and I spoke on the phone late afternoon that day. Since it was going to be dark soon, it was too late to send out a crew that day to investigate this new possible leak site. So the following day a crew showed up. (See photo pg 13)

12/3/21 Fri. I left that day quite early in order to get to Froedtert hospital in Wauwatosa to
I was also in communication with Patrick Pauly

investigating whether the Pryor street well which drains into the sewer may have anything to do with the water saturation around my house.

9/28/21 I rallied a few friends, hired a few helpers and my son drove back up from Chicago to help move most all the contents of my basement either into my garage or my 1st or 2nd floor of my house. By this time I had reinjured my new hip so badly that I couldn't go up-and-down the stairs anymore. So I sat at the top of the stairs and each person that came up with boxes, I would tell them where to go either the garage, upstairs or living room.

Fri 10/1 An Everdry supervisor came out and Jack hammered open my open my floor drain and opened up a Palmer valve. This helped the drain tiles to function. The Everdry supervisor (& city worker digging on site) suggested that if I could get someone to clean up the wet towels and wet vac the rest of the basement that theoretically the puddles should drain by the next few days. Luckily dear friends arrived at 10 PM with much needed prepared food and then wet vac'ed my basement and switched out all the towels for me because I couldn't do the stairs anymore at that point. The water only dissipated a bit; but continued coming in. The drain tiles were now working . The water

continued trickling into the floor drain. But the puddles still came. I emailed Patrick Pauly pictures and videos of this. See photo pg 7.

Soon after this, the city stopped further digging due to no conclusive results and hoped that the Dec 1st Everdry Waterproofing job would solve my leak problem.

10/30/21 Since the basement was now empty, it required less trips down to wet vac & switch out towels. Since the water was still trickling into the floor drain and puddles were support beams per building code requirements.)

By Friday September 24th my sister-in-law suggested I call my Alderperson to get some action from the city in finding the leak.

9/26 Sandbags are used to try to build a damn or direct water without much success 😞.

See PPg # 6

By this time I'm switching out Goodwill towels and wet vacuuming 20 gallons of water every 3 to 5 hours in order to prevent it from reaching my furnace. I'm doing this mostly all by myself.

*** Fyi I am 68 years old and had a hip replacement on my right hip in June of 2020 and was in physical therapy

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for planters fasciitis. It was getting harder and more painful for me to do the stairs. I increased physical therapy to 2x/week. Also since late summer I Had been following up on a series of medical appointments, exams, biopsies, Mri's, concerning possible cancer, pageant's disease of the breast. This culminated for me with a minor breast surgery on December 7th follow by 16 daily radiation sessions ending February 23, 2022. I suffered from extreme fatigue and brain fog during and after the radiation. This is why I was petitioning Patrick Pauly for an extension on the due date for this claim. I only recently have been able to prepare this because of my medical situation. I am still waiting on some estimates that I hope you'll accept later.

9/27/21 I called my Alderperson Marina Dimitrijevic. The next day, the water department was back out looking and started digging to test outside! They 1st dug on Iron street next to my driveway where there was the original old lead lateral intake water pipe & which had been abandoned. They found the old lateral and there was no leak in that pipe. So they shut the water off to that old lead lateral. Even though there was no leak in that lead pipe, there but some companies were unable to come out before I needed to turn this claim in. Patrick said it was out of his hands as far as the extension was concerned. I

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therefore petition for an extension of this due date of this claim In order to provide you with a truer picture of of the damages.

My basement is basically used for storage now that I am a retired kindergarten teacher and my children are grown & gone. Since I've had plantars fasciitis on my left foot for the last year & was going to physical therapy last fall once/week for it; I don't go down there that often except to do laundry or go to the freezer. So I hadn't noticed the water immediately. The puddles could have started accumulating as early as August; however they were probably covered with either furniture or plastic shelving with bins against the walls thereby "hiding"the puddles.

Sometime in the 1st or 2nd week of September, I went down the basement to use my anti gravity table for my bad degenerated discs in my lower back. This is when I probably 1st discovered the puddles and that there was a real problem in the basement.

I believe my 1st call to the city water department about the leak was either September 14th or 15th, 2021. It turned out that a friend was working on my 2nd floor bathroom that day which required the water turned off. When the water department was checking at the end of

their investigation; we realized that the water was turned off. They would need to return again when the water was turned back on. They returned the next day and couldn't locate a leak inside my house or outside & recommended that I check into basement waterproofing. I began calling waterproofing businesses, most of which had weeks or months wait for estimates except Everdry.

Katherine A. Geiger
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Kathygboogan@aol.com
Home: (414) 231-9023
Cell: (414) 698-1537

April 1, 2022

Katherine A. Geiger

P.S. - This is not the correct complete copy. Technitogical difficulties prevented me from printing it out. Please accept this & I can email it to you as a PDF.
K. Geiger



Home / My Account

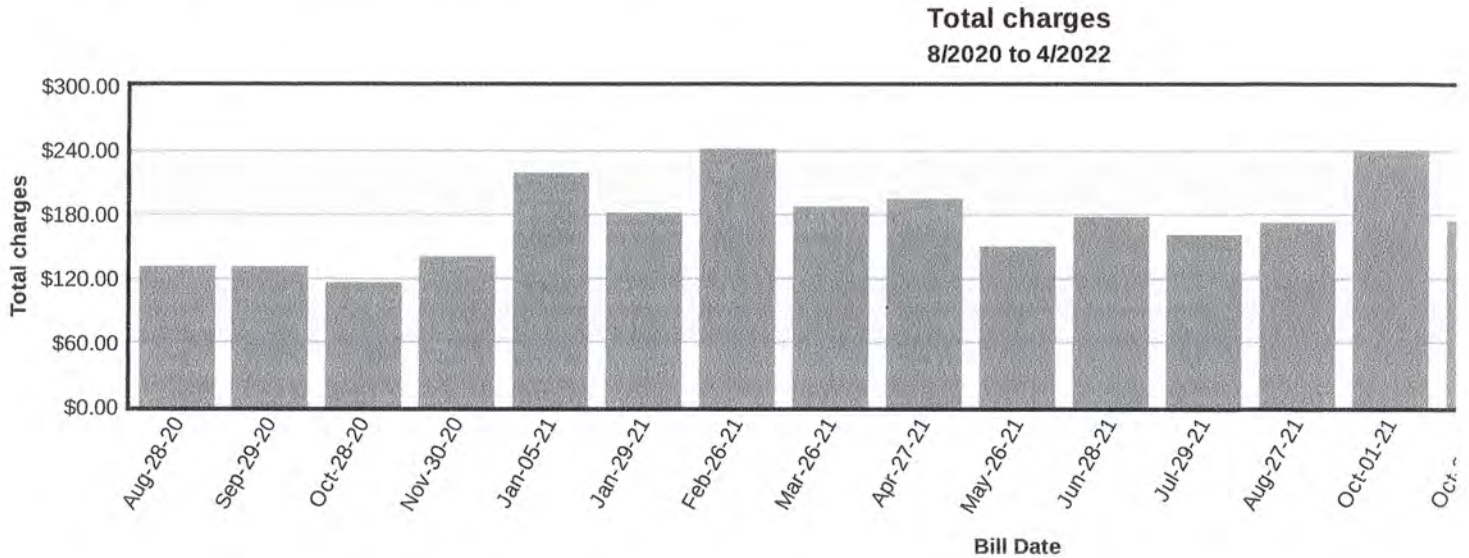
View bill history

Amount due: \$0.00

May not include recent payments or adjustments.

home

Account: 0707388148-00001 [Select different account](#)



Bill date	Electricity used (kWh)	Electric charges	Natural gas used (Therms)	Natural gas charges	Total charges	Total bill
03/02/2022 (PDF)	440	\$81.12	156.6	\$161.48	\$242.60	\$242.60
02/02/2022 (PDF)	482	\$87.95	187.3	\$176.30	\$264.25	\$264.25
01/04/2022 (PDF)	594	\$101.90	154.3	\$141.33	\$243.23	\$243.23
12/01/2021 (PDF)	947	\$149.38	100.1	\$100.67	\$250.05	\$250.05
10/28/2021 (PDF)	852	\$140.92	26.4	\$33.42	\$174.34	\$174.34
10/01/2021 (PDF)	1,351	\$211.92	19.9	\$27.93	\$239.85	\$239.85
08/27/2021 (PDF)	940	\$153.64	10.5	\$18.49	\$172.13	\$172.13
07/29/2021 (PDF)	836	\$139.89	12.6	\$20.52	\$160.41	\$160.41
06/28/2021 (PDF)	886	\$148.05	17.9	\$29.86	\$177.91	\$177.91
05/26/2021 (PDF)	604	\$112.02	20.7	\$29.41	\$150.44	\$150.44

03/20/2021 (PDF)	094	\$112.03	30.7	\$38.41	\$150.44	\$150.44
04/27/2021 (PDF)	752	\$121.44	72.7	\$73.50	\$194.94	\$194.94
03/26/2021 (PDF)	759	\$120.29	85.5	\$67.06	\$187.35	\$187.35
02/26/2021 (PDF)	733	\$116.77	166.1	\$124.91	\$241.68	\$241.68
01/29/2021 (PDF)	597	\$96.50	115.9	\$84.96	\$181.46	\$181.46
01/05/2021 (PDF)	694	\$113.77	144	\$104.76	\$218.53	\$218.53
11/30/2020 (PDF)	486	\$84.31	75	\$56.17	\$140.48	\$140.48
10/28/2020	445	\$80.62	50	\$36.29	\$116.91	\$116.91
09/29/2020	655	\$112.56	16	\$19.65	\$132.21	\$132.21
08/28/2020	703	\$117.65	9	\$14.42	\$132.07	\$132.07
Total:	13,846	\$2,290.71	1,450.5	\$1,330.13	\$3,620.84	

The bill summary is provided for your convenience. If differences exist between your actual bill and the summary, your actual bill is considered correct. To protect customer privacy, this page does not include bills for previous residents at your address.

To view a summary of payment activity, visit [view payment history](#).

© We Energies



Payment for Wet vacuuming, & Emptying
Basement 2650 S Linebarger terrace

Dwayne:

9/19/21: 2 hours

9/21. 3

9/28/21. 7hours

12 hr × \$20= \$240

Sean

5hrs moving ×\$20= \$100

9/28 emptying basement helpers

2 people for 4 hrs= 8hr× \$20= \$160.

total cash paid to helpers \$500



LISBON STORM, SCREEN & DOOR
5006 W. LISBON AVENUE
Ph: 414-445-8899 Fax: 414-445-8608
MILWAUKEE, WI 53210-2853
Hours: M-F 8:00 AM - 5:30 PM
Sat 8:00 AM - 4:00 PM

www.lisbonstorm.com

SOLD TO
 CASH SALES

SHIP TO
 CASH SALES

Shipment #: 1

ACCOUNT #	CUSTOMER P.O. #	TERMS		ORDER #	ORDER DATE	SLSMN	INVOICE #	INVOICE DATE
CASHS		CASH SALE		701679	04/01/22	EMC		
ORDERED	BACKORDERED	SHIPPED	U/M	DESCRIPTION		PRICE	AMOUNT	
1	0	1	EA	1 3/8" SC RED OAK DOOR SLAB 32 3/4 X 75 1/2 WESTERN.		325.450	325.45*	
1	0	1	EA	1 3/4" SC RED OAK DOOR SLAB 30 3/8 X 74 1/2 WESTERN.		324.580	324.58*	
1	0	1	EA	1 3/8" SC RED OAK DOOR SLAB 26 3/4 X 75 WESTERN. WESTERN QUOTE #Q03109141		289.240	289.24*	
April 1, 2022 09:26:09		OT:EMC		1 / 0		MERCHANDISE	939.27	
***** * PICK TICKET * *****				SHIP VIA		FUEL SURCHARGE / OTHER	0.00	
				PAGE 1 OF 1		TAX 5.500%	51.66	
SIGNED _____						FREIGHT	0.00	
NO RETURNS ON SPECIAL ORDERS						TOTAL	990.93	



MOLD AND ASBESTOS Inspection, Testing and Remediation Services

1111 S. West Ave, Waukesha, WI 53186

Tel: 262-832-1194
Fax: 877-203-9731

Email: office@wingthree.com
https://waukesha.wingthree.com



Proposal

To: Katherine Geiger
2650 S Linebarger Terrace
Milwaukee, WI 53207

Date: 10-21-2021
Proposal No: WT21-1748

Location of Work: 2650 S Linebarger Terrace, Milwaukee, WI 53207

Scope of Work:

- Set up containment to isolate basement work area from rest of space.
- Set up negative air machine to ensure proper air quality management.
- Remove and properly dispose of bar and back bar cabinets from basement.
- Remove and properly dispose of all 9x9 tile and underlying black mastic from concrete floor.
- Remove and properly dispose of all doors, door trim, door frames and base trim from entire basement.
- Remove and properly dispose of all wall finishes and underlying insulation from all walls in basement from floor up approximately 24 in.
- Remove and properly dispose of bathroom floor and framework from basement.
- Clean with antimicrobial solution, disinfect and HEPA vacuum all mold affected walls, wall framing, stairwell and floors exposed during remediation as needed.
- Apply fungicidal protective coating to mold effected walls, wall framing, stairwell and floors as needed throughout entire basement.
- Disposal of asbestos materials at an approved DNR landfill.
- Work procedures in compliance with all county, state, and federal standards for asbestos removal.
- General liability and workers compensation insurance.

Homeowner responsibilities for this portion:

Remove all personal belongings from basement prior to our arrival.

Remove all basement bathroom fixtures from basement bathroom prior to our arrival.

Payment due upon completion

Project cost.....\$10,483.00

RR

10-21-2021

Robert Richards Title

Date

Accepted By: Title

Date

Payment can be made by check or credit card (3% fee applies for credit card)
Wing Three is NOT responsible for the safety of personal items not removed prior to our arrival.



We accept all major credit cards.





Prepared by:
 Nick Glasenapp
 C 920-728-4522
 nglasenapp@badgerbasementsystems.com
 Badger Basement Systems
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 TF (800) 262-1880
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 License# 119800026

Prepared for:
 Katherine Geiger
 kathygbogan@aol.com
 H (414) 231-9023
 C (414) 698-1537
 P (414) 231-9023
Job location:
 2650 S Linebarger Ter
 Milwaukee, WI 53207-2340

Prepared on:
 3-31-22

Project Summary

My Basement	\$5,845.25
Permanently Stabilize Walls	\$5,310.00
Full Perimeter System	\$11,022.25
Total Investment	\$22,177.50
Total Contract Price	\$22,177.50
Deposit Required - 35%	\$7,762.12
Deposit Paid	\$0.00
Amount Due Upon Installation	\$22,177.50

Customer Consent

Any alteration from the above specifications and corresponding price adjustment (if necessary) will be made only at the Customer's request or approval. Completing the work in this Proposal at the time scheduled is contingent upon accidents or delays beyond our control. This Proposal is based primarily on the Customer's description of the problem. Badger is not responsible for identifying or removing any asbestos or lead related items. This Proposal may be withdrawn if not accepted by the Customer within 30 days.

Authorized Signature _____ **Date** _____

Acceptance of Contract— I am/we are aware of and agree to the contents of this Proposal, the attached Job Detail sheet(s), and the attached Limited Warranty, (together, the "Contract"). You are authorized to do the work as specified in the Contract. I/we will make the payment set forth in this Contract at the time it is due. I/we will pay your service charge of 1-1/3% per month (16% per annum) if my/our account is 30 days or more past due, plus your attorney's fees and costs to collect and enforce this Contract.

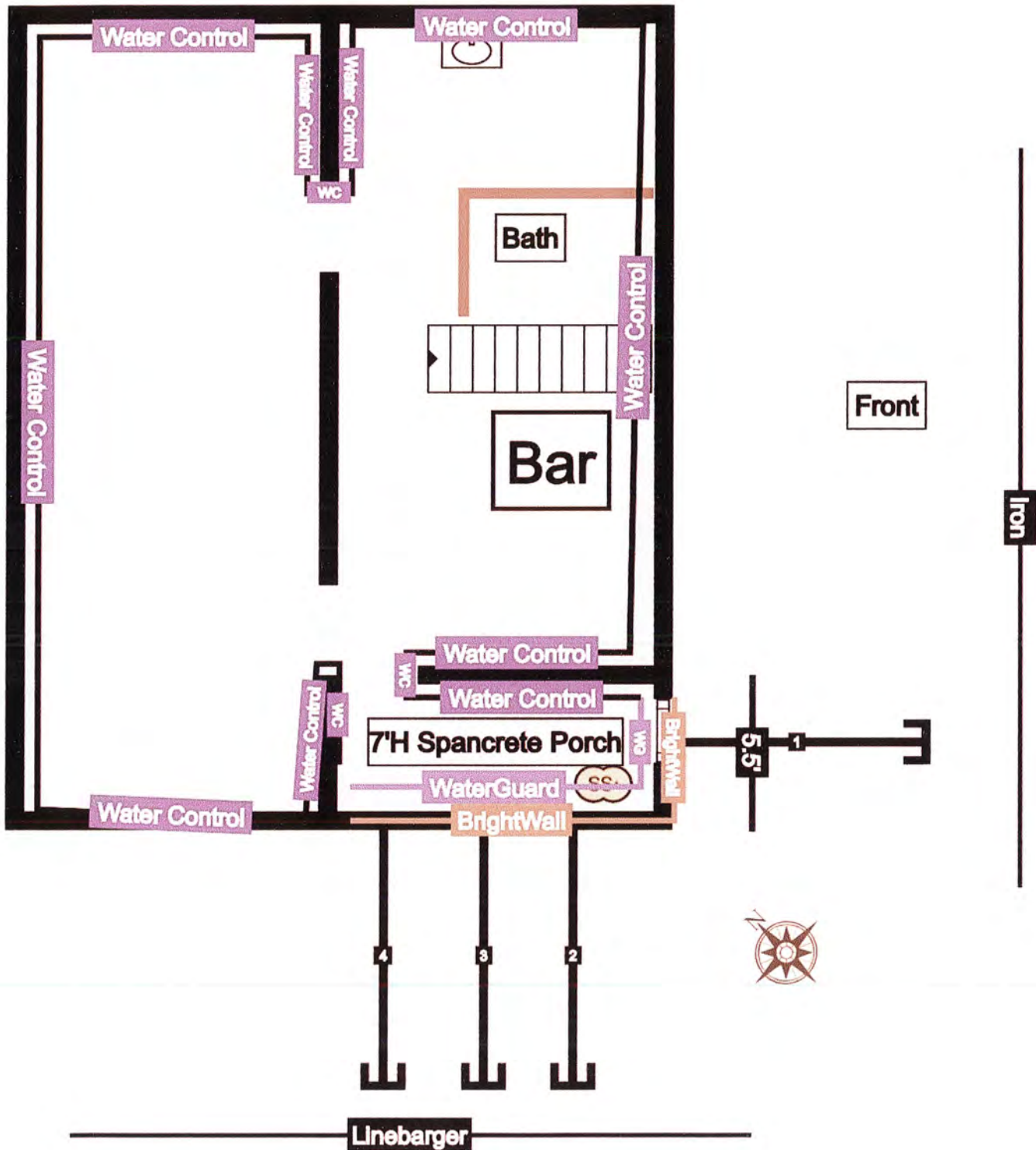
Municipality (city/town/village): _____

Customer Signature _____ **Date** _____

Full System was recommended **Initial** _____

Complete PolyLevel was recommended **Initial** _____

Job Details



Job Details (Continued)

Specifications

Install Geo-Lock Wall Anchors as indicated on job drawing using a 12"x18" wall support and a 16"x16" anchor plate below grade on the exterior. Final location of anchor(s) is subject to field conditions. Permit as needed per municipality requirements. Install M63 1/3 hp cast iron pump in TripleSafe liner with clean pump stand. Install BrightWall paneling system on walls as shown on drawing. Install WaterGuard, FlowGuard or CactusBoard based on site conditions. If a monolithic floor is found additional charges may apply and a curb system may be required. If this occurs it will be discussed with customer first. A full perimeter system is always recommended. Badger to install 1 - 1 1/2" discharge line per code. Install WaterGuard, CactusBoard or FlowGuard Sub-Floor Drainage System based on site conditions. Includes: concrete removal/replacement, stone under concrete as necessary and 3" diameter capacity to meet state codes. If monolithic floor is found, additional charges may apply, but will be discussed with homeowner first.

Contractor Will

Customer Will

- 1.) Customer will move items at least 5 feet away from the work area.
- 2.) Customer will remove cabinets/shelving.
- 3.) Customer will remove laundry tub away from work area.
- 4.) Customer will have Licensed Electrician provided a dedicated electrical outlet(s) for all pumps, and other electrical devices to be installed. This is recommended to be done after Badger's work is complete, unless otherwise indicated.
- 5.) Customer will remove flooring.
- 6.) Customer will remove shower/tub away from work area.
- 7.) Customer will remove built-in shelves/cabinetry from work area.
- 8.) Customer will remove washer and dryer from work area.
- 9.) If items are not completed in your "customer will" section the job may need to be reschedule, if this happens there is a reschedule fee of \$250. If personal items are not moved we may be able to move them for you, however this is a min. charge of \$250 to move personal items for the first hour and \$55/per person/per hour after then. Badger is not responsible for damages to those personal items.

Additional Notes

All obstacles to be removed by homeowner prior to install where draintile system is to be installed at.

Product List

My Basement

SuperSump Plus	1
BrightWall	21 ft
WaterGuard	21 ft
SuperSump Plus Plumbing with Palmer Valve	1
Permit-1.5, Permit	1
Curb System (Monolithic)	21
Lateral for Palmer Valve	10

Permanently Stabilize Walls

Geo-Lock Anchors, 12"x18" Wall Plate, 16"x16" Earth Anchor	4
Permit-1.5, Permit	1
Wall Stabilization w/ Limited Access & Spancrete Ceiling	1
Pre Inspection	1

Product List (Continued)

Full Perimeter System

Water Control System	157
Permit-1.5, Permit	1
Monolithic Floor (Curb System)	157

PAUL DAVIS Paul Davis Restoration & Remodeling

W226N918 Northmound Drive
Waukesha, WI 53186
PH: (414) 383-3131
PH: (800) 954-2215
Fax: (414) 383-3353
Fed ID #39-1662830

Insured: Kathy Geiger
Property: 2650 S. Linebarger Terrace
Milwaukee, WI 53207

Estimator: Rick Edgett
Position: Mitigation Estimator
Company: Paul Davis Restoration and Remodeling
Business: 1930 S. 4th St.
Milwaukee, WI 53204

Business: (414) 383-3131
E-mail: redgett@pauldavis.com

Contractor:
Company: Paul Davis Restoration
Business: W226N918 Northmound Dr, Suite 100
Waukesha, WI 53186

Business: (414) 383-3131

Claim Number:

Policy Number:

Type of Loss:

Date of Loss:
Date Inspected:

Date Received:
Date Entered: 3/31/2022 12:11 PM

Price List: WIMW8X_MAR22
Restoration/Service/Remodel
Estimate: MKE-22-0469-M-1

The following is our estimate to remediate water/mold damage at the above referenced property.

This estimate is generated on the basis of the PDR estimators' physical inspection of the property and with reference to remediation protocols provided by a recognized IAQ Tester. As the inspection and protocols may not completely address the extent of necessary mold remediation and structural restoration, any hidden damage will result in additional cost to the payment guarantor. The guarantor will be provided opportunity to re-inspect and give authorization prior to PDR incurring those costs. This may result in an interruption to the job process.

PDR advises that unless the sources of water intrusion are properly repaired it is highly likely future mold problems will result for which PDR shall be held harmless. The effectiveness of the mold remediation will be solely measured by our securing "IAQ Clearance" to document indoor spore counts within acceptable limits.

Please allow a minimum of two weeks lead-time from the date of authorization for scheduling of the remediation work. Additionally, given the emergency nature of PDR work for the insurance industry and its' patrons, periodic interruptions in the project can be anticipated though every effort will be dedicated toward timely resolve of the project.

In that the work environment constitutes a "Bio-Hazard" for which containment and personal protective equipment will be utilized, and with concern to possible cross-contamination, the structure will be off-limits to anyone other than PDR representatives and those so authorized.

W226N918 Northmound Drive
 Waukesha, WI 53186
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 Fed ID #39-1662830

MKE-22-0469-M-1

Main Level



Cellar

Height: 8'

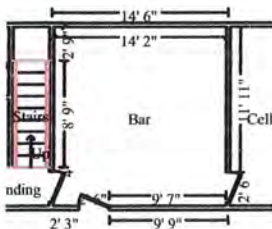
315.33 SF Walls	89.22 SF Ceiling
404.56 SF Walls & Ceiling	89.22 SF Floor
9.91 SY Flooring	39.00 LF Floor Perimeter
41.50 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into BAR

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
1. Containment Barrier/Airlock/Decon Chamber	40.00 SF	0.00	0.95	2.24	40.24
3. Containment Barrier - tension post - per day	10.00 DA	0.00	3.30	1.65	34.65
4. Peel & seal zipper	2.00 EA	0.00	13.20	2.30	28.70
5. Hazardous Waste/Mold Cleaning Technician - per hour	16.00 HR	0.00	59.19	47.35	994.39
Hepa vac all surfaces, clean, Hepa vac after cleaning and treat with antimicrobial.					
6. Seal the walls and ceiling w/anti-microbial coating - one coat	404.56 SF	0.00	1.41	16.38	586.81
9. Epoxy finish - two coats over concrete floor	89.22 SF	0.00	3.81	2.50	342.43
21. Air mover (per 24 hour period) - No monitoring	6.00 EA	0.00	26.26	7.88	165.44
Totals: Cellar				80.30	2,192.66



Bar

Height: 8'

411.33 SF Walls	207.78 SF Ceiling
619.11 SF Walls & Ceiling	207.78 SF Floor
23.09 SY Flooring	50.17 LF Floor Perimeter
57.67 LF Ceil. Perimeter	

Door

2' 6" X 6' 8"

Opens into LANDING

Door

2' 6" X 6' 8"

Opens into STORAGE_RED

Door

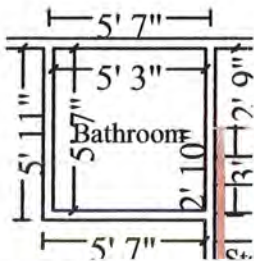
2' 6" X 6' 8"

Opens into CELLAR

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CONTINUED - Bar

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
10. Containment Barrier/Airlock/Decon. Chamber	80.00 SF	0.00	0.95	4.47	80.47
11. Containment Barrier - tension post - per day	20.00 DA	0.00	3.30	3.30	69.30
12. Peel & seal zipper	4.00 EA	0.00	13.20	4.58	57.38
16. Neg. air fan/Air scrub.-Large (per 24 hr period)-No monit.	5.00 DA	0.00	124.00	31.00	651.00
17. Ducting - lay-flat - Large	10.00 LF	0.00	0.45	0.47	4.97
13. Hazardous Waste/Mold Cleaning Technician - per hour	64.00 HR	0.00	59.19	189.41	3,977.57
Hepa vac all surfaces, Demo walls up at least 4', remove insulation, remove bar, clean, Hepa vac after cleaning and treat with antimicrobial.					
14. Seal more than the floor perimeter w/anti-microbial coating - one coat	200.67 SF	0.00	1.41	8.13	291.07
18. Hazardous Material Remediation (Abatement of Tile floor)	1.00 EA	0.00	2,000.00	100.00	2,100.00
Will require a bid.					
15. Epoxy finish - two coats over concrete floor	207.78 SF	0.00	3.81	5.82	797.46
19. Dehumidifier (per 24 hour period) - XLarge - No monitoring	3.00 EA	0.00	118.95	17.84	374.69
20. Air mover (per 24 hour period) - No monitoring	18.00 EA	0.00	26.26	23.63	496.31
Totals: Bar				388.65	8,900.22



Bathroom

Height: 8'

173.33 SF Walls	29.31 SF Ceiling
202.65 SF Walls & Ceiling	29.31 SF Floor
3.26 SY Flooring	21.67 LF Floor Perimeter
21.67 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
22. Containment Barrier/Airlock/Decon. Chamber	140.00 SF	0.00	0.95	7.83	140.83
23. Containment Barrier - tension post - per day	30.00 DA	0.00	3.30	4.95	103.95
24. Peel & seal zipper	4.00 EA	0.00	13.20	4.58	57.38

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CONTINUED - Bathroom

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
25. Negative air fan/Air scrubber (24 hr period) - No monit.	5.00 DA	0.00	72.00	18.00	378.00
26. Ducting - lay-flat - Large	10.00 LF	0.00	0.45	0.47	4.97
27. Hazardous Waste/Mold Cleaning Technician - per hour	24.00 HR	0.00	59.19	71.03	1,491.59
Hepa vac all surfaces, Demo walls up at least 4', remove insulation, remove platform floor, clean, Hepa vac after cleaning and treat with antimicrobial.					
28. Dehumidifier (per 24 hour period) - Large - No monitoring	3.00 EA	0.00	76.33	11.45	240.44
29. Air mover (per 24 hour period) - No monitoring	6.00 EA	0.00	26.26	7.88	165.44
Totals: Bathroom				126.19	2,582.60



Utility Room

Height: 8'

366.22 SF Walls	139.51 SF Ceiling
505.73 SF Walls & Ceiling	139.51 SF Floor
15.50 SY Flooring	45.25 LF Floor Perimeter
48.42 LF Ceil. Perimeter	

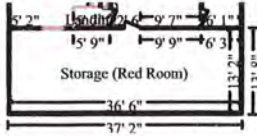
- Missing Wall - Goes to Floor** **3' 2" X 6' 8"** **Opens into STORAGE_RED**
- Missing Wall** **3' 2" X 8'** **Opens into LANDING**
- Missing Wall** **2' 3" X 8'** **Opens into LANDING**

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
30. Containment Barrier/Airlock/Decon. Chamber	80.00 SF	0.00	0.95	4.47	80.47
31. Containment Barrier - tension post - per day	12.00 DA	0.00	3.30	1.98	41.58
32. Peel & seal zipper	2.00 EA	0.00	13.20	2.30	28.70
33. Hazardous Waste/Mold Cleaning Technician - per hour	16.00 HR	0.00	59.19	47.35	994.39
Hepa vac all surfaces, clean perimeter of the floor due to water intrusion causing damage and suspected growth, Hepa vac after cleaning and treat with antimicrobial.					
34. Seal part of the walls w/anti-microbial coating - one coat	183.11 SF	0.00	1.41	7.42	265.61
Totals: Utility Room				63.52	1,410.75

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Storage (Red Room)

Height: 8'



756.89 SF Walls	480.58 SF Ceiling
1,237.47 SF Walls & Ceiling	480.58 SF Floor
53.40 SY Flooring	93.67 LF Floor Perimeter
99.33 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

3' 2" X 6' 8"

Opens into UTILITY_ROOM

Door

2' 6" X 6' 8"

Opens into BAR

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
36. Containment Barrier/Airlock/Decon. Chamber	120.00 SF	0.00	0.95	6.71	120.71
37. Containment Barrier - tension post - per day	12.00 DA	0.00	3.30	1.98	41.58
38. Peel & seal zipper	2.00 EA	0.00	13.20	2.30	28.70
39. Hazardous Waste/Mold Cleaning Technician - per hour	16.00 HR	0.00	59.19	47.35	994.39
Hepa vac all surfaces, clean perimeter of the floor due to water intrusion causing damage and suspected growth, Hepa vac after cleaning and treat with antimicrobial.					
40. Seal part of the walls w/anti-microbial coating - one coat	567.67 SF	0.00	1.41	22.99	823.40
Totals: Storage (Red Room)				81.33	2,008.78
Total: Main Level				739.99	17,095.01

Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
42. Add for personal protective equipment (hazardous cleanup)	24.00 EA	0.00	14.26	32.59	374.83
43. Equipment setup, take down, and monitoring (hourly charge)	4.00 HR	0.00	52.51	10.50	220.54
45. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	489.48	0.00	0.00	489.48
46. Equipment decontamination charge - per piece of equipment	5.00 EA	0.00	34.97	10.15	185.00
47. Add for HEPA filter (for negative air exhaust fan)	2.00 EA	0.00	203.38	40.31	447.07
48. Add for HEPA filter (for canister/backpack vacuums)	3.00 EA	0.00	72.89	20.34	239.01

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CONTINUED - Miscellaneous

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	TOTAL
Totals: Miscellaneous				113.89	1,955.93
Line Item Totals: MKE-22-0469-M-1				853.88	19,050.94

Grand Total Areas:

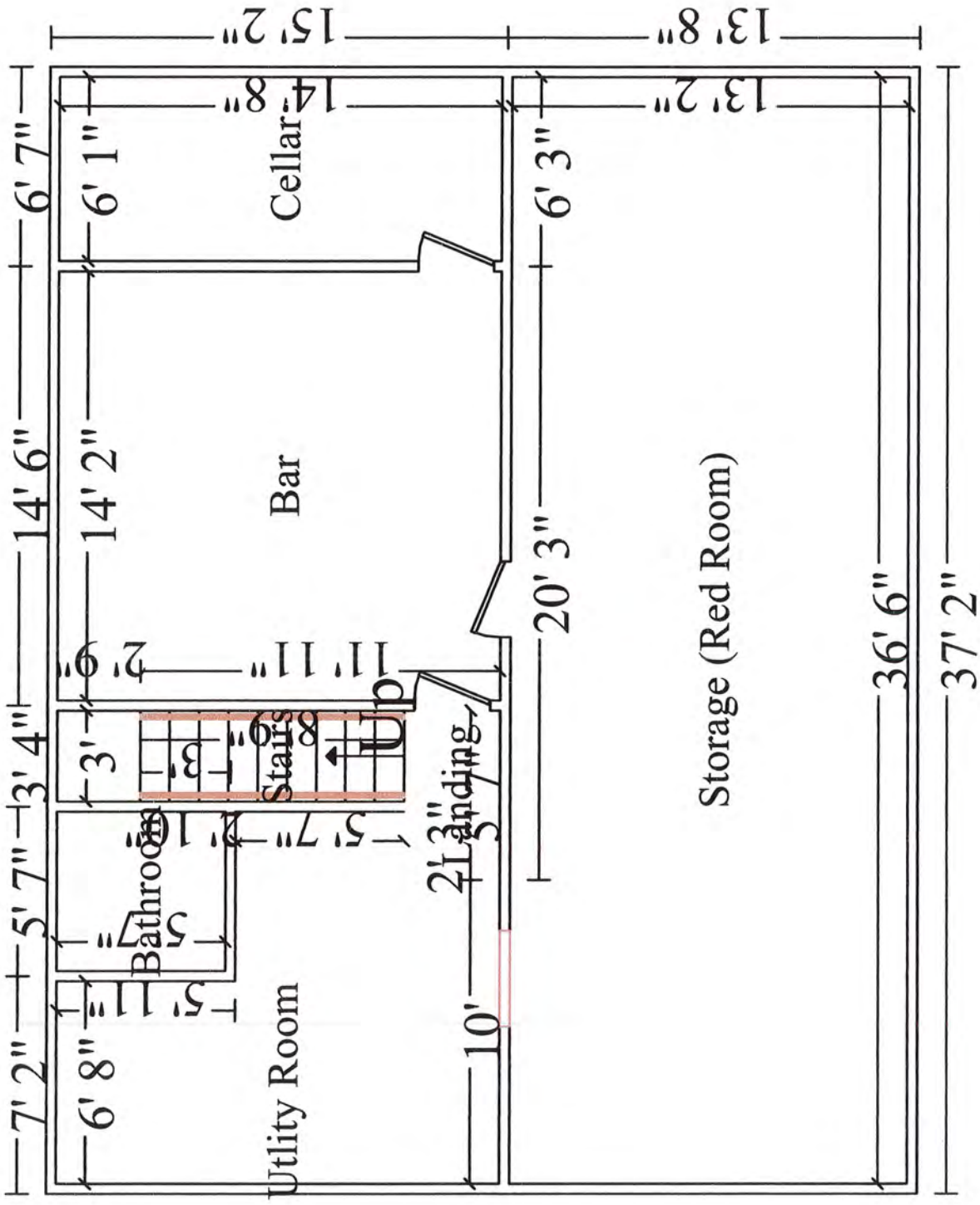
2,339.10 SF Walls	998.58 SF Ceiling	3,337.69 SF Walls and Ceiling
1,018.45 SF Floor	113.16 SY Flooring	285.30 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	303.33 LF Ceil. Perimeter
1,018.45 Floor Area	1,071.64 Total Area	1,895.11 Interior Wall Area
1,158.00 Exterior Wall Area	128.67 Exterior 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	

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Summary for Dwelling

Line Item Total	18,197.06
Material Sales Tax	63.24
Services Mat'l Tax	54.69
	<hr/>
Subtotal	18,314.99
Service Sales Tax	735.95
	<hr/>
Replacement Cost Value	\$19,050.94
Net Claim	\$19,050.94
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Rick Edgett
Mitigation Estimator



Sent from the all new AOL app for Android

On Thu, Oct 7, 2021 at 2:10 PM, Pauly, Patrick
<Patrick.W.Pauly@milwaukee.gov> wrote:

Good Afternoon Kathy,

To summarize our conversation:

Water Works collected a sample of the water infiltrating your basement for testing. The test results indicated the presence of purified City water. Per the Water Quality Operations Manager, the following indicators were present:

Bromate: 3.102 ppb to 3.421 ppb

Chlorite: 7.231 ppb

Chlorate: 0.1213 ppm

Bromate formation is a result of ozonation. Chlorite and chlorate are a result of chlorination. Both Ozone and chlorine are used in the Milwaukee Water Works water purification process.

What can't be determined from these results is if the purified water is from a leak in the water distribution system or was used, entered the sewer system and then infiltrated your basement.

Water Works has found no evidence of a leak in the distribution system near your residence and is expanding the search. I will ask our Distribution Section to listen for leak noise at the intersections of Russel/Delaware and Burrell/Clarence.

I did confirm with our Maintenance staff that the Pryor well does drain into the sewer system.

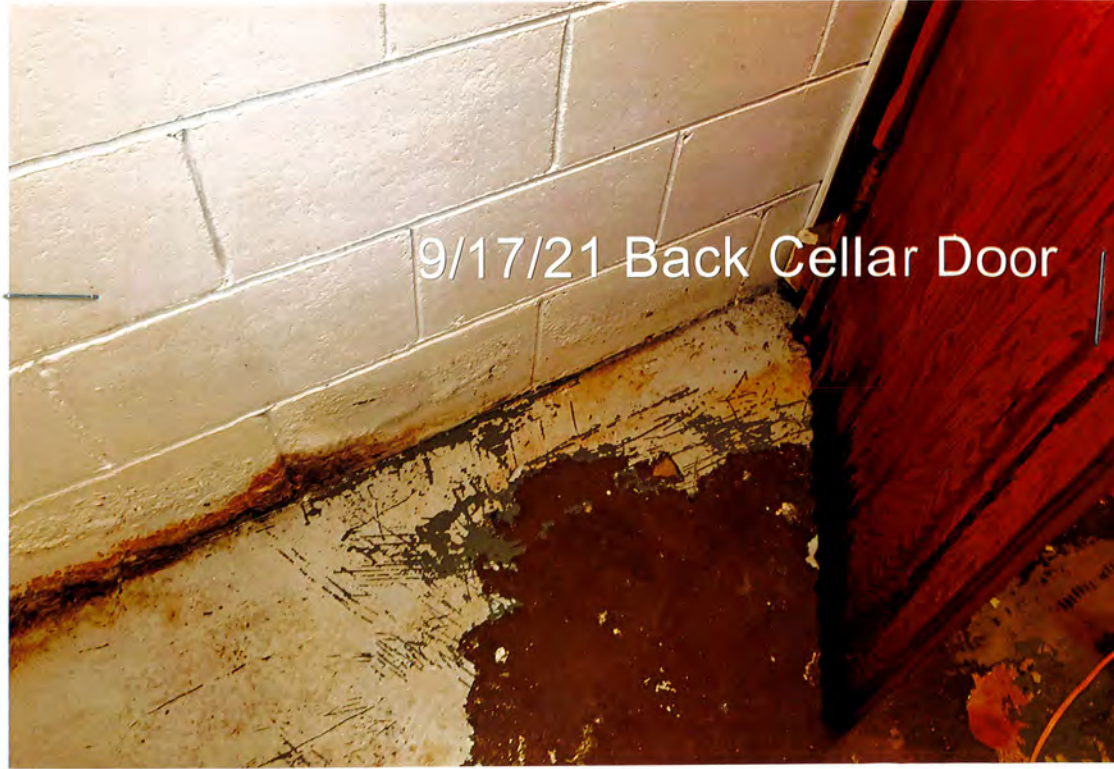
Please let me know if this statement is acceptable.

Pat

Patrick W. Pauly, P.E.

Administration Manager
Milwaukee Water Works

Photo page # 1
(Page 1)



9/17/21 Back Cellar Door



9/1 8/21

Photo page #11
(Page 11)



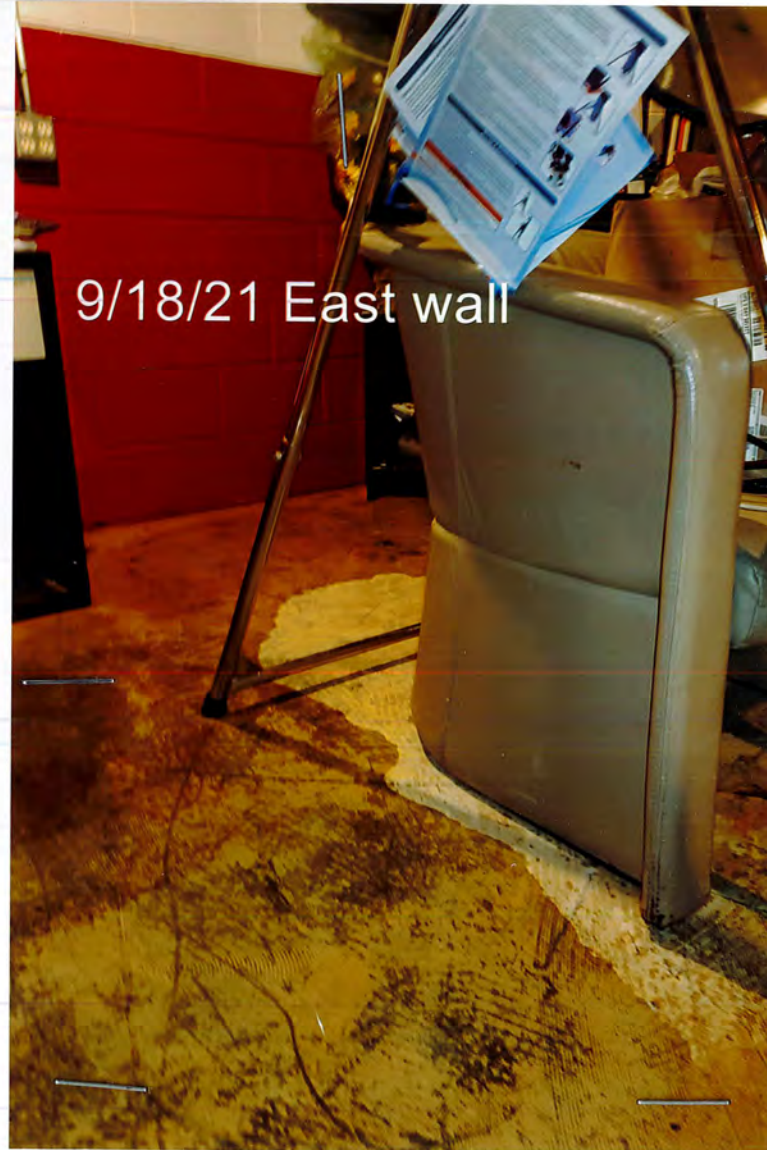
Furnace on left 11/30/21



11/30/21



9/18/21 wetvac propped at leak



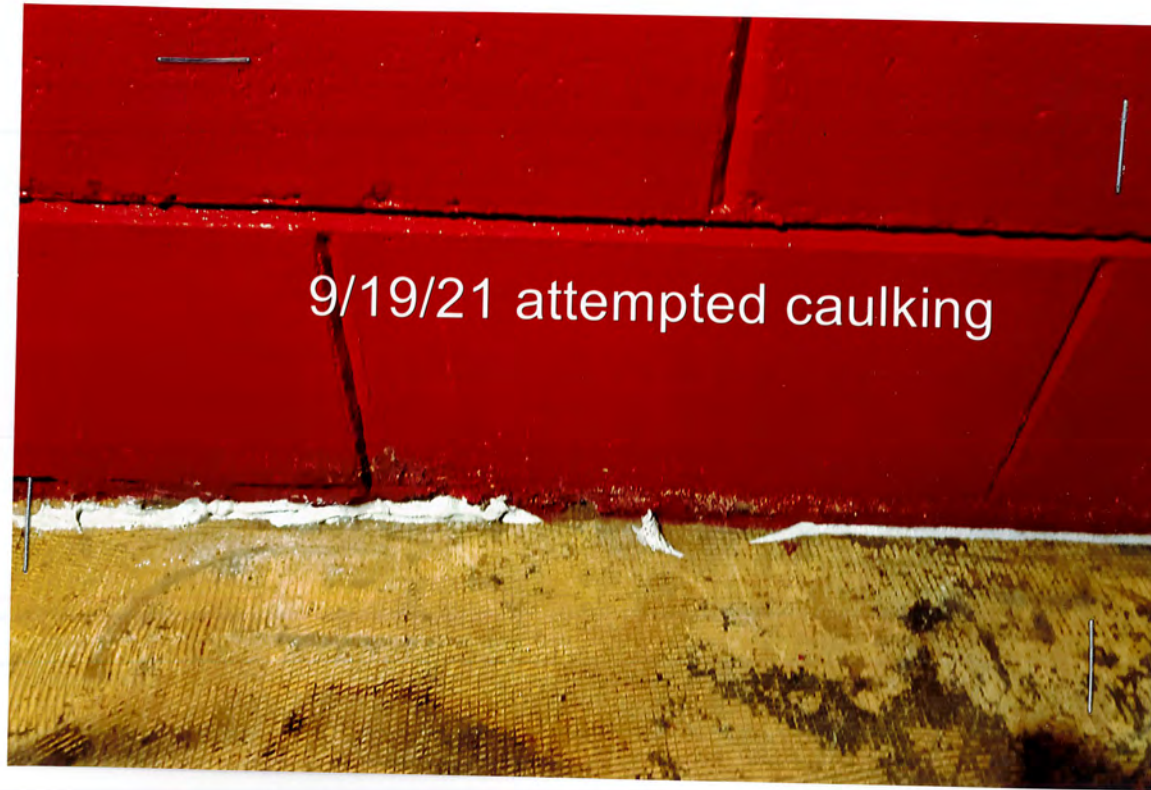
9/18/21 East wall



9/19/21 attempted caulking



9/21/21 utility stairwell



9/19/21 attempted caulking



9/21/21 utility stairwell

Photo page # 4
(P pg. 4)



9/21/21 south Utility/bathrm

Photo page #5
(Ppg 5)



To haul wet towels



9/23/21 goodwill towels

Photo page #6
(p. 6)



9/26/21 Sandbags, pumps, hoses



9/30/21 Sandbags & Towels

Photo page # 7
(P pg 7)



Furnace on right



10/30/21 Bar puddles

Photo page #8
(Page 8)



Wooden Bar Step



10/30/21 Bar puddles

Photo page #8
(Page 8)



Wooden Bar Step



10/30/21 puddles everywhere



10/30/21 Utility to red rm



Sean discovers Leak 11/28/21



Photo page #10
(pg 10)





9/18/21 wetvac propped at leak



9/18/21 East wall

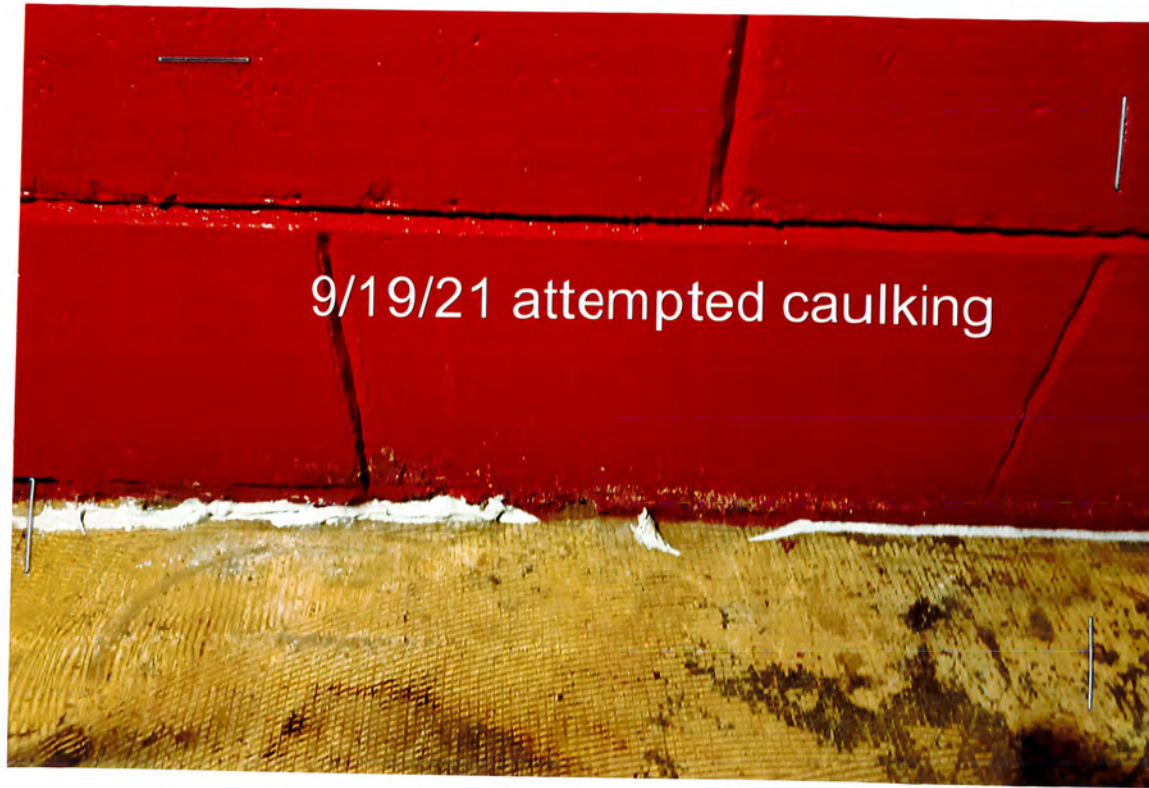


Photo page #4
(P pg. 4)



9/21/21 south Utility/bathrm

Photo page #3
(Ppg 5)



To haul wet towels



9/23/21 goodwill towels

Photo page #
(p. 6)



9/26/21 Sandbags, pumps, hose



9/30/21 Sandbags & Towels

Photo page # 7
(Page 7)



Furnace on right

10/1 Opening palmer valve



10/30/21 Bar puddles



Photo page #
(Page 8)

Wooden Bar Step



10/30/21 puddles everywhere



10/30/21 Utility to red rm



Sean discovers Leak 11/28/21



Photo page
(p pg 10)



11/30