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Wisconsin Department of Commerce ID 697538

June 5, 2023

Proposal Submitted To:
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Project Site:
2202 E. Woodstock Place
Milwaukee, WI

- Exterior Restoration

Custom Restoration, Inc. hereby proposes to furnish labor, materials and insurance to complete the work as described. Custom Restoration, Inc. has examined the four(4) masonry chimneys. The East elevation left (south) chimney was previously repaired from the roof to the chimney cap. The masonry below the roof eave has deteriorated bricks and deteriorated mortar joints. The right (north) chimney was found to have deteriorated mortar joints, bricks that are deteriorating and starting to lose their exterior surface and there are several bricks deteriorated below the roof eave with deteriorated mortar joints. There are four (4) appliances that vent into left chimney and is recommended to install a new chimney liner. The north elevation chimney has significant brick and mortar joint deterioration, cracks within the chimney cap allowing some vegetation to grow. The fireplace was discussed and hasn't been used in several years since the odor of smoke was present in the basement. The future plans for the fireplace is to convert to gas. It is recommended to be lined with a stainless steel liner and optional price is included. The west elevation chimney has deep mortar deterioration, missing mortar and the bricks have started to deteriorate and loose the exterior surface of some of the bricks. Originally all four chimneys may have a had mortar crown installed to fill in around chimney flues and to cover the edges of the capstones. These have most likely deteriorated allowing moisture to get into the chimneys. We propose to install a four-inch (4") concrete cap with a one and one half inch (1 1/2") overhang to create a drip edge over the relayed capstones. This will help to keep some moisture off the chimney since we cannot use any water repellents. The proposed restoration is as follows:

East Chimney (Left/South Chimney)

- 1) Provide an erect scaffolding to access the chimney from roof eave and down to lower roof.
- 2) Protect the roof with drop cloths and tarps.
- 3) Inspect masonry chimney below the roofline. Joints deemed defective shall be routed-out as deemed necessary and tuck-pointed. Joints deemed defective shall be cracked larger than a hairline, be penetrable more than one quarter of an inch, extremely weathered and or missing. Strike, brush and finish mortar joints.
- 4) Remove and replace approximately twenty (20) damaged bricks below the roofline as follows: Saw, chisel and remove deteriorated bricks. Clean of all debris that may interfere the installation of a replacement brick. Install replacement bricks in a full bed of mortar and tuck-point flush. Strike, brush and finish mortar joints. CRI intends to salvage bricks from the right/North chimney and use as replacements.

- 5) Lightly wash restored masonry to remove dust and debris.
- 6) Cleanup and remove debris.
- 7) Type N mortar to be used, color to be matched.
- 8) Estimated start Date August 20, 2023.
- 9) Estimated time to complete is two (2) days.
- 10) All nail holes if any into roof are to be sealed with roofing mastic until roof is replaced.
- 11) Chimney to be completed with setup for right (north) chimney.

Estimated Cost: \$4,830.00.

East Elevation Chimney (North/Right chimney)

- 1) Provide an erect scaffolding to access the chimney.
- 2) Protect the roof with drop cloths and tarps.
- 3) Remove the brick masonry chimney down approximately six-feet (6') and discard. Clean area of debris. Rebuild chimney with match bricks back to its original height, design and contour in Flemish Bond. Strike, brush and finish mortar joints. Brick match is based on bricks being available with no special orders, minimum orders, mold charges or custom freight are included. Estimated cost per brick is \$1.10/brick. Estimated bricks needed are five hundred (500).
- 4) Remove and replace two (2) top chimney flues and replace with new chimney flues.
- 5) Form and pour a new four-inch (4") thick concrete chimney cap with a one and one half inch (1 1/2") overhang on top of current limestone capstones. Install primed and painted rebar into the concrete. The chimney flues shall be wrapped with a non-flammable foam wrap and caulked after the concrete has cured. The expansion joint will allow the chimney flues to expand and contract as they go through their thermal changes as they heat up and cool down. Caulk to be Dymeric 100, a polyurethane sealant.
- 6) Inspect masonry chimney below the roofline. Joints deemed defective shall be routed-out as deemed necessary and tuck-pointed. Joints deemed defective shall be cracked larger than a hairline, be penetrable more than one quarter of an inch, extremely weathered and or missing. Strike, brush and finish mortar joints.
- 7) Remove and replace approximately twenty (20) damaged bricks below the roofline as follows: Saw, chisel and remove deteriorated bricks. Clean of all debris that may interfere the installation of a replacement brick. Install replacement bricks in a full bed of mortar and tuck-point flush. Strike, brush and finish mortar joints. CRI intends to salvage bricks from the right/North chimney and use as replacements.
- 8) Install a new seven-inch (7") Home Saver Pro stainless steel chimney liner to appliances. Liner included connecting "T" to current venting, draft hood and repairs to basement chimney where the new stainless steel connecting "T" is installed.
- 9) Lightly wash restored masonry to remove dust and debris.
- 10) Cleanup and remove debris.
- 11) Type N mortar to be used, color to be matched.
- 12) Estimated start Date August 20, 2023.
- 13) Estimated time to complete is five (5) days.
- 14) All nail holes if any into roof are to be sealed with roofing mastic until roof is replaced.
- 15) Chimney to be completed with setup for left (south) chimney.

Estimated Cost: \$19,810.00.
