

**BERNARD JAMES  
DBA: RACHAEL HOMES LLC  
5866 W APPLETON AVE  
WATER DAMAGE CLAIMS  
Date March 4, 2022**

Claimant Name: Bernard James  
Doing business as: Rachael Homes LLC  
Address: 6117 W Capitol Dr  
Milwaukee, WI 53216  
Status: Limited Liability Company  
Contact: (414)218-7892  
Email: bestmj@sbcglobal.net

CITY OF MILWAUKEE  
2022 APR 14 P 2 11  
CITY CLERK'S OFFICE

City of Milwaukee: City Clerk  
200 E. Wells St Room 205  
Milwaukee, WI 53202-3567

OFFICE OF CITY ATTORNEY  
18 APR '22 AM 08:30

**CLAIMS**

*Settlement Request:* Verbal Complaint by telephone to Milwaukee Water Department March 3rd, 2022 and March 4th, 2022.

Response: I was informed that I have to make a claim to the City of Milwaukee and instruction was emailed to me.

**DAMAGES**

1. *Damages.* The amount of the claim is as follows:

Property Damage:	
Repair Estimate	\$20,276.87
Loss of Use	\$0.00
Property Damage Total	\$0.00
<b>Total Damages:</b>	<b>\$20,276.87</b>

Attached: Two estimates with photo of damages.

## COMPLAINT

On January 13, 2022 about 1pm I requested the water Department to turn off Water to the property located at 5866 W Appleton Ave as there was a leak at the METER and the property was unoccupied so it wasn't necessary to have water on until I request service later, I was informed that the water would be shut off that date. I returned to the property about 7:15 PM on March 3rd, 2022 and realized about (4FT of WATER) was in the basement and the water was flowing at full strength, I immediately called the WATER DEPARTMENT OF WHAT I JUST DISCOVERED and was told that the office was showing that the water was shutoff on January 13th, I informed the attendant that I was Standing in the house and the Basement have 4Ft of water and the water was running at full strength and it could be running for over SEVEN(7) WEEKS because there are signs of MOLD on the wood and walls...the attendant further informed me that they would not be able to have anyone that can come out to turn the water off until in the morning, I gathered two SUMPUMP and have them running until the following morning, about 9:48 am two person from the water Department came out and shut the water off which was not done properly as the Basement had about 2FT of water and apparently the didn't realized the water wasn't properly turned off, on March 7th about 10:40am two workers from the WATER DEPARTEMENT came out again a perform another shut off. I spoke to the supervisor at the Water Department who informed me that the attendant I first contacted on March 3rd should have treated the call as a flood and had a worker out that night and the supervisor also provided me with instructions on filing a claim against the City for the damages.

I have lost everything in the Basement plus doing mold mitigation as it seems the water was in the basement for weeks.



Phone: 414.397.0077  
Office: 262.527.7116  
mbidealinvestments@hotmail.com

**Ideal Investments, LLC**

**Residential · Commercial Contractors**

**Licensed, Bonded, & Insured**

Date: 03-15-2022

Proposal Submitted To: Benard James  
Address: 5866 W Appleton Ave  
Phone: 414—218-7892

We hereby submit specifications and estimates for;

- 1) Clean and seal floor and roof joist, seal masonry walls, floor, ceiling joist with antimicrobial coating in sub room and stairs.
- 2) R&R stud walls, R&R paneling, R&R frame plate in bathroom.
- 3) R&R 40 gallon water heater, R&R 80,000 BTU gas furnace.
- 4) Install air movers and dehumidifier to dry out all areas.

Estimated time of completion: 7 days

We propose hereby to furnish material and labor, complete in accordance with the above specifications for the sum of :(\$21,200.00

**(ANY WORK PERFORMED BY CONTRACTOR NOT SPECIFIED IN THIS CONTRACT WILL INCURE AN ADDITIONAL CHARGE TO CUSTOMER AND OR AGENCY)**

## Acceptance of Proposal

Date of Acceptance:

Signature: Ideal Investments LLC

Signature: \_\_\_\_\_

## Sunnyvale Property Aquisitions and Management

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W324S4010 Bartell Ct  
Geneseo, WI 53189  
414-313-1485

Client: Bernard James  
Property: 5866 W Appleton Ave  
Milwaukee, WI 53210

Operator: SUNNYVAL

Estimator: Joshua Trawitzki  
Business: W324S4010 Bartell Ct  
Waukesha, WI 53189

Business: (414) 313-1485  
E-mail: sunnyvalemanagement@yahoo.com

Type of Estimate: Water Damage

Date Entered: 3/13/2022

Date Assigned:

Price List: WIMW8X\_FEB22

Labor Efficiency: Restoration/Service/Remodel

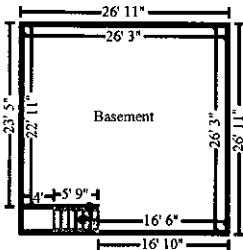
Estimate: 2022-03-13-0929

# Sunnyvale Property Aquisitions and Management

W324S4010 Bartell Ct  
Genesee, WI 53189  
414-313-1485

2022-03-13-0929

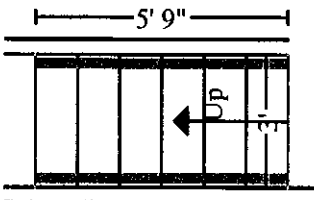
## Main Level



### Basement

Height: 8'

813.33 SF Walls	656.56 SF Ceiling
1,469.90 SF Walls & Ceiling	656.56 SF Floor
72.95 SY Flooring	101.67 LF Floor Perimeter
101.67 LF Ceil. Perimeter	



### Subroom: Stairs (2)

Height: 12' 2"

116.15 SF Walls	17.25 SF Ceiling
133.40 SF Walls & Ceiling	30.60 SF Floor
3.40 SY Flooring	13.57 LF Floor Perimeter
11.50 LF Ceil. Perimeter	

Missing Wall

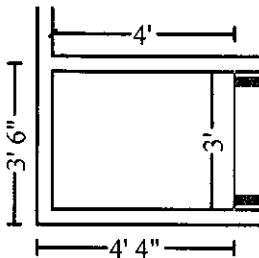
3' X 12' 2 3/8"

Opens into BASEMENT

Missing Wall

3' X 12' 2 3/8"

Opens into STAIRS1



### Subroom: Stairs1 (1)

Height: 8'

88.00 SF Walls	12.00 SF Ceiling
100.00 SF Walls & Ceiling	12.00 SF Floor
1.33 SY Flooring	11.00 LF Floor Perimeter
11.00 LF Ceil. Perimeter	

Missing Wall

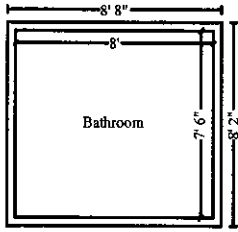
3' X 8'

Opens into STAIRS

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Clean and seal structure						
1. Clean masonry	1,017.48 SF	0.00	0.62	42.83	126.38	800.05
2. Clean floor or roof joist system	1,384.98 SF	0.00	1.04	96.68	288.38	1,825.44
3. Seal floor/ceiling joist system (anti-microbial coating)	1,384.98 SF	0.00	3.05	148.54	874.54	5,247.27
4. Seal the walls w/anti-microbial coating - one coat	1,017.48 SF	0.00	1.38	43.65	289.56	1,737.33
Totals: Basement				331.70	1,578.86	9,610.09

## Sunnyvale Property Aquisitions and Management

W324S4010 Bartell Ct  
 Genesee, WI 53189  
 414-313-1485



### Bathroom

Height: 8'

248.00 SF Walls	60.00 SF Ceiling
308.00 SF Walls & Ceiling	60.00 SF Floor
6.67 SY Flooring	31.00 LF Floor Perimeter
31.00 LF Ceil. Perimeter	

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
Framing						
5. R&R Bottom plate - 2" x 4" - treated	31.00 LF	4.65	3.74	3.09	52.64	315.82
6. R&R Wedge anchor bolt - 1/2" x 5 1/2"	15.00 EA	11.12	11.13	1.20	67.00	401.95
7. R&R Stud wall - 2" x 4" x 8' - 16" oc	31.00 LF	2.05	26.27	24.74	180.54	1,083.20
8. R&R T & G paneling - double beaded vee (unfinished)	62.00 SF	0.45	7.04	13.91	95.66	573.95
Totals: Bathroom				42.94	395.84	2,374.92

### HVAC

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
9. R&R Furnace - forced air - 60 - 75,000 BTU	1.00 EA	74.62	2,334.20	71.05	495.98	2,975.85
10. Coil - 2 ton - cased	1.00 EA	0.00	659.39	19.58	135.80	814.77
Totals: HVAC				90.63	631.78	3,790.62

### Plumbing

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
11. R&R Water heater - 40 gallon - Gas - 12 yr	1.00 EA	68.56	1,339.01	46.24	290.76	1,744.57
12. Plumber - per hour	5.00 HR	0.00	139.08	0.00	139.08	834.48
Line item consists of replacing rough water supply lines and other existing plumbing.						
Totals: Plumbing				46.24	429.84	2,579.05

### Dryout equipment

## Sunnyvale Property Aquisitions and Management

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 Genesee, WI 53189  
 414-313-1485

### CONTINUED - Dryout equipment

DESCRIPTION	QTY	REMOVE	REPLACE	TAX	O&P	TOTAL
13. Dehumidifier (per 24 hour period) - XLarge - No monitoring	1.00 EA	0.00	118.95	7.85	23.80	150.60
Line item consists of running dehumidifier for three days.						
14. Air mover (per 24 hour period) - No monitoring	30.00 EA	0.00	26.26	52.00	157.56	997.36
Line item consists of running 10 air mover for three days.						
15. Equipment setup, take down, and monitoring (hourly charge)	5.00 HR	0.00	52.32	17.27	52.32	331.19
16. Equipment decontamination charge - per piece of equipment	11.00 EA	0.00	31.52	26.34	69.98	443.04
<b>Totals: Dryout equipment</b>				<b>103.46</b>	<b>303.66</b>	<b>1,922.19</b>
<b>Total: Main Level</b>				<b>614.97</b>	<b>3,339.98</b>	<b>20,276.87</b>
<b>Line Item Totals: 2022-03-13-0929</b>				<b>614.97</b>	<b>3,339.98</b>	<b>20,276.87</b>

### Grand Total Areas:

1,265.48 SF Walls	745.81 SF Ceiling	2,011.30 SF Walls and Ceiling
759.16 SF Floor	84.35 SY Flooring	157.23 LF Floor Perimeter
0.00 SF Long Wall	0.00 SF Short Wall	155.17 LF Ceil. Perimeter
759.16 Floor Area	795.28 Total Area	983.33 Interior Wall Area
1,149.75 Exterior Wall Area	127.75 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	

## Sunnyvale Property Aquisitions and Management

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W324S4010 Bartell Ct  
Genesee, WI 53189  
414-313-1485

### Summary

Line Item Total	16,321.92
Material Sales Tax	372.00
Services Mat'l Tax	5.88
	<hr/>
Subtotal	16,699.80
Overhead	1,669.99
Profit	1,669.99
Service Sales Tax	237.09
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<b>Replacement Cost Value</b>	<b>\$20,276.87</b>
<b>Net Claim</b>	<b>\$20,276.87</b>
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Joshua Trawitzki



## Sunnyvale Property Aquisitions and Management

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W324S4010 Bartell Ct  
Genesee, WI 53189  
414-313-1485

### Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (5.5%)	Services Mat'l Tax (5.5%)	Service Sales Tax (5.5%)	Manuf. Home Tax (5.5%)	Storage Tax (5.5%)
<b>Line Items</b>	1,669.99	1,669.99	372.00	5.88	237.09	0.00	0.00
<b>Total</b>	1,669.99	1,669.99	372.00	5.88	237.09	0.00	0.00

## Sunnyvale Property Aquisitions and Management

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W324S4010 Bartell Ct  
Genesee, WI 53189  
414-313-1485

### Recap by Room

Estimate: 2022-03-13-0929

**Area: Main Level**

Basement	7,699.53	47.17%
Bathroom	1,936.14	11.86%
HVAC	3,068.21	18.80%
Plumbing	2,102.97	12.88%
Dryout equipment	1,515.07	9.28%
<hr/>		
Area Subtotal: Main Level	16,321.92	100.00%
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Subtotal of Areas	16,321.92	100.00%
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Total	16,321.92	100.00%

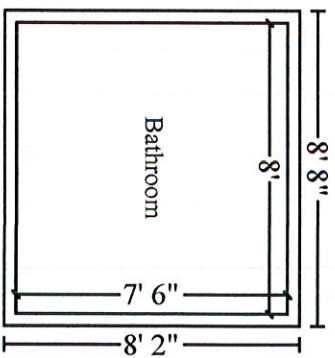
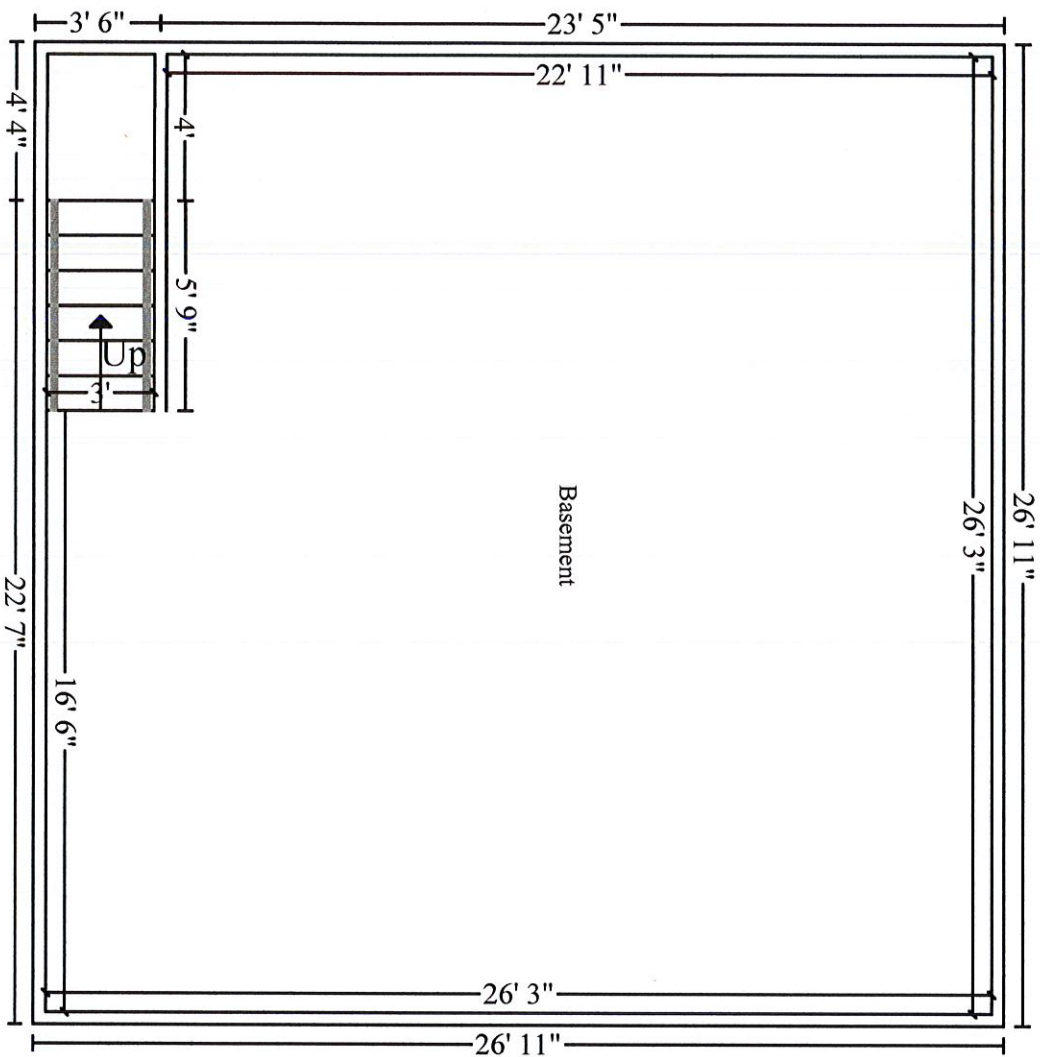
## Sunnyvale Property Aquisitions and Management

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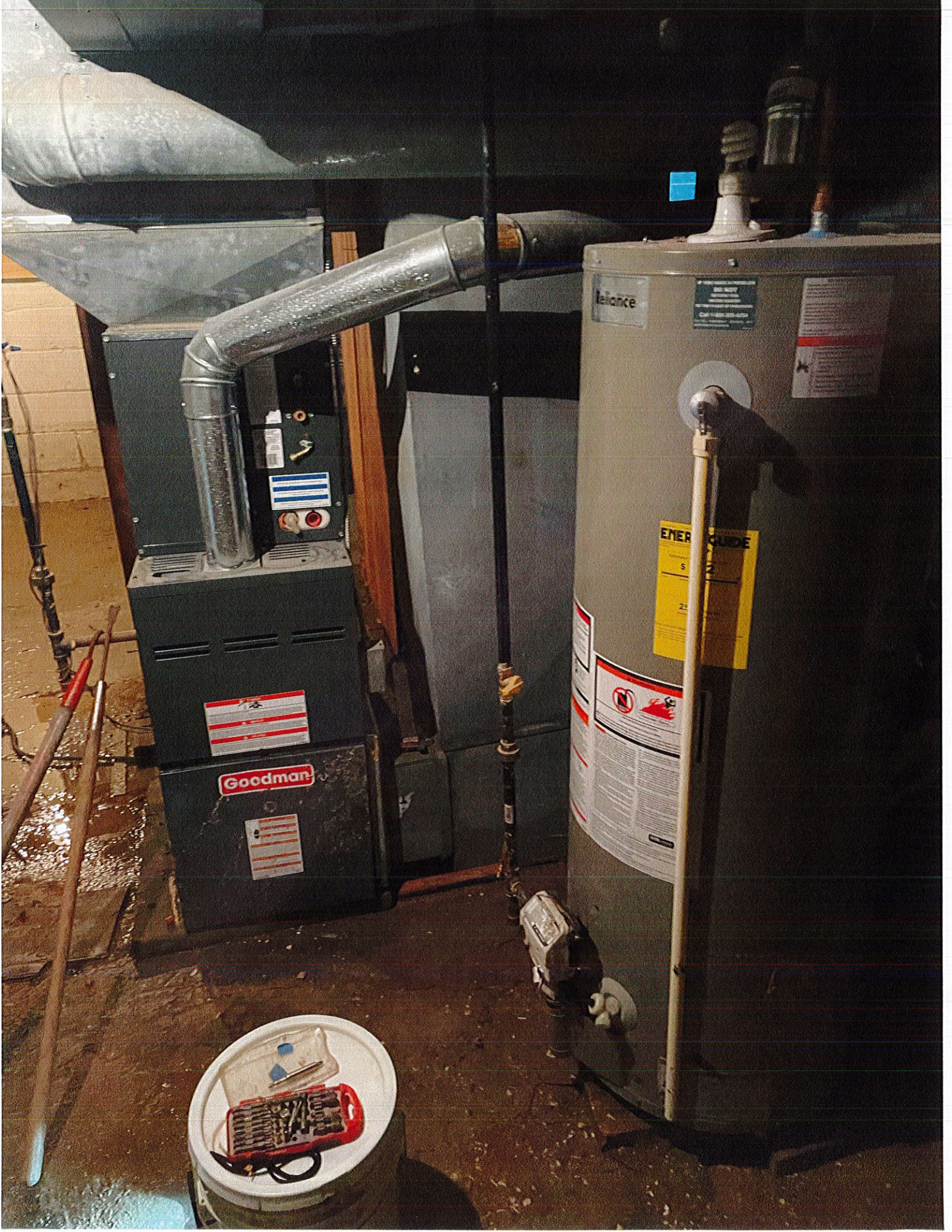
### Recap by Category

<b>O&amp;P Items</b>	<b>Total</b>	<b>%</b>
CLEANING	2,071.22	10.21%
GENERAL DEMOLITION	545.58	2.69%
FRAMING & ROUGH CARPENTRY	1,097.26	5.41%
HEAT, VENT & AIR CONDITIONING	2,993.59	14.76%
PLUMBING	2,034.41	10.03%
PANELING & WOOD WALL FINISHES	436.48	2.15%
PAINTING	5,628.31	27.76%
WATER EXTRACTION & REMEDIATION	1,515.07	7.47%
<b>O&amp;P Items Subtotal</b>	<b>16,321.92</b>	<b>80.50%</b>
Material Sales Tax	372.00	1.83%
Services Mat'l Tax	5.88	0.03%
Overhead	1,669.99	8.24%
Profit	1,669.99	8.24%
Service Sales Tax	237.09	1.17%
<b>Total</b>	<b>20,276.87</b>	<b>100.00%</b>



WATER DAMAGE CLAIM  
5866 W Appleton Ave,  
March 3, 2022





**WARNING**

To reduce the risk of explosion or fire resulting in serious injury or death:

- Use a new CSA International approved gas supply line.
- Do not adjust or tamper with the gas control valve.

**WARNING**

To reduce the risk of death, amputation, poisoning, explosion or fire:

- Do not connect a natural gas line to an L.P. gas unit.
- Do not connect an L.P. gas line to a natural gas unit.

**STATUS LIGHT CODE**

FLASHES	STATUS
0	Control Off/Pilot Out
1	Normal Operation
2	Thermopile Voltage Low
4	High Temperature Shutdown
5	Temperature Sensor Failure
7	Gas Control or Valve Failure
8	Flame Sense Error

4" W.C. OUTLET

SCALDING RISK INCREASES WITH HOTTER WATER

VERY HOT

HOT

LOW

VAC PILOT OFF

TO LIGHT PILOT:  
PRESS / HOLD KNOB IN PILOT POSITION  
PRESS CENTER BUTTON UNTIL PILOT LIGHTS  
RELEASE KNOB WHEN STATUS LIGHT BLINKS



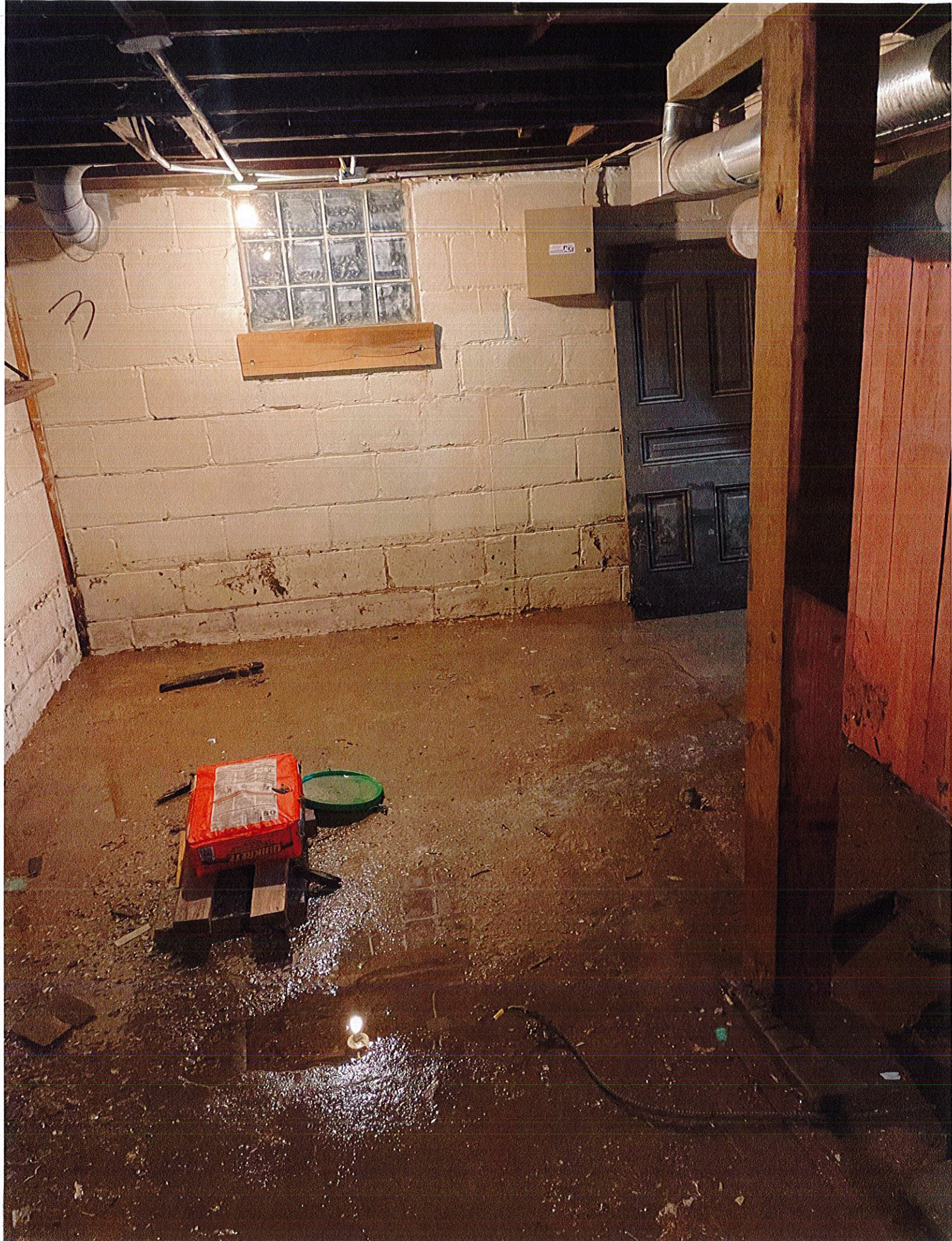
STATUS

HONEYWELL  
Model 1000  
1/2" NPT









4

665440

47588021

High 98.7%  
Int 99.8%  
Low 98.6%

L5-6  
86228001  
57804-001





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Kenice

Goodman

ENERGY GUIDE  
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25