



LANDMARKS COMMISSION APPLICATION

Monthly meeting is scheduled the first Wednesday of every month.

Application Deadline is 4:30 p.m. on the last Monday of every month (the Monday of the week before each Landmarks Commission meeting).

Date Received: 12-23-19

Paid: \$15- Rec'd. By ma.

Trakit #: LCOA19-00040

LCPR19-00008

I am applying for a:

- ☒ Certificate of Appropriateness (COA) - **\$15 application fee required.**
☒ Paint and Repair Grant (no fee)

A. General Information:

Name: Christian Bryan Newton

Occupation: Landscape Designer

Phone-Home: 651-955-9594

Phone-Work: 262-547-2677 ext. 1403

Spouse's Name: Amy Newton

Occupation: _____

Phone-Work: _____

E-mail: bryan@piaksnursery.com

Mailing Address: 137N James St. Waukesha, WI 53186

B. Income Level Information: (Required only for those applying for a LCP & R Grant.)

Based on the following chart, CHECK ONE OF THE BOXES BELOW to INDICATE WHETHER YOUR FAMILY INCOME IS ABOVE OR BELOW THE GUIDELINE amount for your household:

No. in Family	Income Level (Up to:)	No. in Family	Income Level (Up to:)
1.....	\$37,650	5.....	\$58,050
2.....	\$43,000	6.....	\$62,350
3.....	\$48,400	7.....	\$66,650
4.....	\$53,750	8.....	\$70,950

☐ Income is **Above** Guidelines

☒ Income is **Below** Guidelines

Please note: income information is for CBDG reporting only and is not used to determine whether applicants qualify for grant money.

C. Architectural Information on Property:

Historic Name of Building: _____

Address of Historic Property: _____

Construction Date/Era: _____

Architectural Style: _____

Historic Background (Brief): _____

Have there been any recent alterations or repairs? ___ Yes X No

Describe alterations/repairs:

Replacing roof and repairs to soffit where needed.

D. Nature of Intended Repair(s)/Proposed Work:

Briefly and accurately describe type and location of proposed work on primary building, carriage house, outbuildings (i.e.: garage), fences (including retaining walls), paved surfaces and landscaping. Attach extra sheets and supplemental material as requested in the criteria checklist found in Section E. Be sure to reference the attached Exhibit A, which summarizes the guidelines from the Secretary of Interior's Standards for Historic Preservation Projects. Your narrative must address any of the following elements related to your project:

Roof: Repair or replacement? Replacement **Chimney(s):** Repair or replacement? _____
Soffits, Fascia, Downspouts soffit and fascia where needed **Flashing** _____
Eaves, Gutters possible adjustment to existing gutters for proper drainage **Tuckpointing** _____
Shingle type/style/color _____

Siding: Repair or replacement? _____ **Windows:** Repair or replacement? _____
Paint Colors, Materials _____ **Materials, Other** _____
Shingling and Ornamentation/Stickwork _____

Other Exterior Repairs: _____ **Foundation:** Extent of repair _____
Awnings _____ **Tuckpointing** _____
Brickwork/Stonework _____ **Other** _____
Cresting _____
Doors _____

Porch: Repair or replacement? _____ **Miscellaneous:** _____
Front or Side, Rear _____ **Landscaping** _____
Ornamentation _____ **Fences** _____
Finials, Other _____ **Paving/Brick Pavers** _____

The roof is going to be replaced. The current asbestos tile/shingles will be removed by an abatement company. The decking surface will be repaired as needed. The roof will then be shingled in according to current code and manufactures specifications. As of the time of this form being filled out the material and color is being negotiated. There will also be minor repairs to soffit and fascia where needed. I know of 3 areas that I can see from the ground. All repairs will be replaced with the same materials and construction and colors. There will also be some adjustment to the existing gutters to ensure drainage.

Estimated start date: _____

Estimated completion date: _____

I/We intend/have already applied for the state's preservation tax credits: ____ Yes ____ No

Status: _____

Has owner done any previous restoration or repair work on this property?

☒ **No** ☐ **Yes** If yes, what has been done?

Are any further repairs or alterations planned for this building for the future?

☐ **No** ☒ **Yes** If yes, please describe:

I have plans for re-landscaping the property, removing the current deck, repairing some cracked concrete and eventually repainting the entire house but not dates are set. I do expect to work on the front landscape next summer hopefully.

E. Criteria Checklist:

REQUIRED FOR ALL PROJECTS

- ☐ Photographs of affected areas and existing conditions from all sides
- ☐ Historic plans, elevations or photographs (if available)
- ☐ Material and design specifications, including samples and/or product brochures/literature when appropriate

REQUIRED FOR ALL PROPOSED NEW CONSTRUCTION, ADDITIONS, EXTERIOR ALTERATIONS, FENCING AND LANDSCAPING

- ☐ Site and/or elevation plan – to scale
(required for all new construction or proposed additions)

REQUIRED FOR EXTERIOR PAINT WORK

- ☐ Color samples (including brand of paint and product ID number) and placement on the structure

REQUIRED FOR ALL LCP&R APPLICATIONS

Provide a detailed cost estimate for these repair(s), based on the number of gallons of paint, the amount of lumber, or the number of panes of glass, etc. Be certain to separate material costs from labor. Include a written estimate(s) if available:

See Attached.

I have read and answered the above to the best of my knowledge, and the information I have supplied is accurate to the best of my knowledge. I agree to supply any relevant documentation that is required for the proper review of this application. If I am applying for a LCP & R, I also agree to do the intended paint and/or repair work, as outlined and proposed above, exactly as described, or I agree to return the entire amount of the grant. I understand that I, or my assistants, must finish the proposed project within one hundred twenty (120) days of the payment of the grant. Compensation for the paint/materials, acquired solely for the repairs specified above, will be paid promptly upon the receipt of the properly written billing, or in a manner to be agreed upon between the owner/renter and the landmarks Commission or its authorized representative(s). Once the proposed paint/repair project has been approved, no changes or alterations in design or color scheme are allowed without the express written approval of the Landmarks Commission or its authorized representative(s). Failure to comply with the above is sufficient cause for the grant recipient to be required to immediately repay the entire grant amount. Any and all disputes which may arise under this agreement, or its interpretation, concerning eligibility, approval, procedures or forfeitures, shall be presented in writing to the Landmarks Commission, by the applicant, within ten (10) days of the dispute. The Landmarks Commission will then make a decision, and notify the applicant of its decision in writing, within ten (10) days of receipt of the letter detailing the nature of the dispute. These decisions will be final and binding.

Signed: Christina Galante Date: 12/13/2019

Office use only:

Received by: _____ Inspected/Photographed By _____

COA Approved: ☐ Yes ☐ No

Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments:

LCP & R Approved: ☐ Yes ☐ No

Authorized By _____

Moved: _____

Seconded: _____

Vote: _____

Comments:

EXHIBIT A:**The Secretary of the Interior's Standards for the Treatment of Historic Properties, 1995
Standards for Rehabilitation**

To receive a Certificate of Appropriateness, a rehabilitation project must be determined by the Landmarks Commission to be consistent with the historic character of the structure(s) and, where applicable, the district in which it is located. The following Standards are to be applied to specific rehabilitation projects in a reasonable manner, taking into consideration economic and technical feasibility.

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.
6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work will be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.



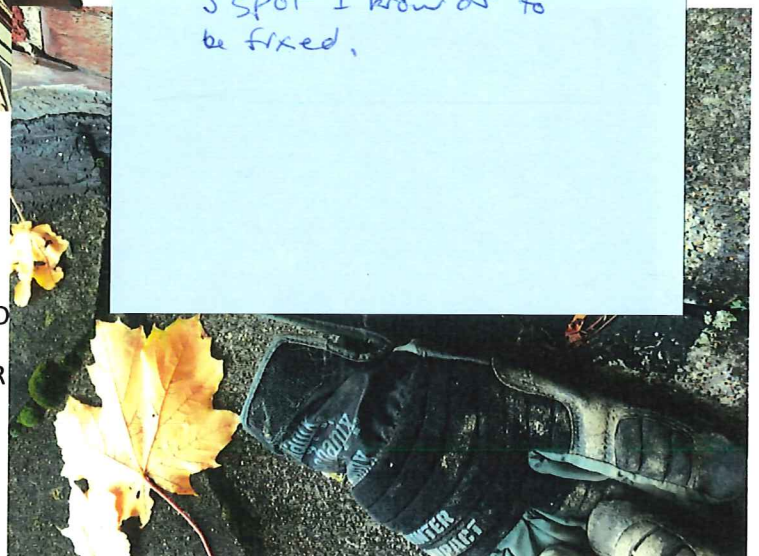
HISTORIC PHOTO OF OUR HOUSE

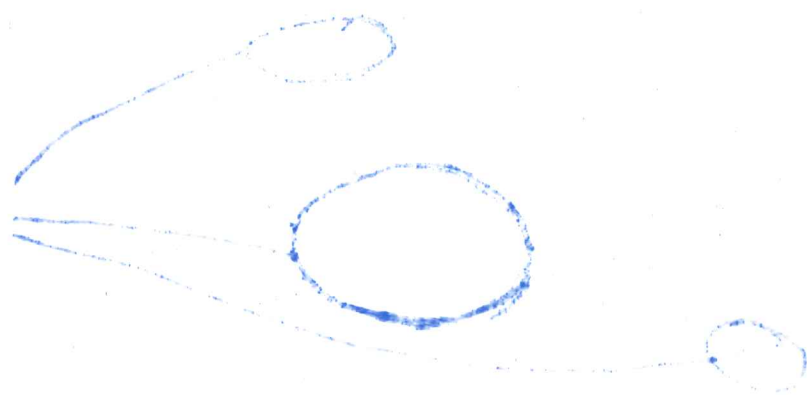


PHOTO OF A COUPLE SPOTS OF SOFFIT
TO BE REPAIRED

My printer is messing with
the color. I emailed
you the pictures which
you can see them
better. These are the
3 spot I know of to
be fixed.

HOLE IN ROOF WHICH PROMPTED
THE REPLACEMENT. GLOVE FOR
SCALE.







Structural Damage Claim Policy

When you have a covered structural damage claim to your real property, you should know:

- We want you to receive quality repair work to restore the damages to your property.
- We will provide you with a detailed estimate of the scope of the damage and costs of repairs. Should the contractor you select have questions concerning our estimate, they should contact your claim representative directly.
- Depending upon the complexity of your repair, our estimate may or may not include an allowance for general contractor's overhead and profit. If you have questions regarding general contractor's overhead and profit and whether general contractor services are appropriate for your loss, please contact your claim representative before proceeding with repairs.
- There may be building codes, ordinances, laws, or regulations that affect the repairs of your property. These items may or may not be covered by your policy. Please contact your claim representative if you have any questions regarding coverage which may be available under your policy.
- If you select a contractor whose estimate is the same as or lower than our estimate, based on the same scope of damages, we will pay based upon their estimate. If your contractor's estimate is higher than ours, you should contact your claim representative prior to beginning repairs.
- State Farm® cannot authorize any contractor to proceed with work on your property. Repairs should proceed only with your authorization.
- State Farm does not guarantee the quality of the workmanship of any contractor or guarantee that the work will be accomplished within any specific time frame.
- It is understood that the contractor is hired by you, our insured, and that they work for you - not State Farm.

If you have any questions or need additional information regarding your claim, please contact your claim representative immediately.



Building Estimate Summary Guide

This summary guide is based on a sample estimate and is provided for reference only.

Please refer to the estimate for specifics of your claim.

State Farm Insurance

Insured: Smith, Joe & Jane	Estimate: 00-0000-000
Property: 1 Main Street	Claim number: 00-0000-000
Anywhere, IL 00000-0000	Policy Number: 00-00-0000-0
Type of Loss: Other	Price List: ILBL8F_MAR 13
Deductible: \$1,000.00	Restoration/Service/ Remodel
	F = Factored In, D = Do Not Apply

Summary for Dwelling

Line Item Total [1]		5,953.10
Material Sales Tax	@ 10.000% x 1,520.00	
Subtotal		6,105.10
General Contractor Overhead [2]	@ 10.0% x 6,105.10	610.51
General Contractor Profit	@ 10.0% x 6,105.10	
Replacement Cost Value (Including General Contractor Overhead and Profit) [3]		7,326.12
Less Depreciation (Including Taxes) [4]		(832.50)
Less General Contractor Overhead & Profit on Recoverable & Non - recoverable Depreciation		(166.50)
Less Deductible [5]		
Net Actual Cash Value Payment [6]		

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes) [4]	832.50
Less Non - recoverable Depreciation (Including Taxes) [7]	
Subtotal	312.50
General Contractor O&P on Depreciation	166.50
Less General Contractor O&P on Non - recoverable Depreciation	
Subtotal	
Total Maximum Additional Amounts Available If Incurred [8]	
Total Amount of Claim If Incurred [9]	

Claim Representative

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

1. **Line Item Total** – Total value of all line items in the estimate plus possible adjustments for *labor minimums*. *Labor Minimum* is to cover a certain minimum number of hours for drive-time, set up time and applicable administrative costs and repairs.
2. **General Contractor's Overhead and Profit** – General contractor's charge for coordinating your repairs.
3. **Replacement Cost Value (RCV)** – Estimated cost to repair or replace damaged property.
4. **Depreciation** – The decrease in the value of property over a period of time due to wear, tear, condition, and obsolescence. A portion or all of this amount may be eligible for replacement cost benefits.
5. **Deductible** – The insurer will pay for losses, up to the policy limits, in excess of your applicable deductible.
6. **Net Actual Cash Value Payment (ACV)** – The repair or replacement cost of the damaged part of the property less *depreciation* and *deductible*.
7. **Non Recoverable Depreciation** – *Depreciation* applied to items that are not eligible for replacement cost benefits.
8. **Total Maximum Additional Amount if Incurred** – Total amount of recoverable depreciation after actual repair or replacement of the property.
9. **Total Amount of Claim if Incurred** – Total amount of the claim, including *net actual cash value payment* and *total maximum additional amount available if incurred*.

NEWTON, AMY

49-02S1-40J

Insured: NEWTON, AMY
Property: 137 N JAMES ST
WAUKESHA, WI 53186-5563
Cellular: 651-497-1221
Type of Loss: Water Damage
Deductible: \$1,000.00
Date of Loss: 9/29/2019
Date Inspected: 10/3/2019

Estimate: 49-02S1-40J
Claim Number: 4902S140J
Policy Number: 49CEN2256
Price List: WIMW28_SEP19
Restoration/Service/Remodel

Summary for Coverage A - Dwelling - 37 Water Damage and Freezing

Line Item Total	22,289.01
Material Sales Tax	344.08
Replacement Cost Value	22,633.09
Less Depreciation (Including Taxes)	(9,272.86)
Less Deductible	(1,000.00)
Net Actual Cash Value Payment	\$12,360.23

Maximum Additional Amounts Available If Incurred:

Total Line Item Depreciation (Including Taxes)	9,272.86
Replacement Cost Benefits	9,272.86
Total Maximum Additional Amount Available If Incurred	9,272.86
Total Amount of Claim If Incurred	\$21,633.09

Williams, Jammica
844-458-4300

ALL AMOUNTS PAYABLE ARE SUBJECT TO THE TERMS, CONDITIONS AND LIMITS OF YOUR POLICY.

Please be advised any legal action concerning this claim must be initiated within 1 year from the date of loss.

The estimate includes labor and equipment to mitigate the water damage to your property. A Water Mitigation Company is recommended to assist in the mitigation of your damage. Should you choose to solicit the service of a Water Mitigation Company, the related mitigation labor and equipment in this estimate is to be applied toward their services. Any additional charges should be submitted to State Farm for review.



Explanation of Building Replacement Cost Benefits
Homeowner Policy
Coverage A - Dwelling - 37 Water Damage and Freezing

To: Name: NEWTON, AMY
Address: 137 N JAMES ST
City: WAUKESHA
State/Zip: WI, 53186-5563

Insured: NEWTON, AMY
Date of Loss: 9/29/2019

Claim Number: 4902S140J
Cause of Loss: WATER

Your insurance policy provides replacement cost coverage for some or all of the loss or damage to your dwelling or structures. Replacement cost coverage pays the actual and necessary cost of repair or replacement, without a deduction for depreciation, subject to your policy's limit of liability. To receive replacement cost benefits you must:

1. Complete the actual repair or replacement of the damaged part of the property within two years of the date of loss; and
2. Notify us within 30 days after the work has been completed.
3. Confirm completion of repair or replacement, by submitting invoices, receipts or other documentation to your agent or claim office.

Until these requirements have been satisfied, our payment(s) to you will be for the actual cash value of the damaged part of the property, which may include a deduction for depreciation.

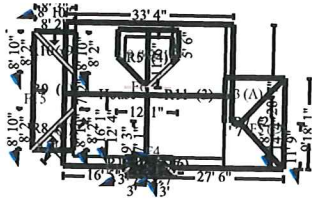
Without waiving the above requirements, we will consider paying replacement cost benefits prior to actual repair or replacement if we determine repair or replacement costs will be incurred because repairs are substantially under way or you present a signed contract acceptable to us.

The estimate to repair or replace your damaged property is \$22,633.09 . The enclosed claim payment to you of \$12,360.23 is for the actual cash value of the damaged property at the time of loss, less any deductible that may apply. We determined the actual cash value by deducting depreciation from the estimated repair or replacement cost. Our estimate details the depreciation applied to your loss. Based on our estimate, the additional amount available to you for replacement cost benefits (recoverable depreciation) is \$ 9,272.86 .

If you cannot have the repairs completed for the repair/replacement cost estimated, please contact your claim specialist prior to beginning repairs.

All policy provisions apply to your claim.

Newton Residence
Dwelling

**House**

1,786.65 Surface Area	17.87 Number of Squares
269.56 Total Perimeter Length	46.47 Total Ridge Length
62.99 Total Hip Length	

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
1. Tear off, haul and dispose of wood shakes/shingles						
15.68 SQ	62.36	0.00	977.80			977.80
<i>Line item remove wood shake</i>						
2. Tear off rigid asbestos shingles (no haul off)						
15.44 SQ	403.08	15.17	6,238.73			6,238.73
<i>Line item remove second asbestos shingles</i>						
3. Fiber cement composite roofing - Slate style						
16.33 SQ	609.98	291.11	10,252.08	25/25 yrs Avg.	(8,201.67) 80.00%	2,050.41
4. Ridge cap - fiber cement composite shingles						
46.47 LF	9.24	12.51	441.89	25/25 yrs Avg.	(353.51) 80.00%	88.38
5. Additional charge for high roof (2 stories or greater)						
15.44 SQ	5.12	0.00	79.05			79.05
6. Additional charge for high roof (2 stories or greater)						
18.00 SQ	20.26	0.00	364.68			364.68
7. Remove Additional charge for steep roof - 10/12 - 12/12 slope						
15.44 SQ	21.30	0.00	328.87			328.87
8. Additional charge for steep roof - 10/12 - 12/12 slope						
18.00 SQ	72.09	0.00	1,297.62			1,297.62
9. Remove Additional charge for steep roof - 7/12 to 9/12 slope						
0.34 SQ	13.56	0.00	4.61			4.61
10. Additional charge for steep roof - 7/12 to 9/12 slope						
0.67 SQ	45.87	0.00	30.73			30.73
11. Tear off, haul and dispose of comp. shingles - Laminated						
2.43 SQ	56.23	0.00	136.64			136.64
12. Laminated - comp. shingle rfg. - w/ felt						
3.00 SQ	254.20	15.84	778.44	25/30 yrs Avg.	(622.75) 80.00%	155.69
13. Add for personal protective equipment (hazardous cleanup)						
7.00 EA	7.05	2.46	51.81			51.81
<i>Line item provided protective equipment for 7 people</i>						
Totals: House		337.09	20,982.95		9,177.93	11,805.02

Area Totals: Dwelling

3,860.60 Exterior Wall Area

2,379.73 Surface Area

68.86 Total Ridge Length

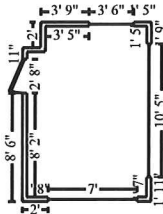
23.80 Number of Squares

62.99 Total Hip Length

734.64 Total Perimeter Length

Total: Dwelling	337.09	20,982.95	9,177.93	11,805.02
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Interior



Sunroom

Height: 8'

365.33 SF Walls

488.84 SF Walls & Ceiling

45.67 LF Ceil. Perimeter

123.51 SF Ceiling

123.51 SF Floor

45.67 LF Floor Perimeter

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Ceiling						
14. R&R Batt insulation - 8" - R25 - unfaced batt						
16.00 SF	1.56	0.67	25.63			25.63
15. R&R Two coat plaster over metal lath						
16.00 SF	8.84	1.29	142.73			142.73
Line item repair ceiling						
16. Seal the surface area w/latex based stain blocker - one coat						
20.00 SF	0.48	0.08	9.68			9.68
Line item stain block ceiling						
17. Paint the ceiling - one coat						
123.51 SF	0.51	0.69	63.68	3/15 yrs Avg.	(12.74) 20.00%	50.94
Walls						
18. R&R Two coat plaster over metal lath						
6.00 SF	8.84	0.48	53.52			53.52
Line item repair wall damage						
19. Seal the surface area w/latex based stain blocker - one coat						
8.00 SF	0.48	0.03	3.87			3.87
Line item stain block wall						
20. Paint the walls - one coat						
365.33 SF	0.51	2.05	188.37	3/15 yrs Avg.	(37.67) 20.00%	150.70
Finish Carpentry						
21. Paint baseboard - one coat						
45.67 LF	0.71	0.16	32.59	3/15 yrs Avg.	(6.52) 20.00%	26.07
Doors/Windows/Related Trimwork						
22. Paint door slab only - 1 coat (per side)						
2.00 EA	18.87	0.44	38.18	3/15 yrs Avg.	(7.64) 20.00%	30.54
Line item paint 2 doors						

CONTINUED - Sunroom

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
23. Paint door/window trim & jamb - 2 coats (per side)						
3.00 EA	23.69	0.60	71.67	4/15 yrs Avg.	(19.11) 26.67%	52.56
<i>Line item paint 2 door & 1 window trim</i>						
24. Paint door/window trim & jamb - Large - 2 coats (per side)						
2.00 EA	27.89	0.47	56.25	3/15 yrs Avg.	(11.25) 20.00%	45.00
<i>Line item paint 2 window trim</i>						
Window Treatments, Shelving, Closet Organization						
25. Detach & Reset Window blind - PVC - 2" - 7.1 to 14 SF						
1.00 EA	31.53	0.00	31.53			31.53
26. Detach & Reset Window blind - PVC - 2" - 20.1 to 32 SF						
2.00 EA	31.53	0.00	63.06			63.06
Floor Covering						
27. Contents - move out then reset						
1.00 EA	57.97	0.00	57.97			57.97
Electrical						
28. Mask and cover light fixture						
1.00 EA	10.70	0.03	10.73			10.73
Totals: Sunroom		6.99	849.46		94.93	754.53
Area Totals: Interior						
365.33 SF Walls		123.51 SF Ceiling		488.84 SF Walls and Ceiling		
123.51 SF Floor		139.17 Total Area		45.67 LF Floor Perimeter		
123.51 Floor Area		48.33 Exterior Perimeter		45.67 LF Ceil. Perimeter		
435.00 Exterior Wall Area		of Walls		365.33 Interior Wall Area		
Total: Interior		6.99	849.46		94.93	754.53

Debris Removal

0.00 SF Walls	0.00 SF Ceiling	0.00 SF Walls & Ceiling
0.00 SF Floor	0.00 SF Short Wall	0.00 LF Floor Perimeter
0.00 SF Long Wall		0.00 LF Ceil. Perimeter

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
29. Dumpster load - Hazardous Material						
1.00 EA	606.81	0.00	606.81			606.81
<i>Line item remove asbestos shingles & debris</i>						

CONTINUED - Debris Removal

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
Totals: Debris Removal		0.00	606.81		0.00	606.81
Area Totals: Newton Residence						
365.33 SF Walls		123.51 SF Ceiling		488.84 SF Walls and Ceiling		
123.51 SF Floor		139.17 Total Area		45.67 LF Floor Perimeter		
123.51 Floor Area		48.33 Exterior Perimeter of Walls		45.67 LF Ceil. Perimeter		
4,295.60 Exterior Wall Area				365.33 Interior Wall Area		
2,379.73 Surface Area		23.80 Number of Squares		734.64 Total Perimeter Length		
68.86 Total Ridge Length		62.99 Total Hip Length				
Total: Newton Residence		344.08	22,439.22		9,272.86	13,166.36

Labor Minimums Applied

QUANTITY	UNIT PRICE	TAX	RCV	AGE/LIFE CONDITION	DEPREC. DEP %	ACV
* 30. Plaster labor minimum						
1.00 EA	193.87	0.00	193.87			193.87
Totals: Labor Minimums Applied		0.00	193.87		0.00	193.87
Line Item Totals: 49-02S1-40J		344.08	22,633.09		9,272.86	13,360.23

Grand Total Areas:

365.33 SF Walls	123.51 SF Ceiling	488.84 SF Walls and Ceiling
123.51 SF Floor		45.67 LF Floor Perimeter
		45.67 LF Ceil. Perimeter
123.51 Floor Area	139.17 Total Area	365.33 Interior Wall Area
4,295.60 Exterior Wall Area	48.33 Exterior Perimeter of Walls	
2,379.73 Surface Area	23.80 Number of Squares	734.64 Total Perimeter Length
68.86 Total Ridge Length	62.99 Total Hip Length	

Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
CON CONTENT MANIPULATION					
Contents - move out then reset	1.00 EA	\$57.97	\$57.97	\$0.00	\$0.00
TOTAL CONTENT MANIPULATION		\$57.97	\$57.97	\$0.00	\$0.00
DMO GENERAL DEMOLITION					
Dumpster load - Hazardous Material	1.00 EA	\$606.81	\$606.81	\$0.00	\$0.00
TOTAL GENERAL DEMOLITION		\$606.81	\$606.81	\$0.00	\$0.00
HMR HAZARDOUS MATERIAL REMEDIATION					
Add for personal protective equipment (hazardous cleanup)	7.00 EA	\$51.81	\$51.81	\$0.00	\$0.00
TOTAL HAZARDOUS MATERIAL REMEDIATION		\$51.81	\$51.81	\$0.00	\$0.00
INS INSULATION					
R&R Batt insulation - 8" - R25 - unfaced batt	16.00 SF	\$25.63	\$25.63	\$0.00	\$0.00
TOTAL INSULATION		\$25.63	\$25.63	\$0.00	\$0.00
PLA INTERIOR LATH & PLASTER					
R&R Two coat plaster over metal lath	22.00 SF	\$196.25	\$196.25	\$0.00	\$0.00
Plaster labor minimum	1.00 EA	\$193.87	\$193.87	\$0.00	\$0.00
TOTAL INTERIOR LATH & PLASTER		\$390.12	\$390.12	\$0.00	\$0.00
PNT PAINTING					
Paint baseboard - one coat	45.67 LF	\$32.59	\$26.07	\$0.00	\$6.52
Paint door slab only - 1 coat (per side)	2.00 EA	\$38.18	\$30.54	\$0.00	\$7.64
Paint door/window trim & jamb - 2 coats (per side)	3.00 EA	\$71.67	\$52.56	\$0.00	\$19.11
Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	\$56.25	\$45.00	\$0.00	\$11.25
Mask and cover light fixture	1.00 EA	\$10.73	\$10.73	\$0.00	\$0.00
Paint - one coat	488.84 SF	\$252.05	\$201.64	\$0.00	\$50.41
Seal w/latex based stain blocker - one coat	28.00 SF	\$13.55	\$13.55	\$0.00	\$0.00
TOTAL PAINTING		\$475.02	\$380.09	\$0.00	\$94.93
RFG ROOFING					
Laminated - comp. shingle rfg. - w/ felt	3.00 SQ	\$778.44	\$155.69	\$0.00	\$622.75
Tear off, haul and dispose of comp. shingles - Laminated	2.43 SQ	\$136.64	\$136.64	\$0.00	\$0.00
Tear off rigid asbestos shingles (no haul off)	15.44 SQ	\$6,238.73	\$6,238.73	\$0.00	\$0.00

Note: Slight variances may be found within report sections due to rounding

Date: 10/22/2019 7:20 PM

Page: 9

Trade Summary

Includes all applicable Tax, General Contractor O&P, and Labor Minimums

DESCRIPTION	LINE ITEM QTY	REPL. COST TOTAL	ACV	NON-REC. DEPREC.	MAX ADDL. AMT AVAIL.
RFG ROOFING					
Fiber cement composite roofing - Slate style	16.33 SQ	\$10,252.08	\$2,050.41	\$0.00	\$8,201.67
Additional charge for high roof (2 stories or greater)	18.00 SQ	\$364.68	\$364.68	\$0.00	\$0.00
Additional charge for high roof (2 stories or greater)	15.44 SQ	\$79.05	\$79.05	\$0.00	\$0.00
Ridge cap - fiber cement composite shingles	46.47 LF	\$441.89	\$88.38	\$0.00	\$353.51
Additional charge for steep roof - 7/12 to 9/12 slope	0.67 SQ	\$30.73	\$30.73	\$0.00	\$0.00
Remove Additional charge for steep roof - 7/12 to 9/12 slope	0.34 SQ	\$4.61	\$4.61	\$0.00	\$0.00
Additional charge for steep roof - 10/12 - 12/12 slope	18.00 SQ	\$1,297.62	\$1,297.62	\$0.00	\$0.00
Remove Additional charge for steep roof - 10/12 - 12/12 slope	15.44 SQ	\$328.87	\$328.87	\$0.00	\$0.00
Tear off, haul and dispose of wood shakes/shingles	15.68 SQ	\$977.80	\$977.80	\$0.00	\$0.00
TOTAL ROOFING		\$20,931.14	\$11,753.21	\$0.00	\$9,177.93
WDT WINDOW TREATMENT					
Detach & Reset Window blind - PVC - 2" - 7.1 to 14 SF	1.00 EA	\$31.53	\$31.53	\$0.00	\$0.00
Detach & Reset Window blind - PVC - 2" - 20.1 to 32 SF	2.00 EA	\$63.06	\$63.06	\$0.00	\$0.00
TOTAL WINDOW TREATMENT		\$94.59	\$94.59	\$0.00	\$0.00
TOTALS		\$22,633.09	\$13,360.23	\$0.00	\$9,272.86

Note: Slight variances may be found within report sections due to rounding

Date: 10/22/2019 7:20 PM

Page: 10

Recap of Taxes, Overhead and Profit

	GC Overhead (0%)	GC Profit (0%)	Material Sales Tax (5.1%)	Services Mat'l Tax (5.1%)	Service Sales Tax (5.1%)	Manuf. Home Tax (5.1%)	Storage Tax (5.1%)
Line Items	0.00	0.00	344.08	0.00	0.00	0.00	0.00
Total	0.00	0.00	344.08	0.00	0.00	0.00	0.00



Tri-County Contracting, Inc

Insured: Amy Newton
Property: 137 N. James St
Waukesha, WI 53186

Estimator: Jeff Brome
Company: Tri-County Contracting, Inc
Business: 18500 W. National Ave
New Berlin, WI 53146

Business: (414) 870-2330
E-mail: jeff@tricountycontractingwi.
com

Claim Number: 49-02S1-40J

Policy Number:

Type of Loss: <NONE>

Date of Loss:

Date Received:

Date Inspected:

Date Entered: 11/13/2019 6:59 PM

Price List: WIMW8X_OCT19
Restoration/Service/Remodel

Estimate: 2019-11-13-1859

2019-11-13-1859
2019-11-13-1859

DESCRIPTION	QTY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
<u>DWELLING</u>						
1. Tear off, haul and dispose of wood shakes/shingles	15.68	SQ	62.36	0.00	977.80	(0.00) 977.80
3. Ice & water barrier	1110.00	SF	1.80	19.25	2,017.25	(0.00) 2,017.25
4. R&R Valley metal	20.00	LF	6.00	1.83	121.83	(0.00) 121.83
5. R&R Flashing - pipe jack - lead	1.00	EA	77.80	1.95	79.75	(0.00) 79.75
6. R&R Ridge cap - composition shingles	119.00	LF	7.01	6.43	840.62	(0.00) 840.62
7. R&R Drip edge/gutter apron	239.00	LF	2.82	10.48	684.46	(0.00) 684.46
8. R&R Chimney flashing - large (32" x 60")	2.00	EA	548.20	11.18	1,107.58	(0.00) 1,107.58
9. Remove Additional charge for steep roof - 7/12 to 9/12 slope	0.34	SQ	13.56	0.00	4.61	(0.00) 4.61
10. Additional charge for steep roof - 7/12 to 9/12 slope	0.67	SQ	45.87	0.00	30.73	(0.00) 30.73
11. Remove Additional charge for steep roof - 10/12 - 12/12 slope	15.44	SQ	21.30	0.00	328.87	(0.00) 328.87
12. Additional charge for steep roof - 10/12 - 12/12 slope	18.00	SQ	72.09	0.00	1,297.62	(0.00) 1,297.62
13. Additional charge for high roof (2 stories or greater)	15.44	SQ	5.13	0.00	79.21	(0.00) 79.21
14. Additional charge for high roof (2 stories or greater)	18.00	SQ	20.26	0.00	364.68	(0.00) 364.68
15. Remove Laminated - comp. shingle rfg. - w/ felt Front Porch	2.43	SQ	56.23	0.00	136.64	(0.00) 136.64
16. Laminated - comp. shingle rfg. - w/ felt Front Porch	3.00	SQ	254.17	15.84	778.35	(0.00) 778.35
17. Laminated - comp. shingle rfg. - w/ felt	17.67	SQ	254.17	93.29	4,584.47	(0.00) 4,584.47
18. R&R Sheathing - OSB - 1/2"	1784.00	SF	1.76	31.84	3,171.68	(0.00) 3,171.68
Re-decking entire surface with OSB sheathing due to roof board spacing from cedar shake wood shingles						
19. Dumpster load - Approx. 40 yards, 7-8 tons of debris	1.00	EA	668.16	0.00	668.16	(0.00) 668.16
Larger dumpster size is needed for cedar/asbestos debris						
<u>CONTENTS</u>						
2. Asbestos Removal & Disposal & Tarping	1.00	EA	7,621.00	0.00	7,621.00	(0.00) 7,621.00
WingThree Mold & Asbestos bid (see attached) -- removal of asbestos tile roof & tarping						
Dwelling Totals:			192.09	17,274.31		17,274.31
Contents Totals:			0.00	7,621.00		7,621.00
Total: 2019-11-13-1859			192.09	24,895.31	0.00	24,895.31



Coverage	Item Total	%	ACV Total	%
Dwelling	17,274.31	69.39%	17,274.31	69.39%
Other Structures	0.00	0.00%	0.00	0.00%
Contents	7,621.00	30.61%	7,621.00	30.61%
Total	24,895.31	100.00%	24,895.31	100.00%



Summary for Dwelling

Line Item Total	17,082.22
Material Sales Tax	192.09
Replacement Cost Value	\$17,274.31
Net Claim	\$17,274.31

Jeff Brome



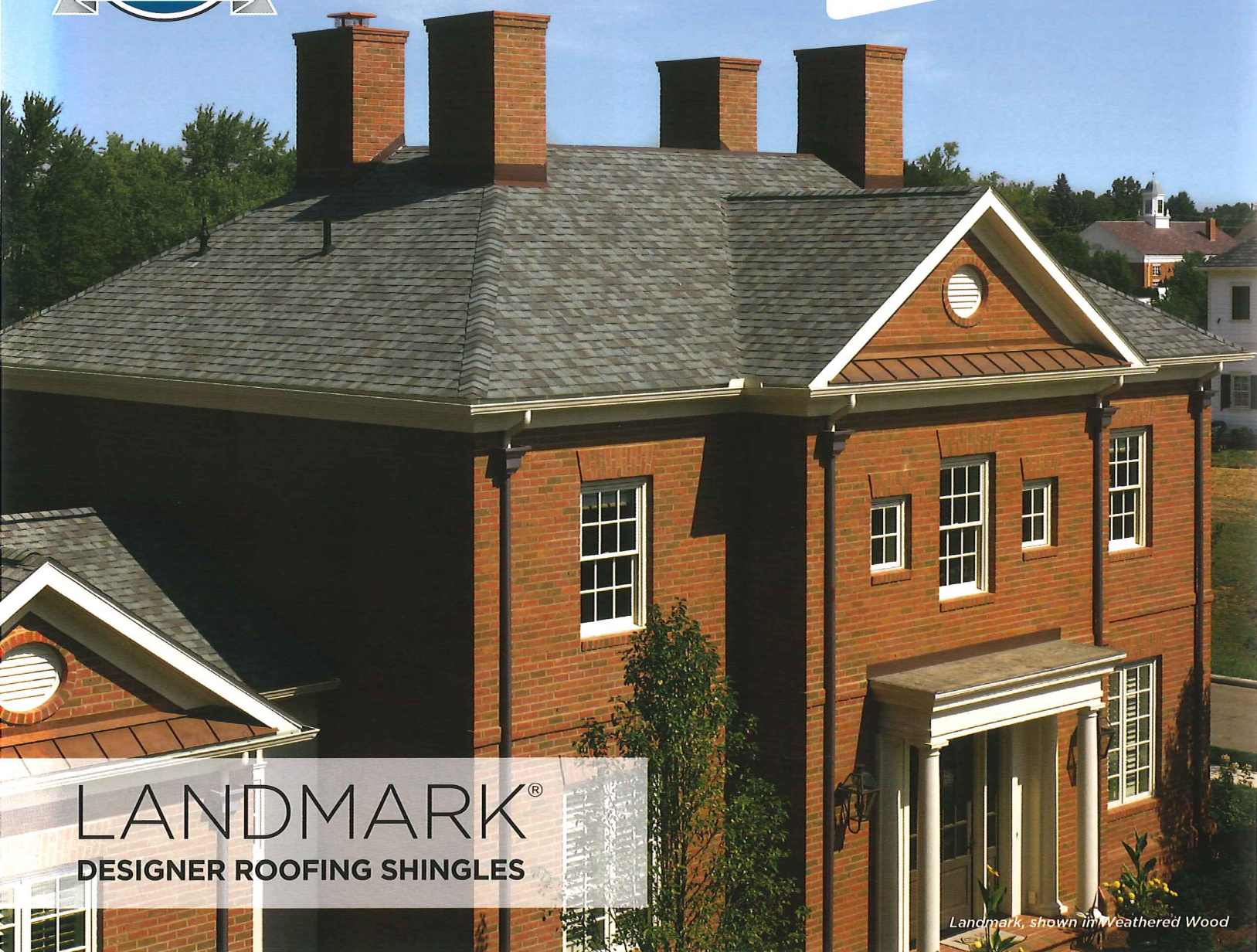
Summary for Contents

Line Item Total	7,621.00
Replacement Cost Value	\$7,621.00
Net Claim	\$7,621.00

Jeff Brome



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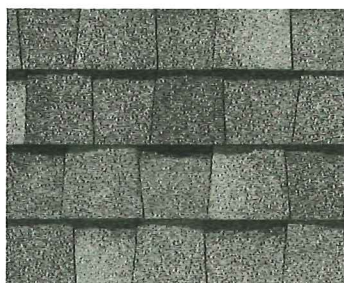
Quality Standards:

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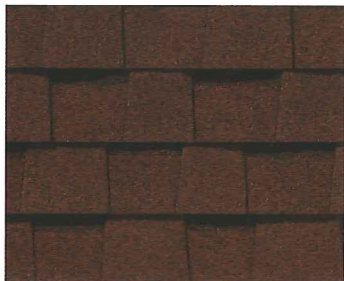
Burnt Sienna



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Georgetown Gray



Heather Blend



Hunter Green



Mission Brown



Moire Black



Pewter



Resawn Shake



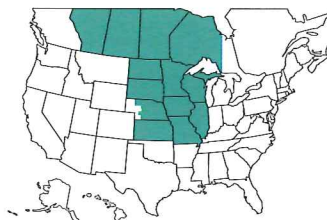
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