

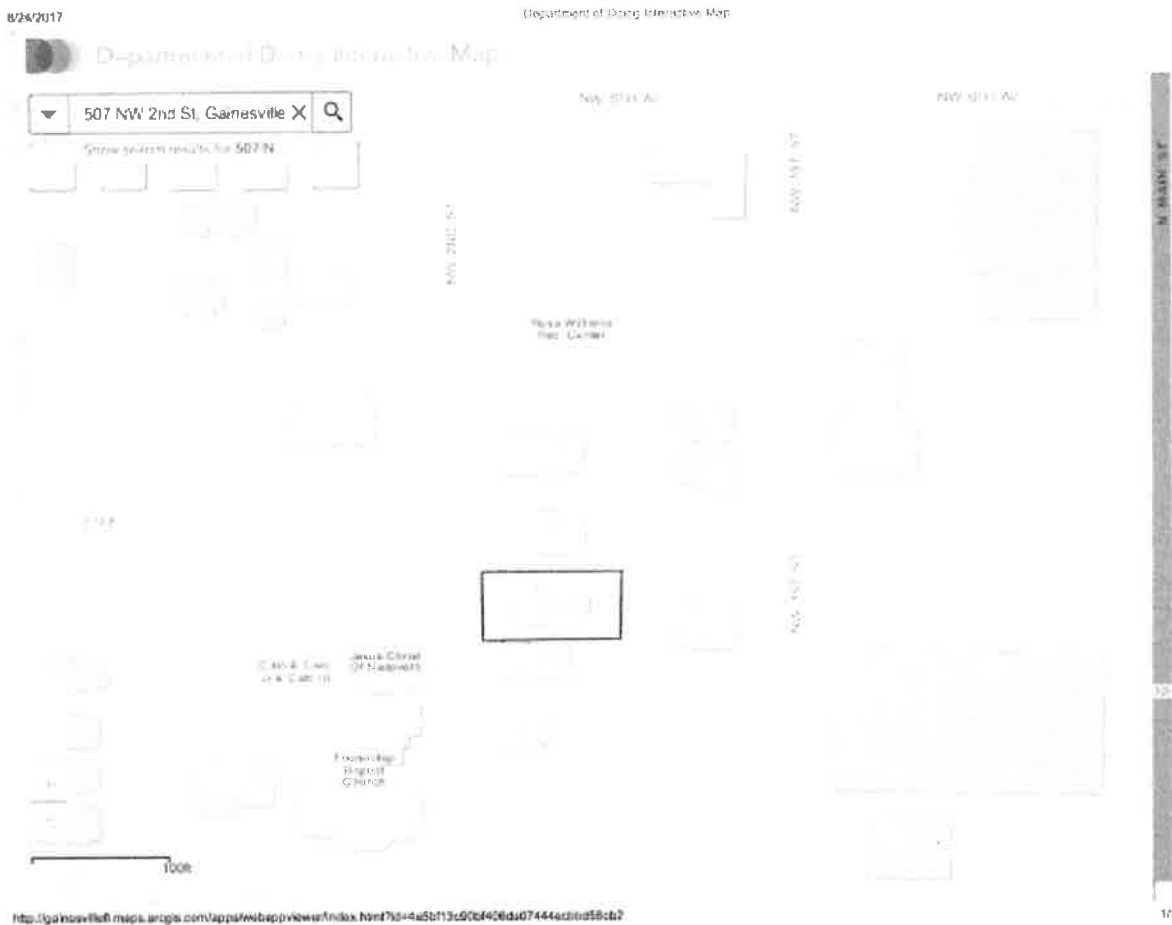
TO: Historic Preservation Board **Information Item: A**

FROM: Planning & Development Services Department Staff **DATE: Oct. 3, 2017**

SUBJECT: Information Item A. Dangerous building designation by Code Enforcement for a principle structure located at 507 NW 2nd Street.

Recommendation

Staff recommends that the Historic Preservation Board support the Code Enforcement designation of a dangerous building.



Project Description

The subject building is the principle structure located at 507 NW 2nd Street. It is currently shown as a contributing structure to the Pleasant Street Historic District. The property is zoned CCD, Central City District. The building is a one-story frame vernacular single-family house that was built in 1930 according to the Alachua County Property Appraisers Office.

Respectfully submitted,



Andrew Persons
Interim Principal Planner

Prepared by:



Jason Simmons
Planner

List of Exhibits

Exhibit A-1 Notice of Violation

Exhibit A-2 Photos

Exhibit A-3 Property Appraisers Information for Tax Parcel 14186-000-000

Exhibit A-4 Florida Master Site File AL00902

Exhibit A-5 203(K) Home Inspection Report and Field Estimate



CITY OF GAINESVILLE

*Department of Neighborhood Improvement
Code Enforcement Division*

EXHIBIT

tabbles:

A-1

NOTICE OF VIOLATION DANGEROUS BUILDING AND OR/HAZARDOUS LAND

DATED 06/08/2016

Lavonzer Parker
812 Sawtooth ST
Manteca, CA 95337

YOU ARE HEREBY NOTIFIED that the property in which you have an interest, located in the City of Gainesville, Florida at **00507 NW 2ND ST**, TAX Parcel No. **14186000000**, has been found to be a Dangerous Building and/or Hazardous Land within the standards set forth in Chapter 16 of the City of Gainesville Code of Ordinances. As a result, you are in violation of Section 16-19 of the City of Gainesville Code of Ordinances by reason of creating, keeping, maintaining, or allowing the existence of a dangerous building and/or hazardous land in or on the subject property. See **Exhibit "A"** for a description of the violation.

TO REMEDY THIS VIOLATION said building must be repaired or demolished and/or said hazardous land must be abated no later than **07/11/2016**. Building permits will be required for any building repair/demolition and can be obtained at the Building Inspection office at the Thomas Center, 306 NE 6th Avenue. Applications for demolition permits may be subject to a maximum 90-day delay by the Historic Preservation Planner. **If you fail to repair or remedy this violation, the City of Gainesville may cause the building to be demolished and/or the hazardous lands to be abated and charge the costs thereof against the parties having an interest in the subject property.** In that instance, if the costs are not paid within ninety (90) days from receipt of invoice, the City may place a lien against the property in the amount of the charges, including advertising, title research, and related costs.

APPEALS of this enforcement action may be made by any person aggrieved or affected by this Notice of Violation by submitting a written petition to the Planning and Development Services Department, 306 NE 6th Avenue, Gainesville, FL 32627 within fourteen (14) days after this notice of violation has been served. Upon expiration this **NOTICE SHALL BECOME AN ORDER** and shall be **EXECUTED** and **RECORDED**. If the **ORDER** is not complied with in the timeframe given the City of Gainesville may take action.

A REQUEST FOR AN EXTENSION OF TIME may be made by filing a written petition in the office of the Code Enforcement Division on or before the expiration date found in the second paragraph of this notice.

Todd Martin
Code Enforcement Officer
(352) 334-5030

CASE# CE-16-01385
PCID# DBDEMO

Exhibit "A"

14186000000

00507 NW 2ND ST Gainesville, FL

CASE NO: CE-16-01385

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

Cited as a Notice of Violation

PCID #: DBDEMO

CITY OF GAINESVILLE SPECIAL MAGISTRATE

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 2016-140
CE NO.: 16-01385

vs.

PARKER, LAVONZER
Respondent,

_____ /

FINDINGS OF FACT, CONCLUSIONS OF LAW AND ORDER

THIS CAUSE, having come for Public Hearing before the Special Magistrate on December 08, 2016, after due notice to the Respondent, and the Magistrate having heard testimony under oath, received evidence and heard argument, the Magistrate issues its Findings of Fact, Conclusions of Law and Order as follows:

FINDINGS OF FACT

1. That the Respondent, Lavonzer Parker owns that certain property located 507 NW 2nd ST., also known as Alachua County, Florida, Tax Parcel 14186-000-000.
2. That on June 08, 2016 an inspection of said property by a Code Inspector of the City of Gainesville revealed that Respondent was found to be violating; **Sec. 16-19**, of the Gainesville Code of Ordinance, which consist of allowing the existence of a dangerous building and hazardous land. Dangerous Building definition 16-17(4).
3. The Respondent received notice by certified mail, sent by regular mail and posted property and City Hall on June 10, 2016, that the aforesaid condition constituted a violation of the Gainesville Code of Ordinances, and was to be corrected by July 11, 2016. That re-inspection, made on October 31, 2016 confirmed that no corrections have been made and the condition as being the same.
4. The Petitioner incurred costs in prosecuting this case in the amount of \$139.99.

CONCLUSIONS OF LAW

5. The Special Magistrate has jurisdiction over this matter pursuant to Chapter 162, Florida Statutes, and Section 2-377, Gainesville Code of Ordinances.
6. The Respondent, Lavonzer Parker, by reason of the foregoing is in violation of the Gainesville Code of Ordinances:

Sec. 16-19. Creating, keeping, maintaining, allowing the existence of dangerous buildings or hazardous lands unlawful.

It shall be unlawful for any owner of real property within the city to create, keep, maintain, or allow the existence of any dangerous building or hazardous land, as defined in this article, in or on such real property.

Definition - Dangerous Building - Section 16-17(4) Those which have become or are so dilapidated, decayed, unsafe, unsanitary, or which so utterly fail to provide the amenities essential to the decent living that they are unfit for human habitation, or are likely to cause sickness or disease, so as to work injury to the health, safety or general welfare of those living therein.

7. The Petitioner is entitled to recover from the Respondent costs incurred in the prosecution of this case in the amount \$139.99.

ORDER

Based upon the foregoing Findings of Fact and Conclusions of Law, it is ORDERED:


1. That Respondent, Lavonzer Parker, is found GUILTY of violating Sec. 16-19 by definition 16-17(4) of the Gainesville Code of Ordinances existing at 507 NW 2nd ST., also known as Alachua County, Florida, Tax Parcel 14186-000-000.

2. That Respondent shall have 15-days from the date of the issuance of this Order to correct the violation and to come into compliance with the Code of Ordinances of the City of Gainesville and to pay the administrative cost of \$139.99. If not in compliance within 15-days from the date of the signing of this Order, a daily fine of \$100.00 per day will accrue until compliance is met and the administrative cost of \$139.99 will still be owed.

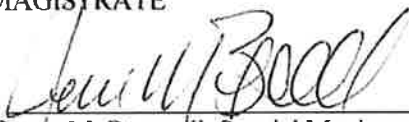
3. **That upon complying, Respondent shall notify the Code Inspector and request a re-inspection of the property to verify that said compliance was met.**

DONE AND ORDERED this 14th day of December, 2016, at Gainesville, Florida.

ATTEST:

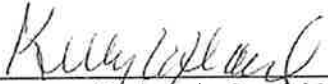

Kelly Lofland, Clerk to the Special Magistrate

SPECIAL MAGISTRATE

By: 
Jefferson M. Braswell, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the above Order has been sent to Respondent,
Lavonzer Parker 507 NW 2 ST Gainesville, FL 3261 by U.S. Mail, this 19th day of, December
 2016


Kelly Lofland, Clerk to the Special Magistrate

CITY OF GAINESVILLE SPECIAL MAGISTRATE

CITY OF GAINESVILLE,
Petitioner,

SM NO.: 2016-140
CE NO.: 16-01385

vs.

PARKER, LAVONZER

Respondent.

_____ /

ORDER IMPOSING FINE AND COSTS

THIS CAUSE, having come for Public Hearing before the Special Magistrate on December 08, 2016, after due notice to Respondent, Lavonzer Parker, the Magistrate issues its Order Imposing Fine and Costs as follows:

It is ORDERED that:

1. That Respondent Lavonzer Parker is found GUILTY of violating Sec. 16-19 by definition 16-17(4) of the Gainesville Code of Ordinances existing at 507 NW 2 ST., also known as Alachua County, Florida, Tax Parcel 14186-000-000.
2. Respondent shall have 15-days from the date of the issuance of this Order to correct said violations and to come into compliance with the Code of Ordinance.
3. Should Respondent fail to comply with the Order by said date, then in that event, Respondent shall pay a fine of \$100.00 per day for each and every day said violations continue to exist at the above address past the time set by the Magistrate.
4. Should the Respondent fail come into compliance within the 15-days allotted, costs for prosecuting this case in the amount of \$139.99 shall be payable by the Respondent to the Petitioner.

If not complied with, this Order shall constitute a lien against Tax Parcel 14186-000-000, also known 507 NW 2 ST and any and all real or personal property owned by Lavonzer Parker pursuant to Sec. 162.09, F.S., and may be recorded in Public Records of Alachua County.

DONE AND ORDERED this 14th day of, December 2016, at Gainesville, Florida.

ATTEST:

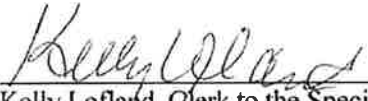

Kelly Lofland, Clerk to the Special Magistrate

SPECIAL MAGISTRATE
By: 

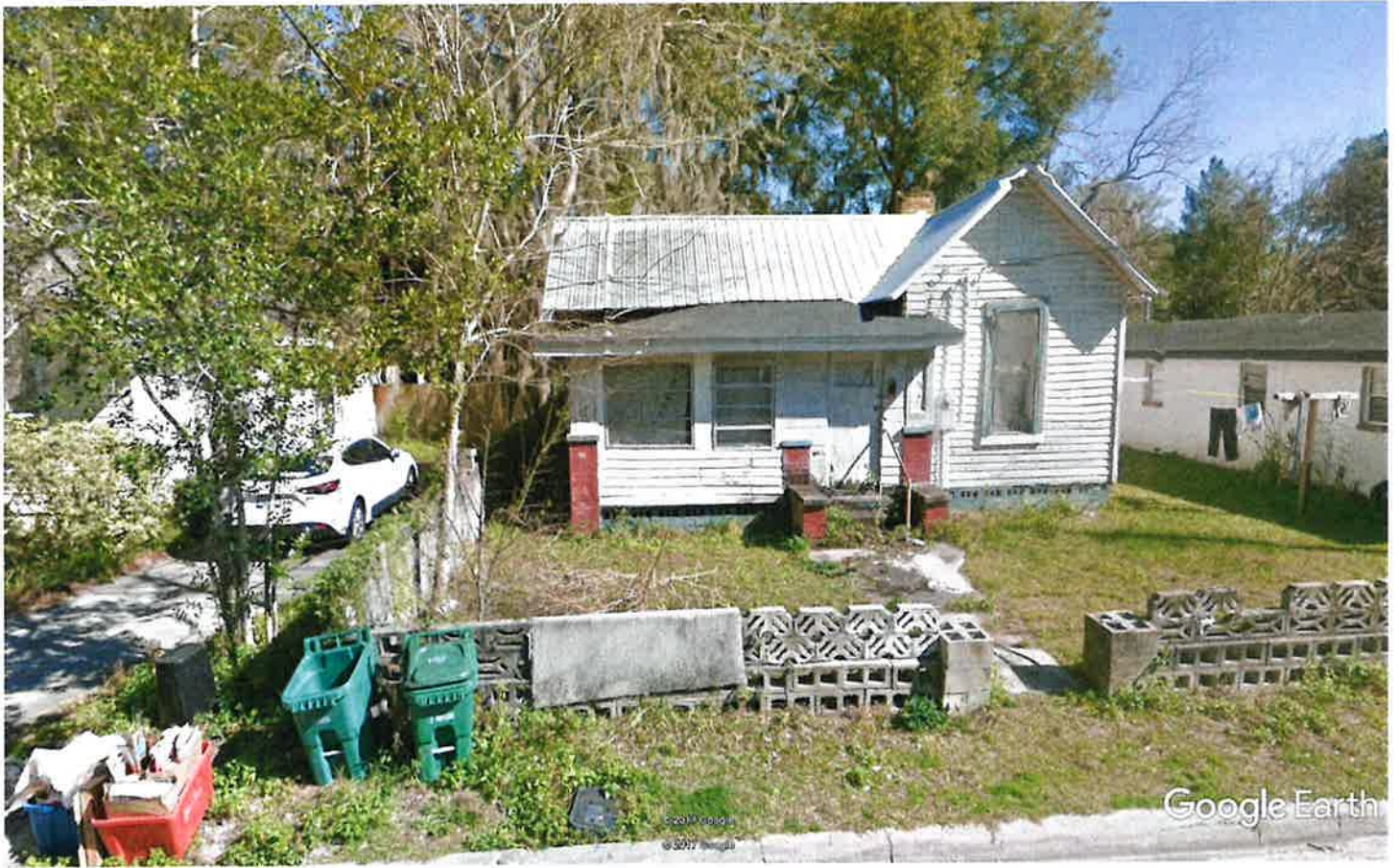
Jefferson M. Braswell, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that a true copy of the above Order has been sent to Respondent,
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 2016



Kelly Lofland, Clerk to the Special Magistrate



Google Earth

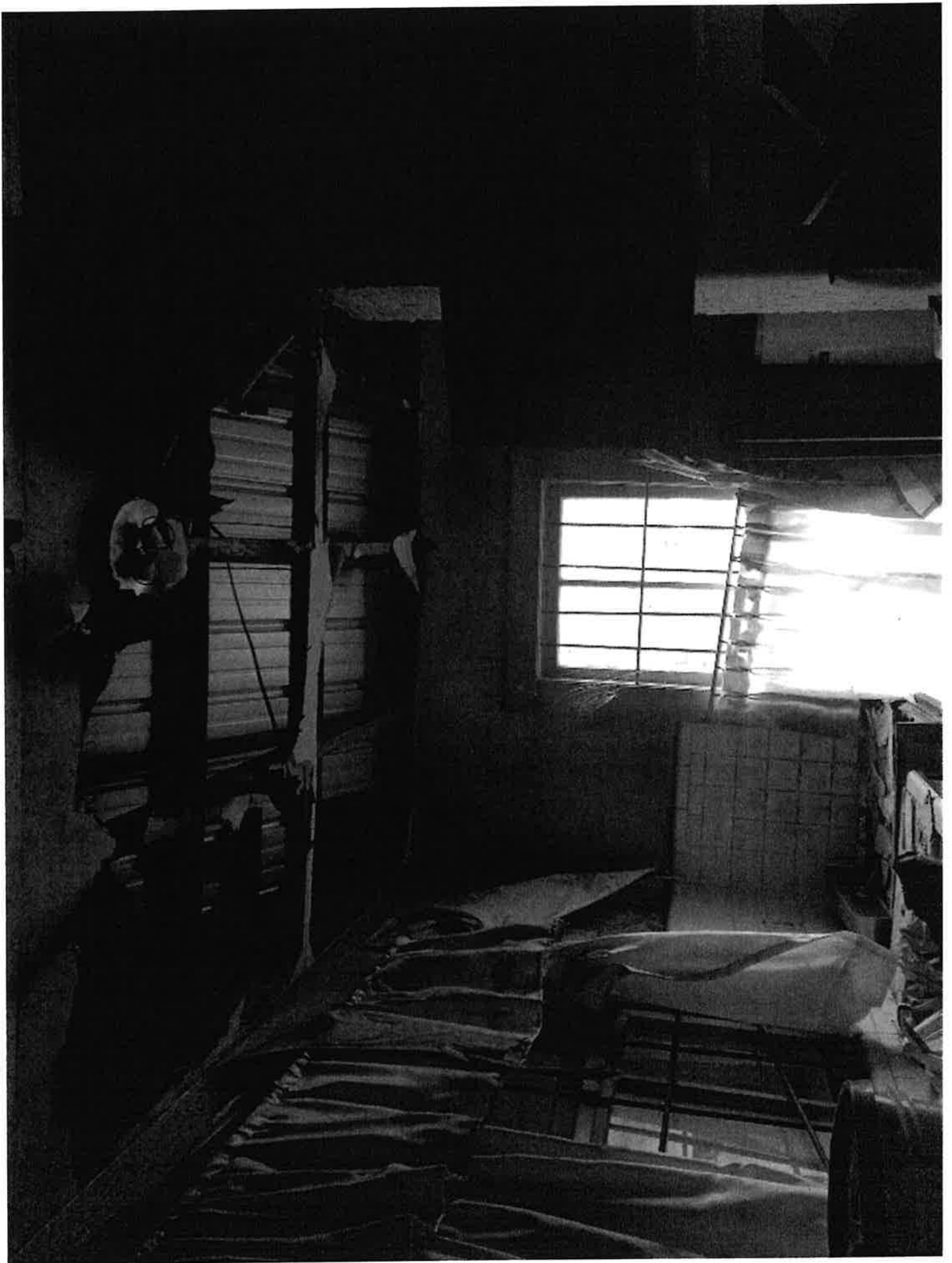
feet 10
meters 3

507 NW 2nd Street



EXHIBIT
tabbles
A-2









Property Search Results

EXHIBIT
tabbles A-3

The data displayed is the most current data available to the Property Appraiser.

Search Date: 8/24/2017 at 9:05:44 AM

Printer Friendly Page

Parcel: 14186-000-000 [GIS Map](#)

<p>Taxpayer: PARKER, LAVONZER Mailing: 507 NW 2ND ST GAINESVILLE, FL 32601 Location: 507 NW 2ND ST GAINESVILLE Sec-Twn-Rng: 05-10-20 Property Use: 00100 - Single Family Tax Jurisdiction: Gainesville 3600 Area: Pleasant St Area Subdivision: Brushes Addn To Gville</p>	<p>Legal: BRUSH ADDN DB O-218 BK 13 N 50 FT OF S 85 FT OF SW 1/4 OF BK 13 OR 2029/0015</p>
--	---

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School
TRIM	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable
2017	Single Family	5000	5000	42600	0	47600	10340	37260	47600	0	0	37260	47600

	Property	Land	Land	Building	Misc	Total	Deferred	County	School	County	School	County	School	Total
Year	Use	Value	Just Value	Value	Value	Just Value	Value	Assessed	Assessed	Exempt	Exempt	Taxable	Taxable	Taxes
2016	Single Family	5000	5000	45500	0	50500	16620	33880	50500	0	0	33880	50500	930.08
2015	Single Family	5000	5000	31900	0	36900	6100	30800	36900	0	6100	30800	30800	793.02
2014	Single Family	5000	5000	23000	0	28000	0	28000	28000	0	0	28000	28000	683.73
2013	Single Family	5000	5000	27800	0	32800	0	32800	32800	0	0	32800	32800	800.55
2012	Single Family	5000	5000	27800	0	32800	0	32800	32800	0	0	32800	32800	794.89
2011	Single Family	5000	5000	31300	0	36300	0	36300	36300	0	0	36300	36300	889.07
2010	Single Family	5000	5000	31700	0	36700	0	36700	36700	0	0	36700	36700	893.43
2009	Single Family	5000	5000	34500	0	39500	0	39500	39500	0	0	39500	39500	969.72
2008	Single Family	5000	5000	34500	0	39500	0	39500	0	0	0	39500	0	900.2

<u>Area Type</u>	<u>Square Footage</u>
BAS (BASE AREA)	1115
FEP (FINISHED ENCL PORCH)	384
UST (UNFINISHED STORAGE)	135

2016 Certified Building Value: 45500

Sale

Official Public Records information is provided by the Alachua County Clerk's Office. Clicking on these links will direct you to their web site displaying the document details for this specific transaction.

<u>Date</u>	<u>Price</u>	<u>Vac/Imp</u>	<u>Qualified</u>	<u>OR Book</u>	<u>OR Page</u>	<u>Instrument</u>	<u>OR Link (Clerk)</u>
09/06/1995	100	I	U	2029	15	DD	Official Public Record

Permit

County Permit information is supplied by the Alachua County Office of Codes Enforcement. The Alachua County Office of Codes Enforcement and the Property Appraiser's Office assume no liability whatsoever associated with the use or misuse of this public information data and will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data.

<u>Permit Number</u>	<u>Permit Type</u>	<u>Issue Date</u>	<u>Final Date</u>	<u>Appraisal Date</u>	<u>Comment</u>
12-03822	RR	08/09/2012		02/04/2013	

[Link to TaxCollector Record](#)

The information that is supplied by the Alachua County Property Appraiser's office is public information data and must be accepted and used with the understanding that the data was collected primarily for the use and purpose of creating a Property Tax Roll per Florida Statute. The Alachua County Property Appraiser's Office will not be held liable as to the validity, correctness, accuracy, completeness, and / or reliability of this data. The Alachua County Property Appraiser's Office furthermore assumes no liability whatsoever associated with the use or misuse of this public information data.

Alachua County Property Appraiser • 515 N Main Street Suite 200 • Gainesville, FL 32601 • 352-374-5230 (FAX) 352-374-5278

STATE OF FLORIDA
DEPARTMENT OF STATE
Division of Archives, History
and Records Management
DS-HSP-3AAA Rev. 3-79

FLORIDA MASTER SITE FILE
Site Inventory Form

FDAH RM 802 = =
1009 = =

Site Name _____ 830 = = Site No. 8 AL 902 820 = =
Address of Site: 507 NW 2nd ST Survey Date 8007 805 = =
Instruction for locating _____ 813 = =

Location: Brush Addition 13 (see tax roll 14186) 868 = =
subdivision name block no. lot no. 808 = =

County: Alachua
Owner of Site: Name: Bogan, Carrie
Address: 1415 SE 4th St 902 = =
Gainesville, FL 32601 832 = =

Type of Ownership private 848 = = Recording Date _____
Recorder:
Name & Title: Ann DeRosa Byrne, (Consultant)
Address: The History Group 300 W. Peachtree St.
Suite 16 DE Atlanta, Ga. 30308 818 = =
private residence 838 = =

Condition of Site: Integrity of Site: Original Use _____
Check One Check One or More Present Use private residence 850 = =
 Excellent 863 = = Altered 858 = = Dates: Beginning _____ 844 = =
 Good 863 = = Unaltered 858 = = Culture/Phase American 840 = =
 Fair 863 = = Original Site 858 = = Period 20th century 845 = =
 Deteriorated 863 = = Restored () (Date: X) 858 = =
 Moved () (Date: X) 858 = =

NR Classification Category: building 916 = =

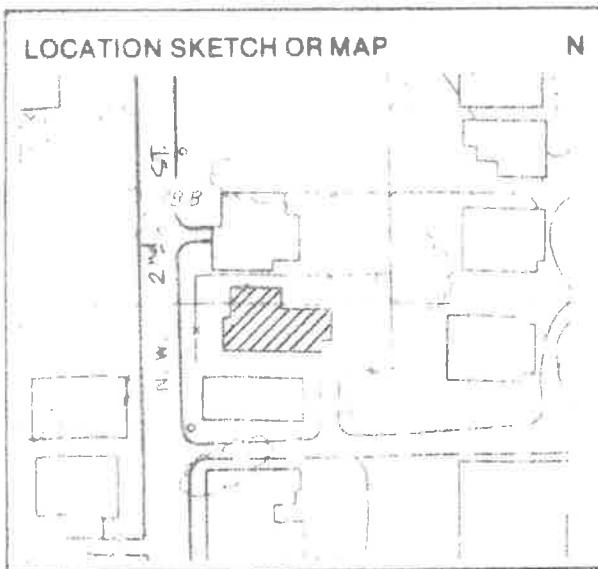
Threats to Site:
Check One or More
 Zoning (X) 878 = = Transportation (X) 878 = =
 Development (X) 878 = = Fill (X) 878 = =
 Deterioration (X) 878 = = Dredge (X) 878 = =
 Borrowing (X) 878 = =
 Other (See Remarks Below): _____ 878 = =

Areas of Significance: architecture, local history 910 = =

Significance:
House contributes in scale and character to the Fifth Avenue neighborhood.

SEE SITE FILE STAFF FOR ORIGINAL PHOTO(S) OR MAP(S)
911 = =

ARCHITECT _____ 872 ==
 BUILDER _____ 874 ==
 STYLE AND/OR PERIOD frame vernacular 964 ==
 PLAN TYPE L-shape ; irregualr 966 ==
 EXTERIOR FABRIC(S) wood; novelty with cornerboards 854 ==
 STRUCTURAL SYSTEM(S) wood frame; balloon 856 ==
 PORCHES E/screened-in porch 942 ==
 FOUNDATION:pier; brick 942 ==
 ROOF TYPE: gable intersecting 942 ==
 SECONDARY ROOF STRUCTURE(S): porch; shed 942 ==
 CHIMNEY LOCATION: _____ 942 ==
 WINDOW TYPE: unknown 942 ==
 CHIMNEY: _____ 882 ==
 ROOF SURFACING: metal; stamped pattern 882 ==
 ORNAMENT EXTERIOR: _____ 882 ==
 NO. OF CHIMNEYS 952 == NO. OF STORIES 1 950 ==
 NO. OF DORMERS _____ 954 ==
 Map Reference (incl. scale & date) _____ 809 ==
 Latitude and Longitude: _____ 800 ==
 Site Size (Approx. Acreage of Property): LT 1 833 ==



Township	Range	Section
10S	20E	05

812 ==

UTM Coordinates:

Zone Easting Northing

890 ==

Photographic Records Numbers _____

4D4

860 ==

Contact Print



Diversified Inspection Services LLC
 1334 Monte Lake Dr Valrico FL 33596
 Phone 813 625-2421 Fax 813 651-0740

203(K) Home Inspection Report and Field Estimate

Applicant: Dimetirus Parker

FHA Case No.:

Property 507 NW 2nd Street, Gainesville, FL

Date: 6/27/17

Address: 32601

Consultant: Wiegner Steven

Mileage: 280 IRS rate: 0.54 \$251.20

CHUMS #: A0770

The following Areas of Concern were reviewed during this site visit and those marked are pertinent to this review. All others are N/A.

- | | | | | | |
|---|-------------------------|---|-----------------------------|---|----------------------|
| x | 1. Masonry | x | 13. Windows | x | 25. Ceramic Tile |
| x | 2. Siding | | 14. Weatherstrip | x | 26. Bath Accessories |
| | 3. Gutters/Downspouts | x | 15. Doors (Exterior) | x | 27. Plumbing |
| x | 4. Roof | x | 16. Doors (Interior) | x | 28. Electrical |
| | 5. Shutters | | 17. Partition Wall | x | 29. Heating |
| | 6. Exteriors | x | 18. Plaster/Drywall | x | 30. Insulation |
| | 7. Walks | x | 19. Decorating (Int. Paint) | x | 31. Cabinetry |
| | 8. Driveways | x | 20. Wood Trim | x | 32. Appliances |
| x | 9. Painting (Ext) | | 21. Stairs | | 33. Basements |
| | 10. Caulking | x | 22. Closets | x | 34. Cleanup |
| | 11. Fencing | x | 23. Wood Floors | x | 35. Miscellaneous |
| x | 12. Grading/Landscaping | | 24. Finished Floors | | |

Property Description and Narrative



203(K) Home Inspection Report and Field Estimate

Applicant: Dimetirus Parker

Case No.:

Date: 6/27/17

General:

Type of home and age: Subject home is a one story, four bedroom, two bath home built in 1930. The home sits on a 50 x 100 foot lot.

Description of neighborhood: The area is all of similar sized homes and in the similar time frame construction.

Type of utilities: The local municipality provides the water and the sewer.

Water on? No Electricity on? No

Location of nearest fire hydrant: The hydrant is located 425 feet from the home.

Exterior:

Description of home: The home has 1499 square feet of heated space and 1634 square feet under roof.

Description of home's windows and ext. doors: The windows are wood windows with single hung windows in the front porch. All windows need to be replaced. The doors are wood and all need to be replaced.

Description of landscaping: The vegetation is well overgrown and needs to be trimmed down.

Description of grading and drainage: The grading is such as to divert water away from the home.

Description of fencing: No fencing was present.

Structure:

Type of home construction: The home is wood frame construction.

Description of foundation system: The home sits on a piered system with some concrete block piers and some 4x4 post piers.

Description of exterior cladding: The exterior wood siding is a lap wood siding and mostly needs to be replaced or repaired.

List any discrepancies with structural integrity of home: The foundation and the pier system needs to be corrected. The floor decking is damaged and needs to be replaced. The roofing members have WDO damage and need to be repaired/replaced for structurability.

Roof:

Roof system type: Onsite constructed ridge and rafter system. Gable in nature.

Description of roof construction: The roof is a metal roof over damaged wdo damaged ridge and rafters.

Description of roof cladding, including estimated remaining life: The metal roof has a life expectancy of 10 years but the structure below is suspect.

Interior:

Description of home's interior: The interior is a front porch with bedrooms and two bathrooms with a kitchen at the rear with a rear porch. The home needs to be gutted back to the studs and remodel from there.

Description of flooring systems: The flooring is all wood and mostly needs to be removed and replaced.

203(K) Home Inspection Report and Field Estimate

Interior Continued:

Description of wall and ceiling systems: The walls and ceiling are plaster and need to all be replaced. There is a lot of Microbial type substance on the walls.

Adequate insulation in attic? The insulation needs to be added to achieve an R-21 Factor.

Plumbing:

Description of home's plumbing materials: The water supply is galvanized and the waste is iron piping and galvanized.

Description of water heater and functionality: No electricity or water present to check, evaluate or determine corrections.

Any damaged, incomplete, or leaking plumbing? No water was present and a new re-pipe will be included.

Electrical:

Description of electrical system: The electrical service is provided overhead. The entire service/system will be replaced in this scope of work.

Properly functioning GFCIs present in kitchen, baths, and on exterior? Not present.

Properly functioning smoke detectors in each bedroom and adjacent area(s)? Not present.

Any health/safety issues with wiring or electrical components or fixtures? Knob and tube is present and the entire electrical system from mast/meter to fixtures will be replaced.

Heating (HVAC):

Description of home's heat source: No system was present and will be included in the remodel.

Is heat source adequate?: The new system will be adequate.

Other (Pool, Out building, etc.):

Description of any out buildings or other structures: No other structures present.

Borrower-desired upgrades:

Up to Hud Standards/Guidelines.

203(K) Home Inspection Report and Field Estimate

Special notes about permitting:

It is the contractor's responsibility to contact the local jurisdiction having authority to determine what, if any, permits will be required for the scope of work included in this SOR and to provide all such required permits or written proof from the local jurisdiction that certain permits are not necessary. The consultant will assume that permits are required based on, but not limited to, the following list:

Exterior door or window replacement , interior wall removal or addition, new construction, any structural repairs. All such work must be done under the direct supervision of a properly licensed general contractor.

Roof replacement. All such work must be performed by a licensed roofing contractor including only minor repairs.

HVAC replacement or major upgrade (such as extra ductwork, etc). All such work must be performed by a licensed mechanical or A/C contractor.

Electrical work that involves any high voltage components beyond changing fixtures or covers. In any event all such work must be performed by a licensed electrician or a certified journeyman electrician working under the supervision of a licensed electrician.

Plumbing work that involves changes or additions to rough plumbing including replacement of a water heater, tub change outs, shower replacements, relocation of sinks or toilets, etc. All such work must be performed by a licensed plumber or a certified journeyman plumber under the supervision of a licensed plumber.

Gas piping installation or repairs. All such work must be performed by a licensed plumber certified to do gas piping.

Installation or repair of a well system. All such work must be performed by a licensed well drilling contractor.

Installation, replacement, or repair of septic systems. All such work must be performed by a licensed septic contractor.

No funds will be disbursed to the contractor until all proper permits are procured and submitted to the lending institution or written proof that permits are not required. Under no circumstance shall the contractor be released from this responsibility. Final funds will not be disbursed until written proof is provided that all permits have received and passed final inspections.

203(K) Home Inspection Report and Field Estimate

Rehab description by HUD category:

1. **Masonry** Repair and re-establish piers for structural concerns. Replace wood post supports and horizontal concrete block piers. Cap off the chimney.
2. **Siding** Repair and install needed wood siding.
4. **Roof** Repair and correct all roof, ridge and rafter wood products to achieve a structural roof system.
9. **Painting (ext)** Scrape, prime and paint all exterior wood siding. Paint all trim and doors.
12. **Grading/Landscaping** Trim all vegetation to ground level.
13. **Windows** Install 15 windows to the home.
15. **Doors (Ext)** Install 4 new exterior doors.
16. **Doors (Int)** Remove and replace all interior doors including the closet doors. .
18. **Plaster/Drywall** Install drywall to all demoed walls and ceilings. Instal durock in bathrooms.
19. **Painting/Decorating (Int)** Prime and paint all new interior walls. Paint all trim and doors.
20. **Wood Trim** Install all new baseboard at the flooring.
22. **Closets** Install closet shelving to closets.
23. **Wood Floors** Remove all plywood deck flooring to the floor joists and install wood flooring to all rooms except the bathrooms and kitchen.
25. **Ceramic Tile** Install tile in the bathroom and kitchen flooring. Install backsplash tile in kitchen. Install wall tile in both bathrooms.
26. **Bath Accessories** Install towel bars, soap dishes, paper dispensers and mirrors.
27. **Plumbing** Install all new plumbing supply and waste. All new cpvc piping and pvc waste and venting. Install three faucets. Install two manifolds to bathrooms. Install two toilets. Install two tubs.

Diversified Inspection Services LLC
1334 Monte Lake Dr Valrico FL 33596
Phone 813 625-2421 Fax 813 651-0740

203(K) Home Inspection Report and Field Estimate

- 28. Electrical** Install all new wiring from the mast/meter to the fixtures. Include gfcis and smoke detectors.
- 29. Heating** Install a 2 1/2 ton 16 seer unit with all the ductwork.
- 30. Insulation** Install insulation as per plans for remodel.
- 31. Cabinetry** Install 15 lf of kitchen cabinets and countertops. Install two vanities the the bathrooms with tops.
- 32. Appliances** Install a refrigerator and a range.
- 34. Cleanup** Cleanup the project.
- 35. Miscellaneous** Plans and permit allocations. Mold remediation allocations. General demo applied.

Applicant: Dimetirus Parker

Case No.:
Date: 6/27/17

1. Masonry

Repair and re-establish structural support from the piers. Remove all 4 x 4 post wood. Cap off the chimney.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	20	AT	\$50.00	x	\$1,000.00
Total Materials*:	\$925.00	Times	1.20	x	\$1,110.00
Labor Hours to Install:	25	AT	\$50.00	x	\$1,250.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$3,360.00

2. Siding (Install, replace, repair siding-fascia-soffit)

Repair siding and replace as needed to be water and element tight.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	25	AT	\$50.00	x	\$1,250.00
Total Materials:	\$2,200.00	Times	1.20	x	\$2,640.00
Labor Hours to Install:	50	AT	\$50.00	x	\$2,500.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$6,390.00

3. Gutters/Downspouts (Add, replace, repair, clean)

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

(*Allows for sales tax, delivery, profit, overhead, etc., and so throughout)

Applicant: Dimetirus Parker

Case No.: _____

Date: 6/27/17

4. Roof

Repair and correct all structural ridge and rafters.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$500.00	Times	1.20	x	\$600.00
Labor Hours to Install:	25	AT	\$50.00	x	\$1,250.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$1,850.00

5. Shutters

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

6. Exteriors (Structural repairs, framing, porches/decks, etc.)

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

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7. Walks

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

8. Driveways

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

9. Painting (Ext.)

Scrape, prime and paint all exterior body, trim and doors.

Needed repairs:				Req'd	Est cost to repair
Total Materials:	\$600.00	Times	1.20	x	\$720.00
Labor Hours to Install:	60	AT	\$50.00	x	\$3,000.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$3,720.00

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10. Caulking (Windows and door frames, penetrations)

Needed repairs:				Req'd	Est cost to repair
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

11. Fencing

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

12. Grading/Landscaping

Trim all grass and vegetation down quite a bit.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	8	AT	\$50.00	x	\$400.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$400.00

Applicant: Dimetirus Parker

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13. Windows (Replacement, repair)

Install 15 new windows.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
15 @ \$525.00 installed				x	\$7,875.00
					\$0.00
Total Est. Cost to Repair:					\$7,875.00

14. Weatherstrip

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

15. Doors (Exterior)

Install four new exterior doors.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	5	AT	\$50.00	x	\$250.00
Total Materials:	\$800.00	Times	1.20	x	\$960.00
Labor Hours to Install:	10	AT	\$50.00	x	\$500.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$1,710.00

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16. Doors (Interior)

Install all new interior doors including closet doors.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$550.00	Times	1.20	x	\$660.00
Labor Hours to Install:	20	AT	\$50.00	x	\$1,000.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$1,660.00

17. Partition Wall (Framing of new walls &/or partitions - drywall not included)

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

18. Plaster/Drywall

Install drywall to all walls and ceilings. Install durock in bathroom wet areas.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$2,200.00	Times	1.20	x	\$2,640.00
Labor Hours to Install:	65	AT	\$50.00	x	\$3,250.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$5,890.00

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19. Decorating (Interior paint, wall paper, etc. lead paint concerns)

Prime and paint all walls, ceilings, trim and doors.

Needed repairs:				Req'd	Est cost to repair
Total Materials:	\$700.00	Times	1.20	x	\$840.00
Labor Hours to Install:	44	AT	\$50.00	x	\$2,200.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$3,040.00

20. Wood Trim

Install baseboards throughout the home.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$800.00	Times	1.20	x	\$960.00
Labor Hours to Install:	28	AT	\$50.00	x	\$1,400.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$2,360.00

21. Stairs

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

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22. Closets

Install closet shelving to all closets.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$300.00	Times	1.20	x	\$360.00
Labor Hours to Install:	7	AT	\$50.00	x	\$350.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$710.00

23. Wood Floors

Remove all plywood decking and replace. Install wood flooring in all areas except bathrooms and kitchen.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$6,500.00	Times	1.20	x	\$7,800.00
Labor Hours to Install:	75	AT	\$50.00	x	\$3,750.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$11,550.00

24. Finished Floors (Vinyl flooring and carpeting /pad)

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

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Date: 6/27/17

25. Ceramic Tile (Floors, bath, shower, etc.)

Install floor tile in two bathrooms and the kitchen. Install backsplash in kitchen. Install wall tile in two bathrooms.

Needed repairs: (Material costs below include markup)					Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00			\$0.00
Total Materials:	\$575.00	Times	1.20	x		\$690.00
Labor Hours to Install:	60	AT	\$50.00	x		\$3,000.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00			\$0.00
						\$0.00
						\$0.00
Total Est. Cost to Repair:						\$3,690.00

26. Bath Accessories (Mirror, paper holder, towel bar, soap dish, etc.)

Install towel bars, mirrors, soap dishes and paper dispensers.

Needed repairs:					Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00			\$0.00
Total Materials:	\$275.00	Times	1.20	x		\$330.00
Labor Hours to Install:	3	AT	\$50.00	x		\$150.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00			\$0.00
						\$0.00
						\$0.00
Total Est. Cost to Repair:						\$480.00

27. Plumbing (Includes sinks, water heater, tubs, showers, etc.)

Install all new supply, waste and venting plumbing. Install two toilets, two tubs and needed supply plumbing.

Needed repairs:					Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00			\$0.00
Total Materials:	\$2,800.00	Times	1.20	x		\$3,360.00
Labor Hours to Install:	85	AT	\$65.00	x		\$5,525.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00			\$0.00
						\$0.00
						\$0.00
Total Est. Cost to Repair:						\$8,885.00

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28. Electrical (Includes smoke detectors, min. 100-amp service, etc.)

Install new wiring from the mast to all fixtures. Include gfci's and smoke detectors. All needed outlets, switches and fixtures.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$3,500.00	Times	1.20	x	\$4,200.00
Labor Hours to Install:	80	AT	\$65.00	x	\$5,200.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$9,400.00

29. Heating

Install a 2 1/2 ton 16 seer hvac unit with all ductwork.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$2,000.00	Times	1.20	x	\$2,400.00
Labor Hours to Install:	25	AT	\$50.00	x	\$1,250.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
2 1/2 ton system installed				x	\$4,200.00
					\$0.00
Total Est. Cost to Repair:					\$7,850.00

30. Insulation

Install all new insulation as needed per plans.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$700.00	Times	1.20	x	\$840.00
Labor Hours to Install:	18	AT	\$50.00	x	\$900.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$1,740.00

Applicant: Dimetirus Parker

Case No.:
Date: 6/27/17

31. Cabinetry (Kitchen and bath)

Install 15 lf cabinets and countertop, two vanities and tops.

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$1,050.00		1.20	x	\$1,260.00
Labor Hours to Install:	30	AT	\$50.00	x	\$1,500.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
15 lf @ \$ 295.00 per lf				x	\$4,425.00
30 sf laminate countertop @ \$ 23.00 per lf				x	\$690.00
Total Est. Cost to Repair:					\$7,875.00

32. Appliances

Install a refrigerator and a range.

Description:	(Allowance)		(Mkup*)	Req'd	Est cost to repair
Refrigerator	\$1,050.00	(x)	1.1	x	\$1,155.00
Range	\$625.00	(x)	1.1	x	\$687.50
	\$0.00	(x)	1.1		\$0.00
	\$0.00	(x)	1.1		\$0.00
	\$0.00	(x)	1.1		\$0.00
	\$0.00	(x)	1.1		\$0.00
*Mkup covers tax, delivery, & install					Total Est. Cost to Repair: \$1,842.50

33. Basements

Needed repairs:				Req'd	Est cost to repair
Labor Hours to Demo:	0	AT	\$0.00		\$0.00
Total Materials:	\$0.00	Times	1.20		\$0.00
Labor Hours to Install:	0	AT	\$0.00		\$0.00
Alt Lab & Mat: Sq feet of	0	AT	\$0.00		\$0.00
					\$0.00
					\$0.00
Total Est. Cost to Repair:					\$0.00

Applicant: Dimetirus Parker

Case No.: _____

Date: 6/27/17

34. Cleanup

Cleanup the property.

Needed repairs:	Req'd	Est cost to repair	
1 Cleanup the property.	x	\$750.00	
2		\$0.00	
3		\$0.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
Total Est. Cost to Repair:			\$750.00

35. Miscellaneous (Includes Plans & Permits)

Plans and permit allocations. Mold remediation. General demo.

Needed repairs:	Req'd	Est cost to repair	
1 Plans and permits	x	\$1,350.00	
2 Mold remediation	x	\$1,600.00	
3 General demo	x	\$6,000.00	
4		\$0.00	
5		\$0.00	
6		\$0.00	
Total Est. Cost to Repair:			\$8,950.00

1	Sub Total of Est. Costs to Repair:	\$101,977.50
2	Contingency Reserve: 10% of item 1	\$10,197.75
Grand Total:		\$112,175.25

Diversified Inspection Services LLC
 1334 Monte Lake Dr Valrico Fl 33596
 Phone 813 625-2421 Fax 813 651-0740

203(K) SOR Recap

Case #:
 Date: 6/27/17

Borrower: Dimetirus Parker
 Address: 507 NW 2nd Street, Gainesville, Fl 32601

1. Masonry	\$3,360.00
2. Siding	\$6,390.00
3. Gutters/Downspouts	\$0.00
4. Roof	\$1,850.00
5. Shutters	\$0.00
6. Exteriors	\$0.00
7. Walks	\$0.00
8. Driveways	\$0.00
9. Painting (Ext)	\$3,720.00
10. Caulking	\$0.00
11. Fencing	\$0.00
12. Grading/Landscaping	\$400.00
13. Windows	\$7,875.00
14. Weatherstrip	\$0.00
15. Doors (Exterior)	\$1,710.00
16. Doors (Interior)	\$1,660.00
17. Partition Wall	\$0.00
18. Plaster/Drywall	\$5,890.00
19. Decorating (Int. Paint)	\$3,040.00
20. Wood Trim	\$2,360.00
21. Stairs	\$0.00
22. Closets	\$710.00
23. Wood Floors	\$11,550.00
24. Finished Floors	\$0.00
25. Ceramic Tile	\$3,690.00
26. Bath Accessories	\$480.00
27. Plumbing	\$8,885.00
28. Electrical	\$9,400.00
29. Heating	\$7,850.00
30. Insulation	\$1,740.00
31. Cabinetry	\$7,875.00
32. Appliances	\$1,842.50
33. Basements	\$0.00
34. Cleanup	\$750.00
35. Miscellaneous	\$8,950.00

Subtotal of Est. Costs to Repair	\$101,977.50
Estimated Permit Fees	\$0.00
Contingency Reserve	\$10,197.75
Grand Total	\$112,175.25

Additional Escrow Amounts:			
Balance of Consultant's Fee Due at Closing			(\$700 pd in adv)
Draw Inspection Fees	5	\$1,256.00	(\$251.20 each)
Total		\$1,256.00	

(Draw inspection fees equal \$100 + mileage ea w/min of \$200, but not to exceed \$350 ea per HUD Mortgagee Letter 2016-02)

 (Consultant's signature & date)

 (Contractor's signature & date)

 (Borrower's signature & date)