



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

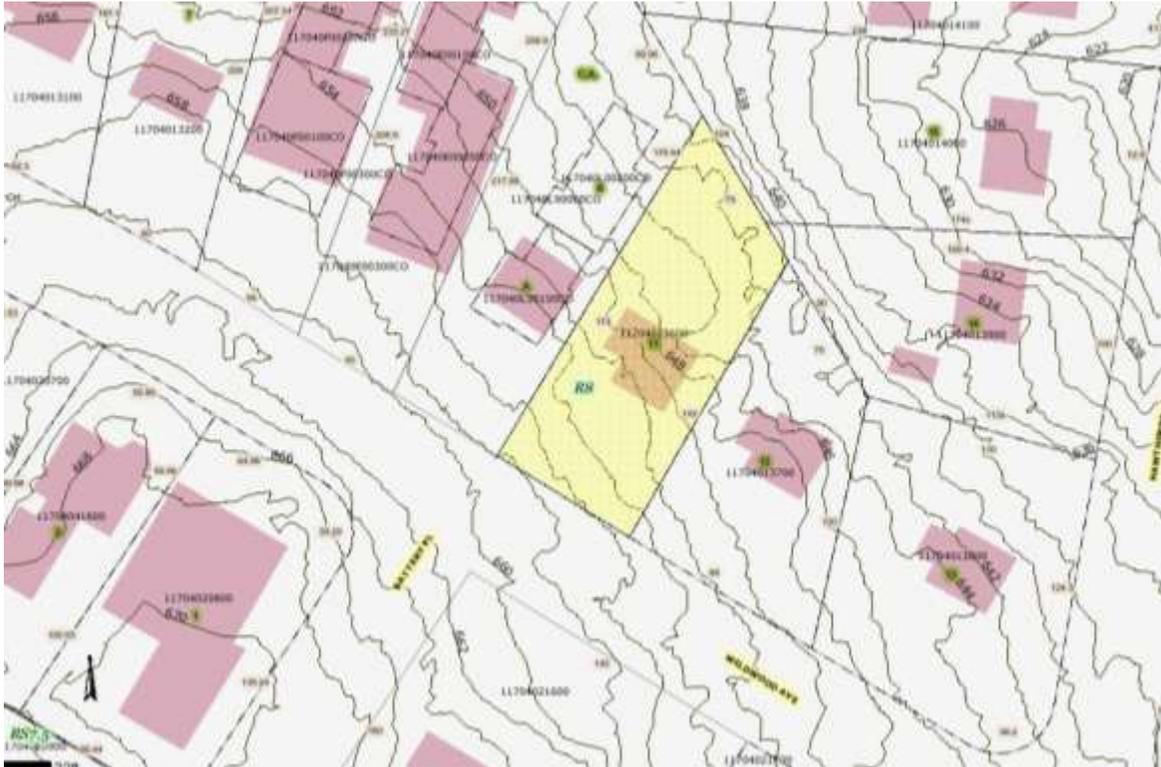
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1818 Wildwood Avenue
August 21, 2013

Application: Demolition
District: Belmont-Hillsboro Neighborhood Conservation Zoning Overlay
Council District: 18
Map and Parcel Number: 11704013600
Applicant: Manuel Zeitlin, architect
Project Lead: Robin Zeigler, robin.zeigler@nashville.gov

<p>Description of Project: The applicant proposes to demolish a contributing house in the Belmont-Hillsboro Neighborhood Conservation Zoning Overlay.</p> <p>Recommendation Summary: Staff recommends disapproval of demolition of this building based on economic hardship, finding that cost of repairs does not outweigh the value. Because of the historic value of the house, demolition meets section III.B.1a. for inappropriate demolition and demolition does not meet section III.B.2. for appropriate demolition.</p>	<p>Attachments A: Letters B: Appraisals D: Estimate of work</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.1 Demolition is Inappropriate

- a. if a building, or major portion of a building, is of such architectural or historical interest and value that its removal would be detrimental to the public interest; or
- b. if a building, or major portion of a building, is of such old or unusual or uncommon design and materials that it could not be reproduced or be reproduced without great difficulty and expense.

III.B.2 Demolition is Appropriate

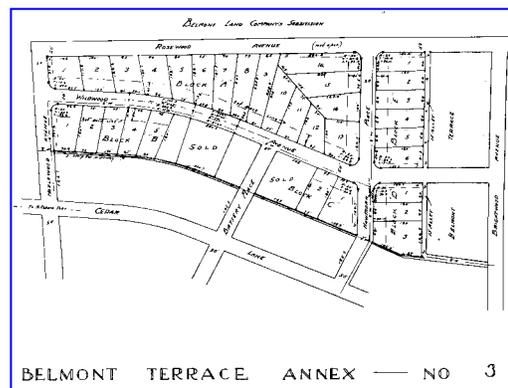
- a. if a building, or major portion of a building, has irretrievably lost its architectural and historical integrity and significance and its removal will result in a more historically appropriate visual effect on the district;
- b. if a building, or major portion of a building, does not contribute to the historical and architectural character and significance of the district and its removal will result in a more historically appropriate visual effect on the district; or
- c. if the denial of the demolition will result in an economic hardship on the applicant as determined by the MHZC in accordance with section 17.40.420 of the historic zoning ordinance.

17.40.420.D.

Determination of Economic Hardship. In reviewing an application to remove an historic structure, the historic zoning commission may consider economic hardship based on the following information:

1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the subject structure or improvement and its suitability for rehabilitation;
3. The estimated market value of the property in its current condition; its estimated market value after the proposed undertaking; and its estimated value after compliance with the determinations of the historic zoning commission.
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. Amount paid for the property, the date of purchase, and the party from whom purchased, including a description of the relationship, if any, between the owner of record or applicant and the person from whom the property was purchased, and any terms of financing between the seller and buyer.
6. If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Any other information considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.
8. Hardship Not Self-Imposed. The alleged difficulty or hardship has not been created by the previous actions or inactions of any person having an interest in the property after the effective date of the ordinance codified in this title.

Background: Most of the addresses on the 1800 and 1900 blocks of Wildwood Avenue first appeared in the Nashville City Directories in the early 1940s and the area was platted in 1941. These structures are typically described as being of the “Minimal Traditional” architectural style. According to Virginia and Lee McAlester, this style “reflects the form of the traditional Eclectic



houses [Colonial Revival, Tudor, Craftsman], but lacks their decorative detailing.”

Although Minimal Traditional originated during the 1930s, it is most commonly associated with suburban development after World War II. Typical features often include very shallow eaves, low pitched roof, and front-facing gables. The “Cape Cod” form without a front gable is also common.

The buildings in this area were likely constructed by the same developer as they are the same style, form and massing. Each is a one-story, brick, side-gable, rectangular form with central entrance and slight variations in roofline, chimney placement and entrance style. Approximately half the homes exhibit a small side room, set back from the face of the front of the buildings, as seen on 1816 Wildwood.



1811 and 1911 Wildwood are examples of the basic form found in this area. 1816 Wildwood shows the same form with an optional side addition.



1813, 1814, 1830 are examples of the same form with a front gable and even a chimney, as seen on 1814.

Following the expansion of the Neighborhood Conservation Zoning Overlay, the MHZC Staff resurveyed these properties and determined that the 1800 and 1900 blocks constitute an intact cluster of Minimal Traditional houses that contribute significantly to the historic character of the larger district, with the exception of 1901, 1903, 1822, and 1824 Wildwood Avenue. This determination was upheld by the Commission when a request to demolish 1820 Wildwood, based on the premise that it was not historic, was disapproved by the Commission in May of 2012.

Largely because they are not considered “as historic” as other styles, Minimal Traditional houses are among the most endangered architectural resources. The meteoric rise in their popularity in cities across the country following World War II and its nearly as sudden replacement by Ranch style houses that followed, is certainly a significant era in the

history of the Belmont-Hillsboro Neighborhood and throughout Nashville and represent an important chapter in the growth of the neighborhood and city.

The Commission initially reviewed this case at the July 17, 2013, with a potential purchaser as the applicant, and denied demolition based on the fact that the applicant was creating his own hardship by purchasing the property for an amount that greatly exceeded the current value.

The case comes before the Commission again with the owner as applicant, rather than the potential purchaser. The owner has submitted all the same information the previous applicant submitted in addition to two appraisals. The engineer's report was not recopied with this staff recommendation and be found as a part of the July staff recommendation online, www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Meeting-Information/2013.aspx

Analysis and Findings:

Condition:

The home's current condition is due to deferred maintenance, a negative front yard slope and poorly constructed additions (rear corner and rear dormer).

The brick of the home is compromised by allowing plant life to scale the foundation and walls. (See figure 1.) The negative slope of the front yard caused the porch to fail. It was never repaired creating water damage near the front door. (See figure 2.)



Figure 1: rear corner addition



Figure 2: left of front door

The poor construction of the rear dormer has caused significant ceiling damage in a rear room. The current owner believes that the rear corner and rear dormer additions were constructed in the 1960s or early 1970s without a permit and has indicated that they have caused problems since they first purchased the home.



Figure 3: rear elevation

The primary concern with the current condition is the negative front yard slope which has allowed water to push against the front foundation. Keith Garman, PhD, PE, PG, with Garman Engineering Company states that there are two possible solutions. One to construct a front retaining wall and reconstruct the basement retaining walls and two, to raise the height of the foundation walls. Either scenario will also require repairs to the front porch, subfloor framing, floors, walls and ceilings. The applicant has an estimate of \$115,000 to add the retaining wall and repair the damage caused from the deferred maintenance, rear additions, and negative slope. (The full engineers report was provided to the Commission at the July 2013 meeting. There have been no alterations to that report which can be found online, www.nashville.gov/Historical-Commission/About/Historic-Zoning-Commission/Meeting-Information/2013.aspx, as a part of the July record for this case.)

Although the repairs needed to correct the negative slope and the damage done are costly, the engineer did not find that the house was in danger of collapsing and the family continues to live there. The house to the left, 1820 Wildwood, has a similar slope and was recently renovated into a duplex.

Value

The condition of the home does appear to be a major factor in its current value. For several years the value of the house and the land both rose in value but in 2013 the value of the house dramatically dropped by more than \$34,000 while the land value continued

to rise. (See figure 4.) There have been no zoning changes and other properties of similar size and age that have recently sold in the vicinity did not have a similar drop in building value; both values rose concurrently in all cases except for one where the building only dropped in value by approximately \$1000. The extreme change in building value of the house alone, for 1818 Wildwood, would indicate that the drop in building value was due to the poor condition of the house. The applicant states that the “\$240,000 would be a fair price for the home if not for the perilous state of the structural elements. Therefore, the fair market value for the home will remain at \$240,000 even after the significant repairs.”

Property Value Assessor’s Values

Year	Building Value	Land Value
2013	85,000	180,000
2009	119,100	150,000
2005	141,800	53,800
2001	115,800	45,000
2000	87,900	42,600
1999	87,900	42,600

Figure 4

The value of the building in its current condition, according to the appraisal submitted by the applicant, is \$115,000. The second appraisal values the building, assuming all repairs are completed, at \$240,000.

The repaired value is similar to staff’s findings. There are no recent sales figures as the home has remained in the family since 1972. The last known purchase price in 1972 was for \$12,900 and it was transferred to other family members in 1983 and 1987. The rear and dormer additions were existing at the time of purchase, according to Mr. Hunter. (See figure 5 for recent sales of homes in the same age range and square footage.)

Recent Sales Prices of Homes in the Area of a Similar Age and Square Footage

Address	Date of construction	Sale Date	Sale Price/Sq Ft	Living Area	Total	Notes
1818 Wildwood	1941	n/a	n/a	1311	n/a	Included for comparison purposes
2707 Hawthorne	1943	2012	272.25	1267	345,000	Demolished 6/2013
1911 Wildwood	1943	2011	213.75	1287	275,000	No recent building permits
3020 Brightwood	1930	2012	224.28	1293	290,000	No recent building permits
2598 Primrose Cir		2012	234.15	1142	267,400	Address not found
2926 Primrose Cir	1941	2011	196.86	1397	275,000	Master bath added in 1991, replacement windows added in 2007 and/or 2009.

Figure 5



Figure 6: 2707 Hawthorne



Figure 7: 1911 Wildwood



Figure 8: 3020 Brightwood



Figure 9: 2926 Primrose Circle

The applicant argues that they have an offer to sell the property, with the ability to demolish the building, at its repaired value. If demolition is not granted they will suffer a potential loss of \$125,000.

Economic hardship is not based on the owner's personal financial situation but instead when the costs of repairs outweigh the value. The design guidelines define economic hardship as:

A condition that warrants the demolition of a contributing structure where the cost of a structure plus the cost of repairs to the structure to make it habitable are greater than the market value of the structure. Economic hardship may be caused by, but not limited to structural damage, termite damage, and fire damage. This exception shall not apply to any property owner who creates a hardship condition or situation as a consequence of their own neglect or negligence. Refer to Section 17.40.420 D of the Metro Code of Nashville and Davidson County.

In this case, the current value is \$115,000 and the estimate of repairs is \$114,192. The current value plus repairs totals \$229,192, which is less than the estimated post-repair value of \$240,000; therefore, sale of the property after repairs would provide approximately \$20,000 in profit. Considering that the purchase price was \$12,900, and without any information about equity, investment into the property since 1979, or dollar valuation fluxes, the potential return could be considered to be as much as approximately \$113,000.

Staff recommends disapproval of demolition of this building based on economic hardship, finding that cost of repairs does not outweigh the value. Because of the historic value of the house, demolition meets section III.B.1a. for inappropriate demolition and demolition does not meet section III.B.2. for appropriate demolition.

Doug Revere
108 Mayberry Court
Franklin, TN 37064
(713) 724-0926
dougrevere@icloud.com

July 2, 2013

Ms. Robin Zeigler
Metropolitan Historical Zoning Commission
3000 Granny White Pike
Nashville, TN 37214

RE: 1818 Wildwood, Demolition Permit Application

Dear Ms. Zeigler,

This letter shall serve as a supplement to my Demolition Application dated June 28, 2013.

Estimated Market Value

The contracted purchase price for the property is \$240,000. This equates to \$189 per square foot for the 1,269 square foot home. \$240,000 would be a fair price for the home if not for the perilous state of the structural elements. Therefore, the fair market value for the home will remain at \$240,000 even after the significant repairs. The structural repairs alone are currently estimated at \$115,000. Please see the attached **REVISED** bid letter and spreadsheet for details. In essence, a buyer would have to pay \$355,000 for a home worth \$240,000 under this scenario. In the alternative, please consider the perspective of the current owners. In order to save their home, the owners will have to invest \$115,000 simply to keep the home from further deterioration and eventual condemnation.

Economic Feasibility

Working in consultation with our Architect, Manuel Zeitlin, we have determined that it is NOT economically feasible to rehabilitate and/or protect the home from further damage. Please see the attached email from Manuel Zeitlin for his specific analysis.

Purchase Information:

I am in the process of buying the subject property from Carole and Donald Hunter for \$240,000. The closing date for the transaction is August 21, 2013. This is an arms-length and all cash transaction.

For all the forgoing reasons, I would appreciate your support of our demolition application.

Sincerely,

Doug Revere

MANUEL ZEITLIN ARCHITECTS, LLC

WWW.MZARCH.COM

June 24, 2013

RE: 1818 Wildwood Ave

To whom it may concern,

I have walked around and through the existing residence at 1818 Wildwood with the potential buyer and a contractor. I'm always a proponent for preservation as a first choice, but in this case my opinion is that because of foundation and related damage resulting from years of neglect, this is a prime candidate for demolition. The cost of repairs is grossly out of proportion with the total cost for the renovation of a house that has marginal historic value to start with.

If it had been in good shape, keeping it is understandable as part of a fabric of ranch houses from that period. If there were beautiful details or materials to preserve, or if it were an historical house of any importance in terms of design, detailing or history then a larger expense would certainly be justified.

In this case, in my professional opinion as an architect and preservationist, there is no economic feasibility resulting from the renovation of this structure since the necessary repairs cost so much for such a small amount of square footage.

Sincerely,



Manuel Zeitlin
Manuel Zeitlin Architects, LLC

516 HAGAN STREET SUITE 100 NASHVILLE, TN 37203 T 615 256.2880 F 615 256.4839



APPRAISAL OF



LOCATED AT:

1818 Wildwood Avenue
Nashville, TN 37212

CLIENT:

Donald Hunter
588 Oak Plains Road
Clarksville, TN 37043

AS OF:

July 22, 2013

BY:

Eddy A. Brown

Residential Appraisal Report

File No. 031713B Wildwood

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User Donald Hunter		E-mail D_L_Hunter@hotmail.com	
	Client Address 588 Oak Plains Road		City Clarksville	State TN Zip 37043
	Additional Intended User(s) Client's discretion.			
Intended Use To establish estimated current market value.				

SUBJECT	Property Address 1818 Wildwood Avenue		City Nashville	State TN Zip 37212
	Owner of Public Record Carole G. Hunter, Et Vir			County Davidson
	Legal Description Lot 11, Block A Belmont Terrace Annex 3			
	Assessor's Parcel # 136.00	Tax Year 2012	R.E. Taxes \$ 3,135.02	
	Neighborhood Name Belmont/Hillsboro	Map Reference 117-04-0	Census Tract 169.00	
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date 03/13/1987	Price \$0	Source(s) CRS	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Prior sales reflect stable market.			
	Offerings, options and contracts as of the effective date of the appraisal It is the understanding of the appraiser the subject property is currently under contract for purchase but no copy of this document was provided nor reviewed by the appraiser.			

NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200 Low	0	Multi-Family	1 %		
	Neighborhood Boundaries Wedgewood Avenue to north, 10th Avenue South to east, I-440 to south and 21st Avenue South to west.		1,000 High	120	Commercial	2 %		
			350 Pred.	75	Other Land	1 %		
	Neighborhood Description Subject is located within an established neighborhood convenient to shopping, schools, recreational facilities and places of worship. The neighborhood is near major transportation arteries leading to centers of employment and commerce.							
	Market Conditions (including support for the above conclusions) Market conditions were average. No loan discounts, interest buydowns or concessions were observed. It is typical in VA and FHA financing for seller to pay up to 3 points toward buyers closing costs. Interest rates remain in the lower index range which is helping to keep the residential market active.							
	Dimensions 70' x 173' x IRR Area 0.23 ac Shape Irregular View Residential							
	Specific Zoning Classification _____ Zoning Description _____							

SITE	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)								
	Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: Based upon data in our files, the Highest & Best Use for the subject is as developed, single family residential.								
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley	<input type="checkbox"/>	<input type="checkbox"/>
Site Comments Site slope front to rear. Drainage appears adequate.									

IMPROVEMENTS	GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials		
	Units <input type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Stone/Avg		Floors	FnWd/Vinyl/Avg		
	# of Stories 1.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Avg		Walls	Plaster/Panel/Avg		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0 sq. ft.	Roof Surface	CompShing/Avg		Trim/Finish	Wood/Avg		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg		Bath Floor	Vinyl/Avg		
	Design (Style) Cottage	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	WoodSash/Avg		Bath Wainscot	CeramicBoard/Avg		
	Year Built 1941		Storm Sash/Insulated	StormSash/Avg		Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) 30		Screens	Yes/Avg		<input checked="" type="checkbox"/> Driveway # of Cars 1			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #		Driveway Surface	Gravel		
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Fence		<input type="checkbox"/> Garage # of Cars 0			
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Covered		<input type="checkbox"/> Carport # of Cars 0			
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								
	Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,505 Square Feet of Gross Living Area Above Grade								
	Additional Features Ceiling fans.								

Comments on the Improvements Subject improvement reflects advanced deferred maintenance in addition to normal depreciation from standard use. No updates noted. There was moisture noted in the basement area due to drainage issues in foundation.	

Residential Appraisal Report

File No. 031713B Wildwood

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3																				
1818 Wildwood Avenue Address Nashville, TN 37212		2959 Primrose Circle Nashville, TN 37212			1820 Wildwood Avenue Nashville, TN 37212			1800 Sweetbriar Avenue Nashville, TN 37212																				
Proximity to Subject		0.20 Mile SW			0.01 Mile W			0.14 Mile NE																				
Sale Price	\$	\$ 250,000			\$ 270,000			\$ 315,000																				
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 156.25 sq. ft.			\$ 184.80 sq. ft.			\$ 217.24 sq. ft.																				
Data Source(s)		MLS #1427168;DOM 9			MLS #1377322;DOM 109			MLS #1387642;DOM 0																				
Verification Source(s)		CRS			CRS			CRS																				
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION		+() \$ Adjustment	DESCRIPTION		+() \$ Adjustment	DESCRIPTION		+() \$ Adjustment																		
Sale or Financing Concessions		Other 0			Conventional 0			Conventional 2000		-2,000																		
Date of Sale/Time		05/03/2013			10/25/2012			08/31/2012																				
Location	Suburban	Suburban			Suburban			Suburban																				
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple																				
Site	0.23 ac	0.27 ac			0.32 ac			0.23 ac																				
View	Residential	Residential			Residential			Residential																				
Design (Style)	Cottage	Cottage			Cottage			Cottage																				
Quality of Construction	Average	Average			Average			Average																				
Actual Age	72+/- Years	72+/- Years			60+/- Years			72+/- Years																				
Condition	Poor	Average			Average			Average																				
		-135,000			-145,000			-175,000																				
Above Grade	Total Bdrms Baths	Total Bdrms Baths			Total Bdrms Baths			Total Bdrms Baths																				
Room Count	7 3 2.0	7 4 1.0		+5,000	5 3 2.0			6 3 1.0		+5,000																		
Gross Living Area	1,505 sq. ft.	1,600 sq. ft.			-3,325			1,461 sq. ft.			1,450 sq. ft.			+1,925														
Basement & Finished Rooms Below Grade	Full Unfinished	Full Unfinished			Full Unfinished			Full Unfinished																				
Functional Utility	Average	Average			Average			Average																				
Heating/Cooling	Central	Central			Central			Central																				
Energy Efficient Items	Average	Average			Average			Average																				
Garage/Carport	None	None			None			None																				
Porch/Patio/Deck	Porch	Deck			-1,000			Deck			-1,000			CvPatio			-1,000											
Fireplace	None	1 F/P			-1,500			1 F/P			-1,500			None														
Fence	None	None						None						Fence			-1,000											
Driveway	Gravel	Asphalt			-2,000			Gravel						Asphalt			-2,000											
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 137,825			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 152,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 174,075											
Adjusted Sale Price of Comparables		Net Adj. -55.1%			\$ 112,175			Gross Adj. 59.1%			Net Adj. -56.5%			\$ 117,500			Gross Adj. 56.5%			Net Adj. -55.3%			\$ 140,925			Gross Adj. 59.7%		

Summary of Sales Comparison Approach All of the sales are located within the defined neighborhood and in close proximity to the subject property. Sale No. 1 was in some superior condition, inferior baths, larger, deck, f/p and asphalt drive. Sale No. 2 is newer, superior condition, deck and f/p. Sale No. 3 had financial assistance, superior condition, inferior baths, some smaller, fence and asphalt drive. Adjustments were made for cited differences. After adjustments, the comparable sales indicate a range in value between \$112,175 and \$140,925. The three sales shown are considered the most recent similar properties discovered. Recent sales for similar properties in the subject market were limited. Most emphasis given lower-adjusted range due to condition of improvements. Adjustments for all sales reflect the current structural issues as noted within the report.

COST APPROACH TO VALUE	
Site Value Comments Based upon an analysis of data in our files, the estimated land value for the subject property is \$175,000. Land value as shown in this report is to be used solely by the client for financial underwriting purposes only and any other use is prohibited. Due to age and condition of improvements, the Cost Approach was deemed not necessary for this report.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
Source of cost data	Dwelling Sq. Ft. @ \$ = \$ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Refer to attached floor plan.	Garage/Carport Sq. Ft. @ \$ = \$
	Total Estimate of Cost-New = \$ 0
Subject was in poor condition at date of inspection.	Less Physical Functional External
	Depreciation = \$ (0)
Appraisal made "as is".	Depreciated Cost of Improvements = \$ 0
	"As-is" Value of Site Improvements = \$
	INDICATED VALUE BY COST APPROACH = \$ 0

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$ 0.00 X Gross Rent Multiplier = \$ 0	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) Due to lack of data, the Income Approach was not utilized in this report.	

Indicated Value by: Sales Comparison Approach \$ 115,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0
 The Sales Comparison Approach is shown in this report as it best reflects the actions of buyers and sellers in the market. Refer to Text Addendum for additional valuation comments.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:
 Refer to Text Addendum for additional valuation comments.

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 115,000 as of 07/22/2013, which is the effective date of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraisal is based on the "as is" condition of the subject as of the date of inspection. The intended user of the report is the client as shown in the report. The purpose of this report is to estimate the market value of the fee simple interest of the subject property for assisting the client in making financial decisions.

The appraiser conducted an interior and exterior inspection of the property. The appraiser inspected the visual components of the dwelling but obviously could not see the hidden components, i.e., electrical, plumbing, etc., located behind and/or within the interior areas of the construction. It is assumed that all components of the dwelling are in good working order.

The inspection and report are not to be construed as a Home Inspection. It is recommended a licensed and/or certified home inspector would be qualified and employed to conduct that level of inspection. The client should not rely on the appraiser's inspection as a warranty or guarantee of condition, implied or otherwise, regarding any system or component of the subject real property.

Additional Certification:

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period preceding acceptance of this assignment.

EXPOSURE TIME: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraiser has determined the subject property would have to be exposed for 1 to 3 months on the open market in order to have a market value of \$240,000, on the effective date of this appraisal.

Michael Herman, TR-4741, provided real property appraisal assistance in the data collection, physical inspection, and preparation of this report.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [] Market Value [] Other Value: _____
Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
1818 Wildwood Avenue
Nashville, TN 37212
EFFECTIVE DATE OF THE APPRAISAL: 07/22/2013
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 115,000

APPRAISER

Signature: [Handwritten Signature]
Name: Eddy A. Brown
State Certification # _____
or License # CR-3686
or Other (describe): _____ State #: _____
State: TN
Expiration Date of Certification or License: 04/30/2014
Date of Signature and Report: 07/22/2013
Date of Property Viewing: 07/22/2013
Degree of property viewing:
[X] Interior and Exterior [] Exterior Only [] Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[] Interior and Exterior [] Exterior Only [] Did not personally view

Borrower:	File No.: 031713B Wildwood	
Property Address: 1818 Wildwood Avenue	Case No.:	
City: Nashville	State: TN	Zip: 37212
Lender: Donald Hunter		

Due to extensive structural settlement and issues noted in the attached engineering report, the following information has been added to the report at the request of the client.

As noted, due to issues with current drainage and structural deficiencies, a cost to cure in the amount of \$115,000, is shown as an addendum to the report. In addition to this cost, other costs should be considered in order to bring the subject property to a competitive marketing condition. It is apparent attempts have been made to correct wall and ceiling separations but due to continued deterioration progress, the attempts have resulted in uneven finishes and noticeable patchwork. There are several areas throughout the interior where wood finish trim has been affected by the settlement issue and will require additional attention. It is the appraiser's opinion there will be additional cosmetic and remodeling expenses to compensate for the current condition of the improvements.

Based upon similar requirements for other properties, it would appear a minimum of \$10,000, would be required to make needed repairs subsequent to the structural modifications noted in the attached engineering report.

Therefore, a total sum of approximately \$125,000, would be required to sufficiently resolve the structural and structural-related issues currently existing in the subject property.

The subject property estimated "as is" value as of 07/22/2013, is \$240,000, without any consideration for these cited repairs. This estimated value, when reduced by the amount of repairs noted, \$125,000, would reflect a net value of \$115,000. As noted in the Cost Approach Section, more specifically Site Value Comments, the current land value for the subject property is \$175,000. The added costs needed to make the cited repairs does not equal value-added for the total property. An owner and/or investor would not be willing to pay this amount for cited repairs as it does not reflect a needed return for dollars invested.

It should be noted the appraiser is not a professional engineer and the report and supporting data concerning structural-related issues with the subject property were provided by the client. The appraiser assumes the information related in this engineering report is accurate in addition to the attached cost estimate to correct the cited issues. The appraiser does not assume any liability for the accuracy of this information.

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Donald Hunter	File No.: 031713B Wildwood
Property Address: 1818 Wildwood Avenue	Case No.:
City: Nashville	State: TN Zip: 37212



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: July 22, 2013
Appraised Value: \$ 115,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Donald Hunter	File No.: 031713B Wildwood
Property Address: 1818 Wildwood Avenue	Case No.:
City: Nashville	State: TN Zip: 37212



COMPARABLE SALE #1

2959 Primrose Circle
Nashville, TN 37212
Sale Date: 05/03/2013
Sale Price: \$ 250,000



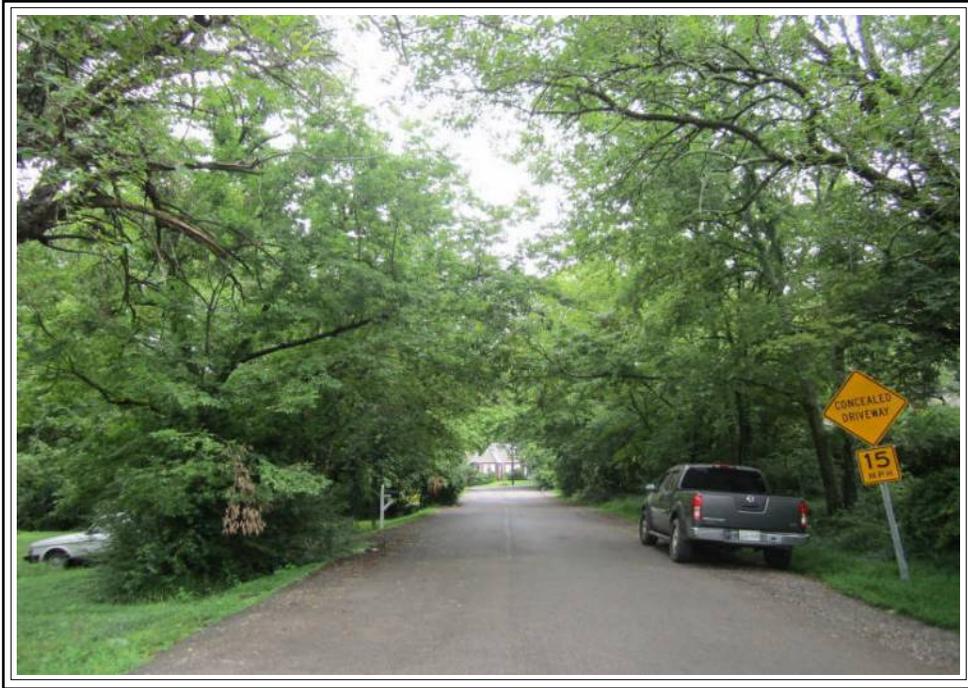
COMPARABLE SALE #2

1820 Wildwood Avenue
Nashville, TN 37212
Sale Date: 10/25/2012
Sale Price: \$ 270,000

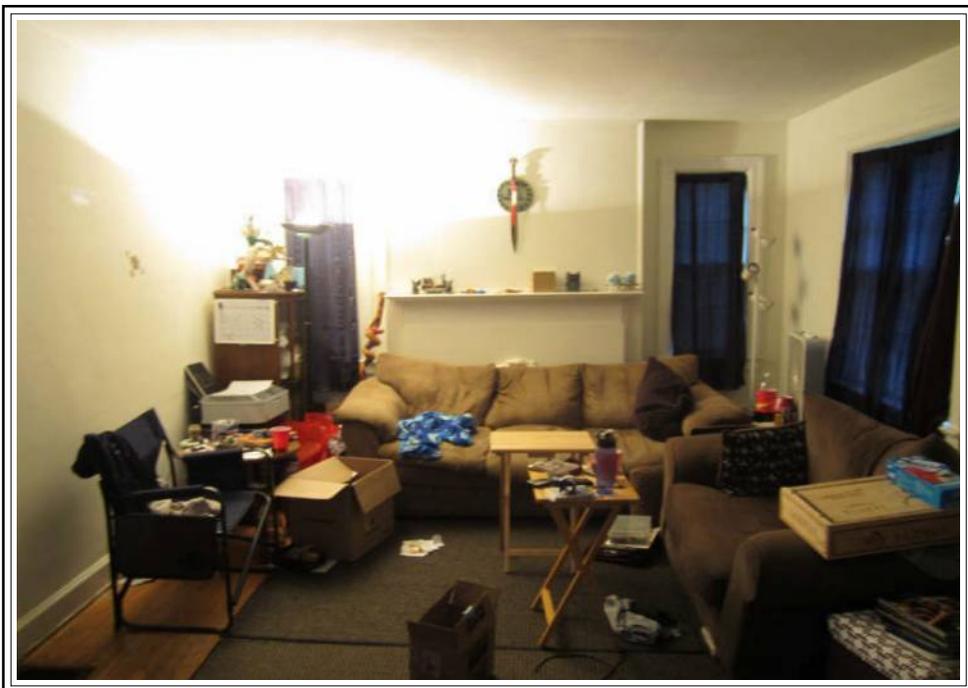


COMPARABLE SALE #3

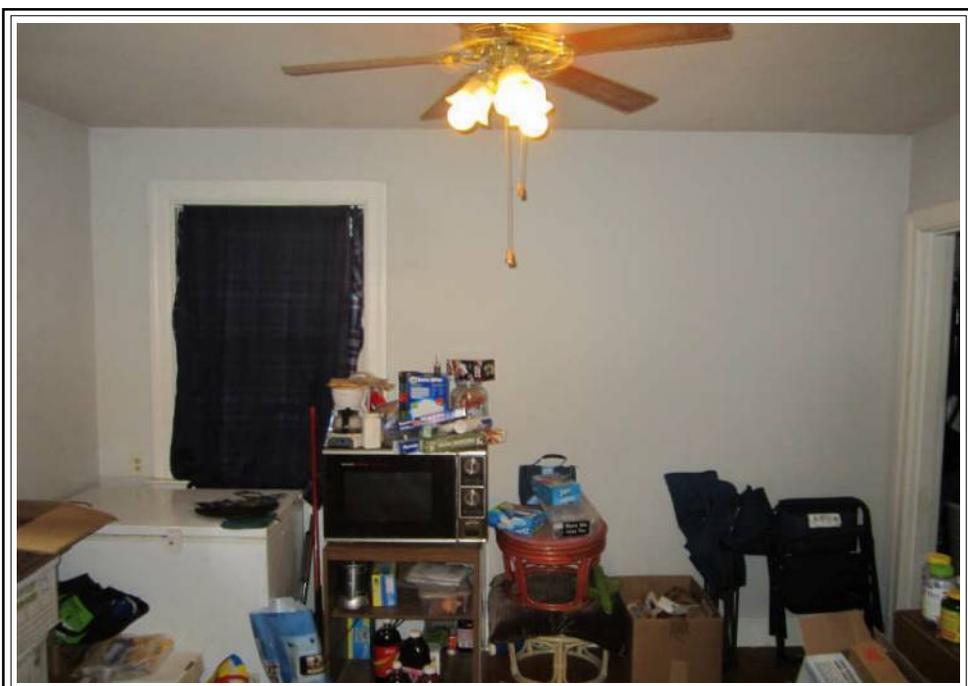
1800 Sweetbriar Avenue
Nashville, TN 37212
Sale Date: 08/31/2012
Sale Price: \$ 315,000



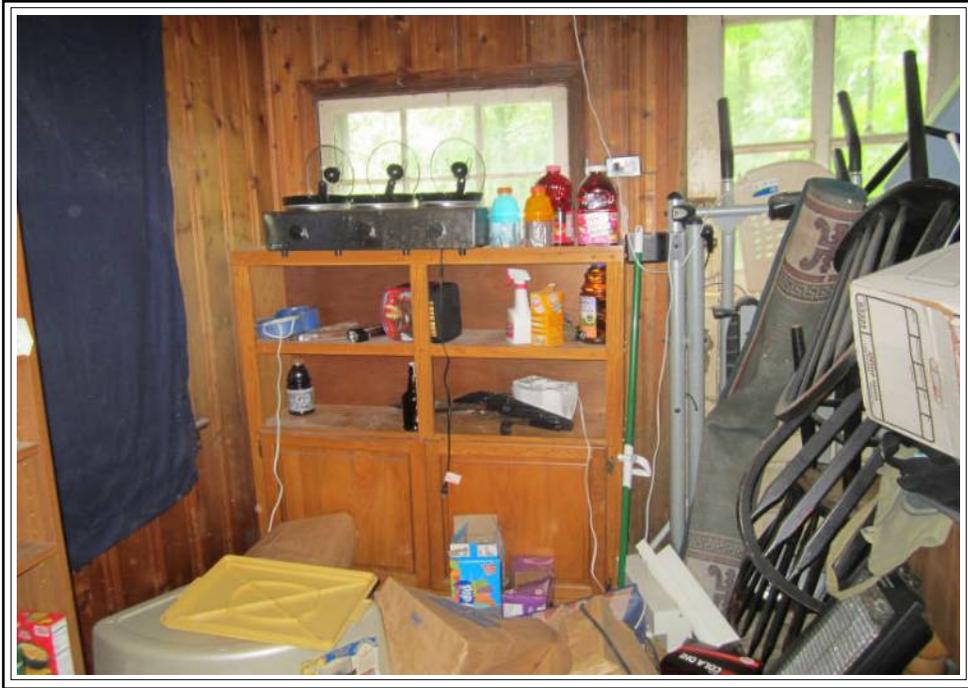
Additional Street Scene



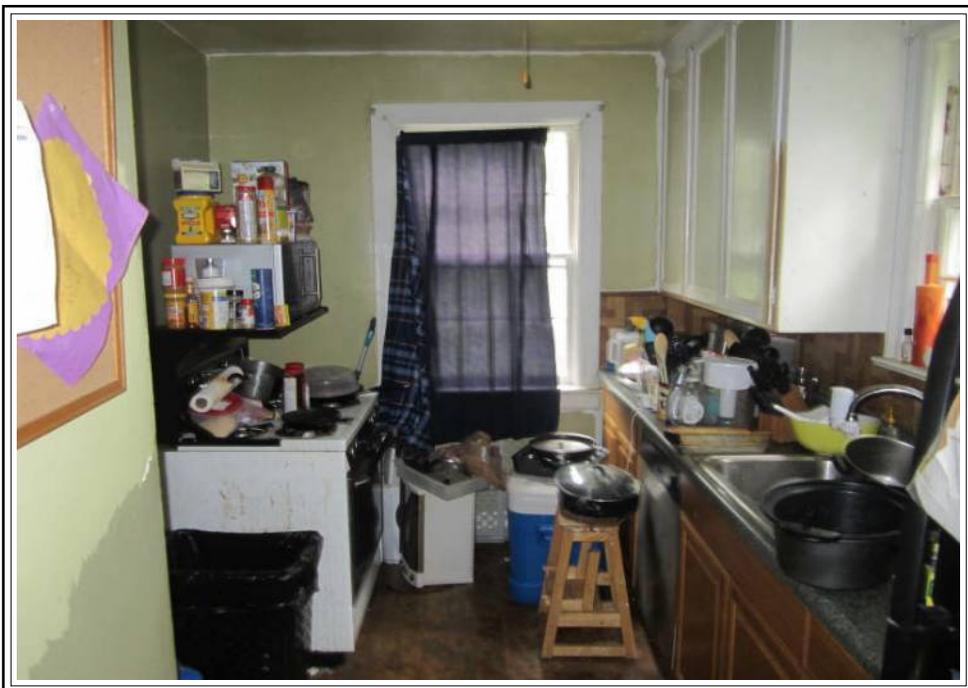
Living Room



Dining Room



Enclosed Porch



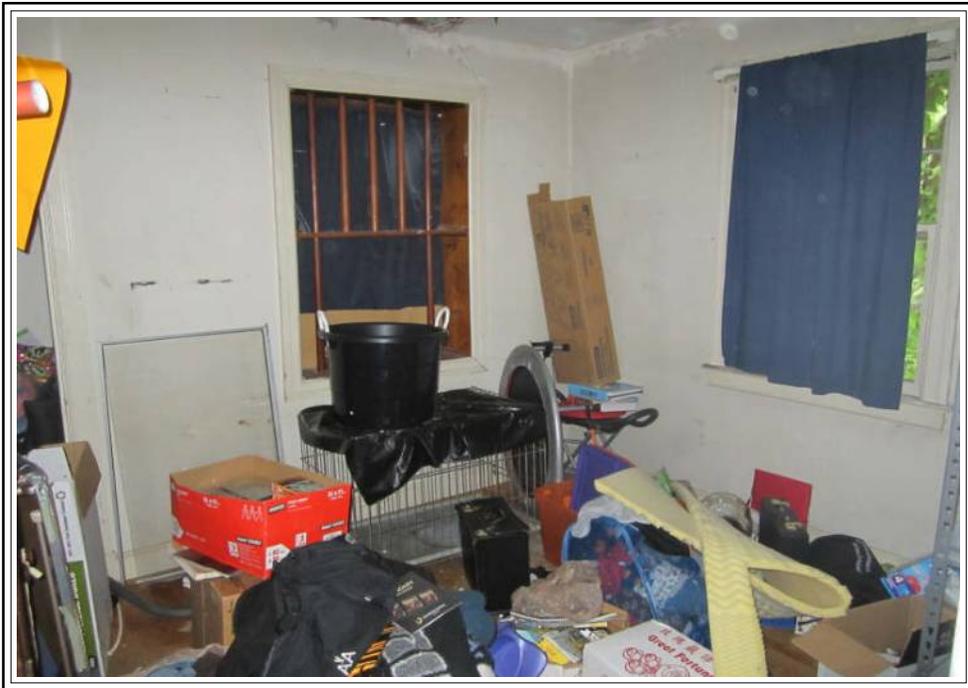
Kitchen



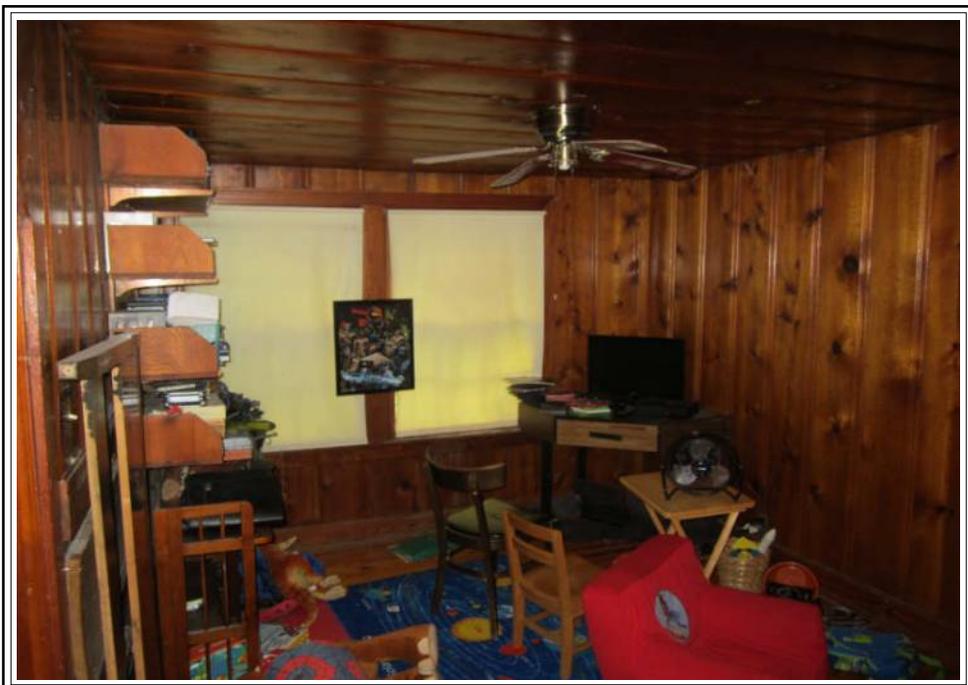
Bedroom



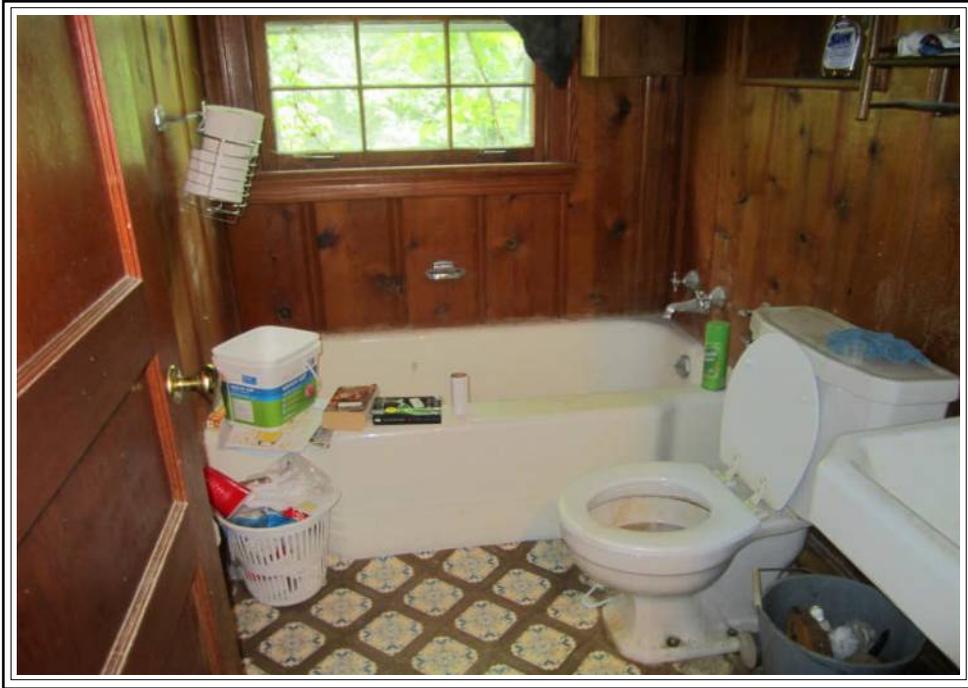
Bath



Bedroom



Study



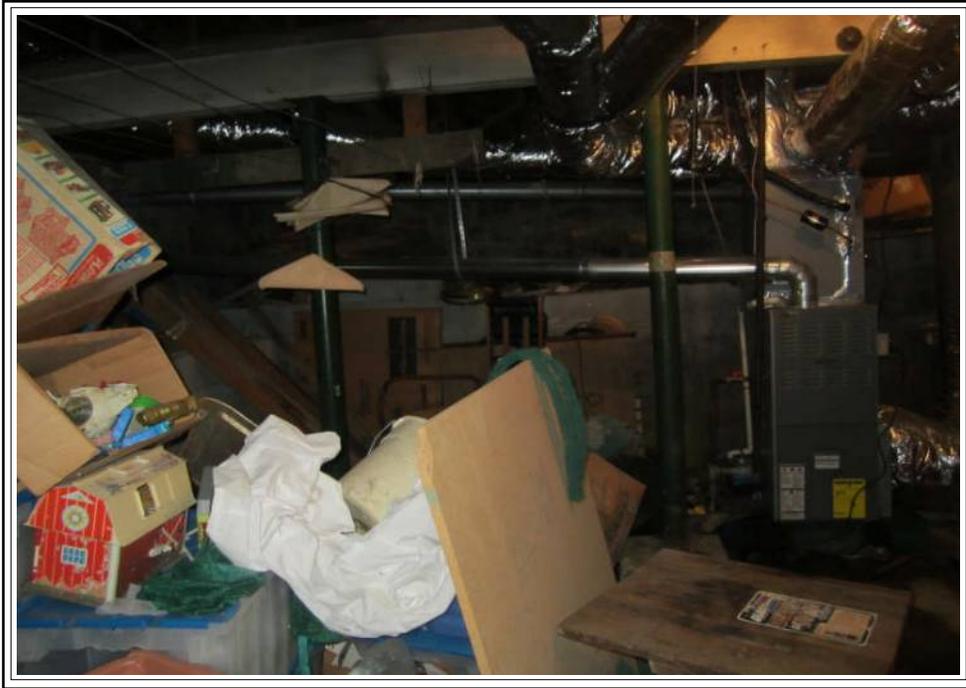
Bath



Bedroom



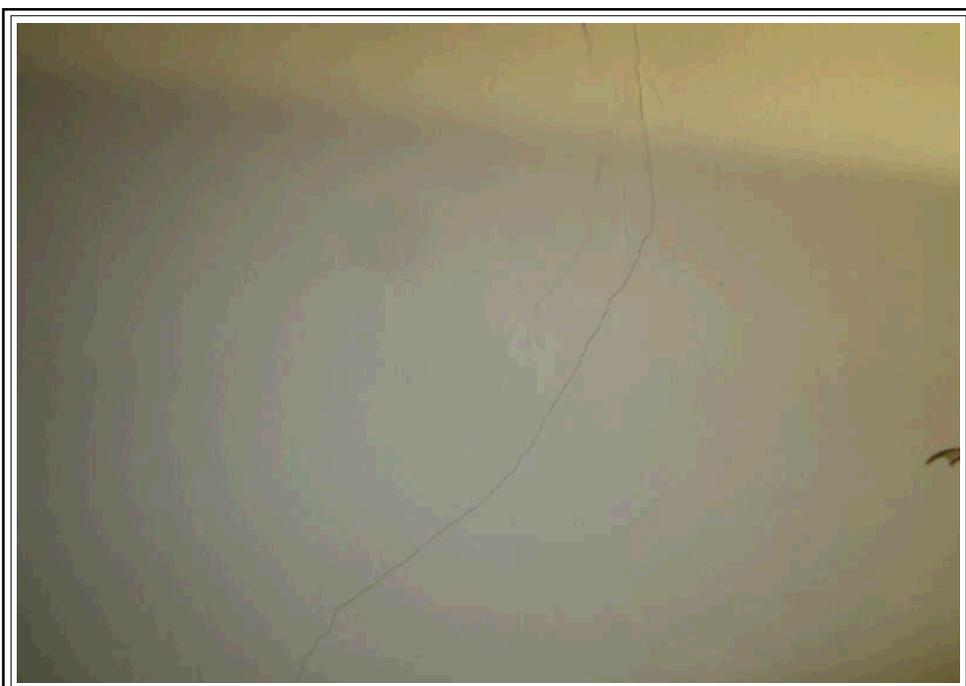
Ceiling Damage



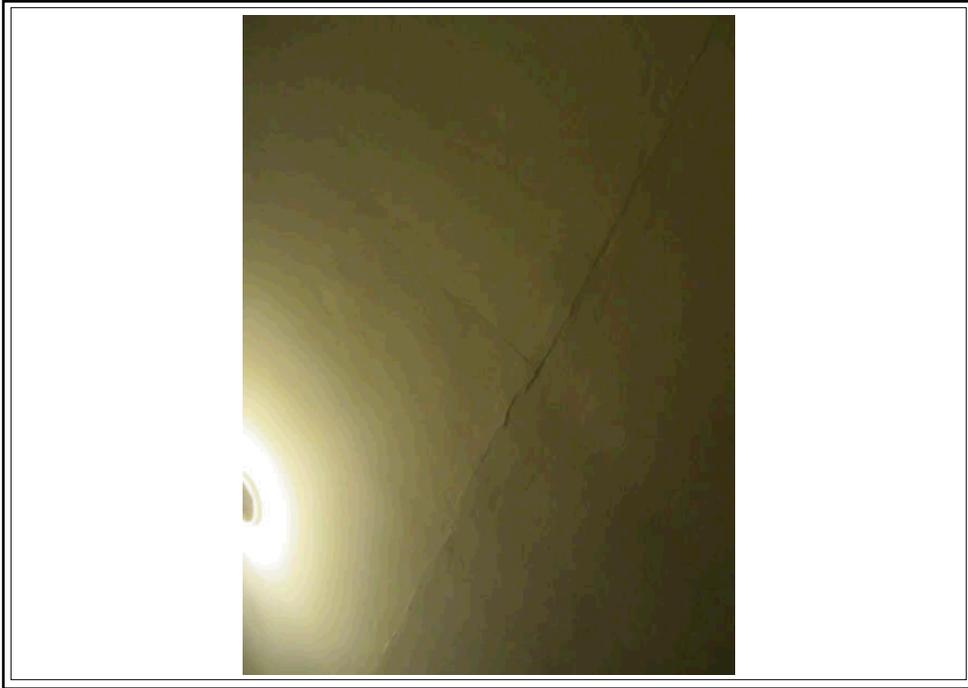
Basement Area



Interior Settlement Crack in Plaster Wall



Interior Settlement Crack in Plaster Wall



Typical Previous Repair Area
Settlement Cracks on interior areas



Settlement with water issue



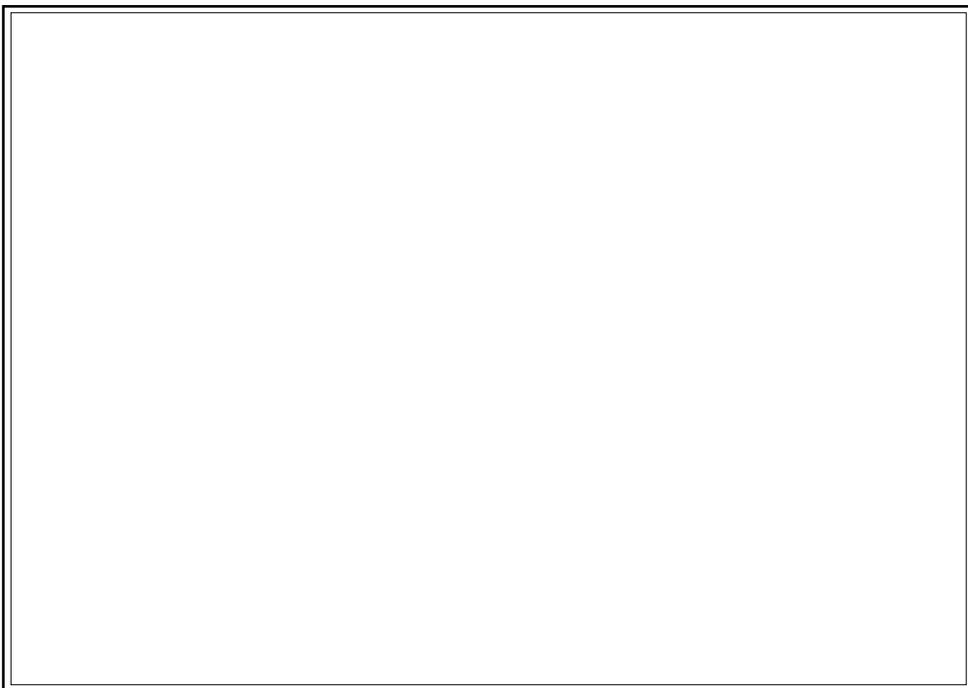
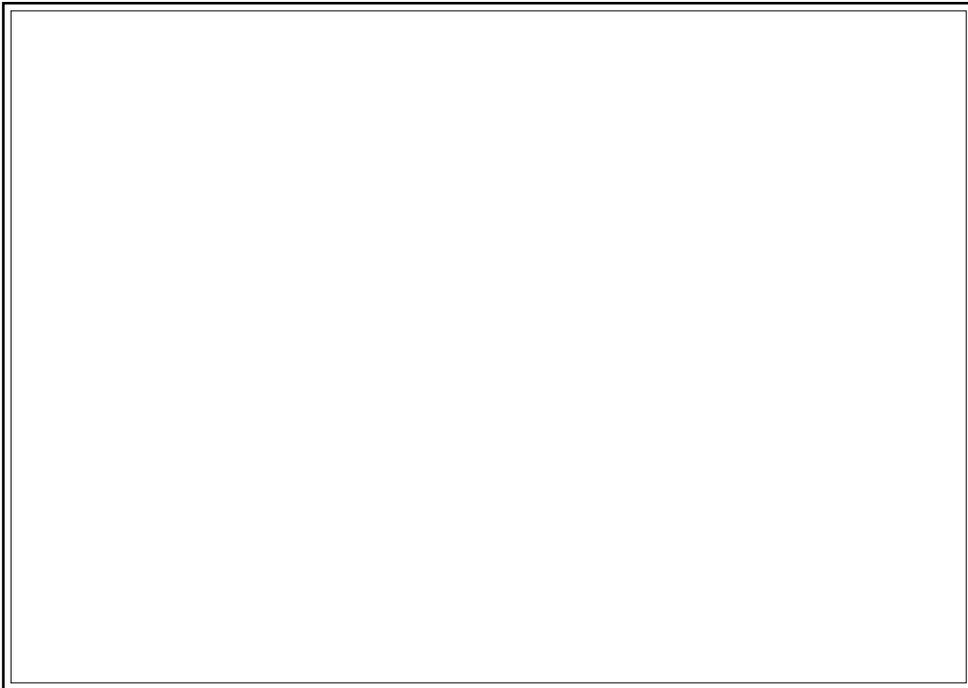
Settlement Cracks
Numerous Areas on Exterior

Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

File No.: 031713B Wildwood
Case No.:
State: TN Zip: 37212



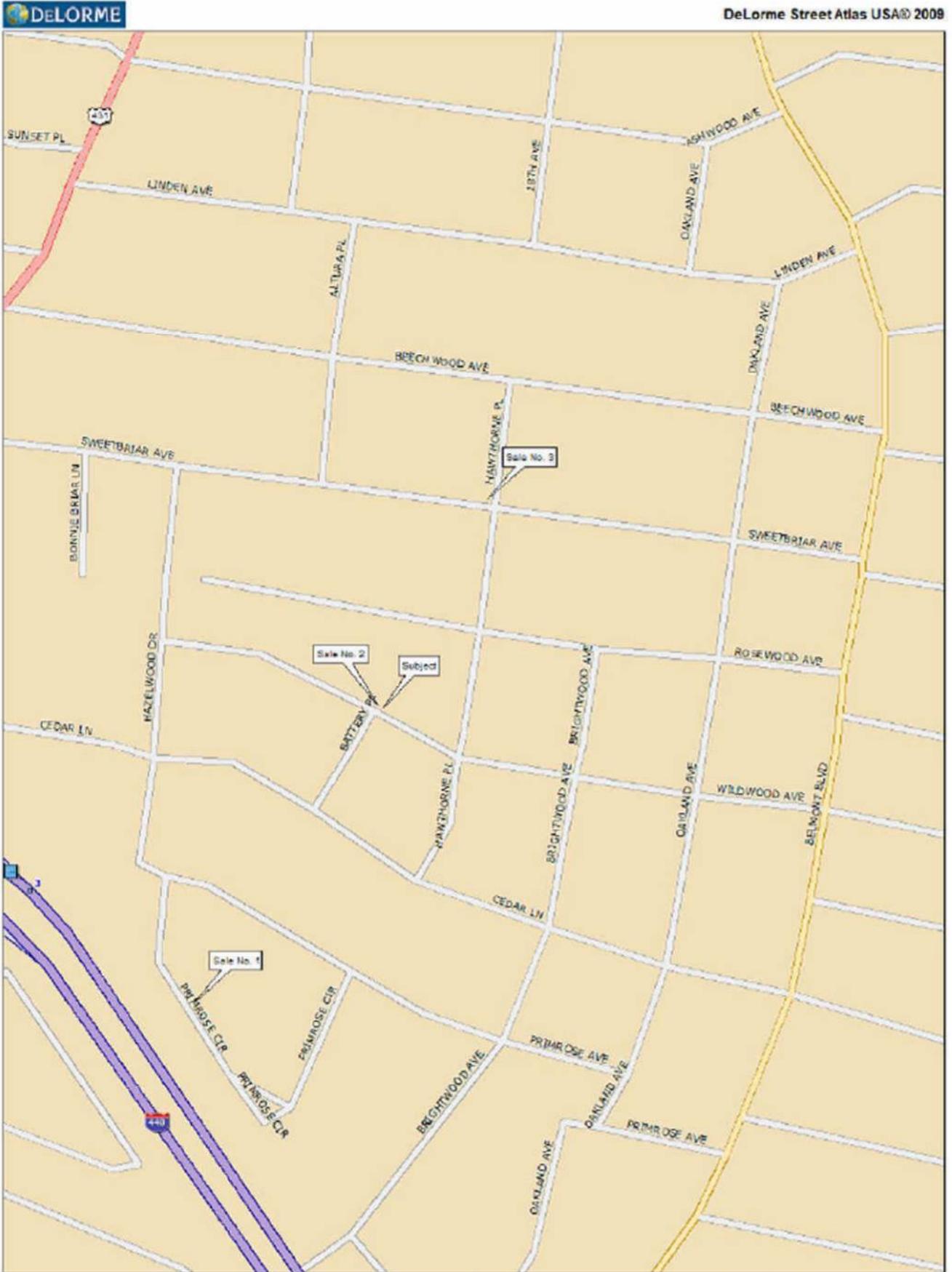
Settlement Separation on Interior Door Facing



LOCATION MAP

Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

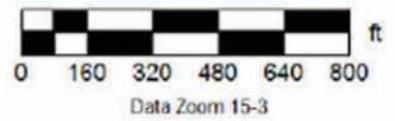
File No.: 031713B Wildwood
Case No.:
State: TN
Zip: 37212



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www.delorme.com



Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

File No.: 031713B Wildwood
Case No.:
State: TN Zip: 37212

CE17001

State of Tennessee
TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
EDDY ALLEN BROWN

*This is to certify that all requirements of the State of Tennessee
have been met.*

ID NUMBER: 00003686
LIC STATUS: ACTIVE
EXPIRATION DATE: 04/30/2014

79769428



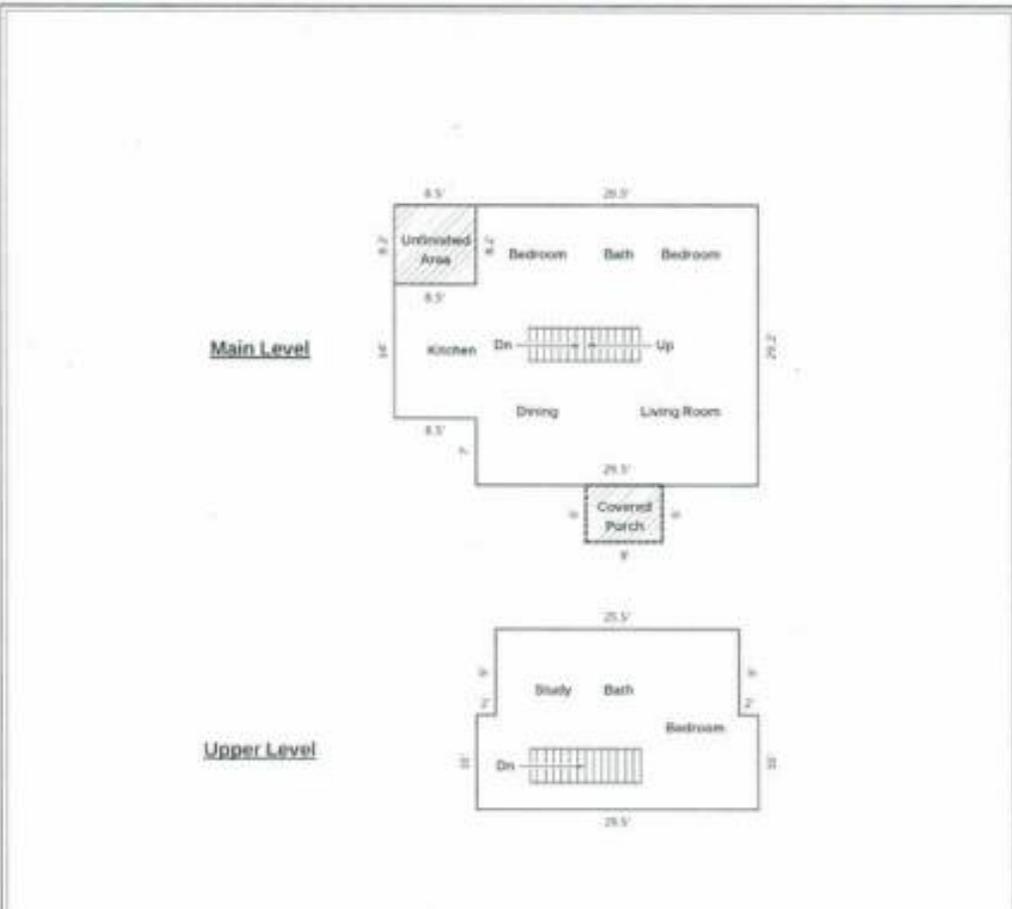
IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

Client: Donald Hunter
 Property Address: 1818 Wildwood Avenue
 City: Nashville

File No.: 031713B Wildwood
 Case No.:
 State: TN
 Zip: 37212

FLOORPLAN SKETCH

Client: Donald Hunter	File No.: 031713 Wildwood
Property Address: 1818 Wildwood Avenue	Case No.:
City: Nashville	State: TN Zip: 37212



Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GLA1	First Floor	980.4	980.4
GLA2	Second Floor	524.5	524.5
P/P	Covered Porch	48.0	48.0
OTE	Unfinished Area	62.7	62.7
Net LIVABLE Area		(rounded)	1505

LIVING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
29.5 x 9.2	241.9
7.0 x 29.5	206.5
14.0 x 38.0	532.0
Second Floor	
5.0 x 25.5	229.5
29.5 x 10.0	295.0
5 Items (rounded) 1505	

Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

File No.: 031713B Wildwood

Case No.:

State: TN

Zip: 37212



Garman Engineering Company, LLC dba GEC

Doug Revere
dougrev@me.com

June 8, 2013

RE: Structural Observation Report
Residence, 1818 Wildwood, Nashville

Dear Mr. Revere:

As requested, I met you at the above listed residence on June 4, 2013, to perform structural observations to evaluate the condition of the residence. I understand you have made an offer to purchase the residence but wanted to make sure the residence is structurally sound and can be renovated without major structural repairs. The residence is wood-framed with brick veneer. It is constructed on a dug-out basement foundation with stone foundation walls around the perimeter and concrete masonry block walls supporting the earth walls at the edges where the basement was dug-out.

The ground surface slopes downward from the street to the residence. At the front stone foundation wall of the residence, the ground surface is close to the top of the foundation wall. The stone foundation wall has no steel reinforcement and has rotated from the lateral earth pressure pushing against it so that it leans inward. The inward lean of the front foundation wall has made the wall unstable. In addition to causing cracking of the brick veneer on the front wall where the brick has pushed inward, the lean of the front foundation wall has pushed on the floor framing and the rear stone foundation wall now has an outward lean of about 1 to 2-inches at the top. The concrete masonry block retaining walls in the interior of the basement do not appear to be reinforced or to have a structural footing and are leaning and failing.

The stone foundation at the perimeter of the residence and the block retaining walls in the basement are not structurally sound and are not a suitable foundation for renovating the residence. The foundation walls have reached the point at which they are no longer stable. The danger for a structural collapse of the residence is small, but not negligible at the present time. A heavy rainfall event could cause collapse of the foundation walls if runoff penetrates into the basement.

There is no practical way to remove the existing foundation and construct a new foundation for the residence around the existing structure. The foundation movements and water leaks have weakened the framing connections making it risky to attempt to stabilize the residence while the foundation work is completed. Our evaluation is the residence is not structurally sound and is not suitable for renovation or repairs.

Please call me if you have any questions.

Respectfully Submitted,
Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG
Revere-1818Wildwood-Nashville



Garman Engineering Company, LLC dba GEC

June 24, 2013

Doug Revere
dougrev@me.com

RE: Structural Observation Report
Residence, 1818 Wildwood, Nashville

Dear Mr. Revere:

As requested, I met you at the above listed residence on June 24, 2013, to perform structural observations to evaluate the condition of the residence (Photo 1). I understand you wanted to more thoroughly document the condition of the residence with more detail than included in the previous report dated June 8, 2013.

Ground Surface Slope

The ground surface slopes downward from the street to the residence (Photo 2). Building codes require the ground surface to have a positive slope away from the foundation with a minimum fall of 6-inches over 10-ft. Allowing runoff to pool and infiltrate next to the foundation can saturate clayey soils contributing to settlement and increase pore water pressure against the foundation. GEC recommends:

- The residence is set too low on the lot to correct this problem without constructing a structural retaining wall in front of the residence and/or by raising the height of the foundation walls.

Front Foundation Wall

At the front stone foundation wall of the residence, the ground surface is close to the top of the foundation wall. The stone foundation wall has no steel reinforcement and has rotated from the lateral earth pressure pushing against it so it leans inward. The inward lean of the wall has created tension forces causing cracking of the stone front foundation wall (Photos 3 through 6) and brick veneer on the front wall (Photos 7 through 9). The inward lean of the front foundation wall has made the wall unstable. The danger for collapse is low but not negligible. A heavy rainfall event could cause collapse of the foundation walls if runoff penetrates into the basement. GEC recommends:

- The front foundation wall needs to be removed and replaced with a reinforced poured concrete or concrete masonry block foundation wall constructed on a reinforced



Garman Engineering Company, LLC dba GEC

perimeter poured concrete strip footing. The wall construction should be compliant with the requirements of the 2006 IRC.

Dug-Out Basement Retaining Walls

The interior retaining walls separating the dug-out portion of the basement from the crawlspace portion along the foundation walls are constructed of non-reinforced hollow core block. The walls appear to be constructed on the slab without a structural footing. These retaining walls are cracked and leaning inward (Photos 10 through 12). GEC recommends:

- The retaining walls need to be removed and replaced with reinforced poured concrete or concrete masonry block retaining walls constructed on a reinforced perimeter poured concrete strip footing. The wall construction should be compliant with the requirements of the 2006 IRC.

Or

- The foundation walls need to be removed and replaced with taller reinforced poured concrete or concrete masonry block foundation walls constructed on a reinforced perimeter poured concrete strip footing set at a deeper elevation so there is a full basement and the retaining walls are no longer necessary.

Subfloor Framing

The lean of the front foundation wall has pushed on the floor framing causing the steel posts supporting the main left-to-right girder to lean toward the rear foundation wall 2 to 3-inches at the top (Photos 13 through 15). As the posts were originally installed as vertical supports, the movement has made them structurally unstable. GEC recommends:

- All support posts for the framing need to be re-set vertically with bearing on a thickened, reinforced grade beam in a basement slab or on individual poured concrete pier pads. Posts need to be anchored to the concrete at the base and securely connected to the framing at the top.

The main left-to-right girder is improperly constructed with unsupported splices in the girder plies (Photo 16). The girder also appears to be over-loaded for the loads of the two-story residence as there is visible deflection in the girder including several inches of deflection at the right end of the residence (Photo 17). GEC recommends:

- Additional structural steel posts are needed to support the girder.

Or



Garman Engineering Company, LLC dba GEC

- A new girder of steel or LVL beams designed for the existing spans can be installed. This method would not need additional support posts so that the basement area would be more open for storage compared to the alternative of adding more posts.

There are some water leaks in the cast iron drain lines (Photo 18). Near the rear wall of the basement, there are two areas of active fungal growth where the framing has been wet from the leaks (Photos 18 and 19). GEC recommends:

- Repair the plumbing leaks.
- Wood weakened by the fungal growth needs to be removed and replaced.
- Wood that has been wet but has not been structurally weakened needs to be dried and treated with a fungal killer/inhibitor.

Rear Foundation Wall

The forces pushing on the subfloor framing from the front foundation wall have pushed through the framing to the rear wall of the residence. The rear stone foundation wall is now leaning outward 1 to 2 inches at the top (Photo 20). The outward lean of the rear foundation wall has created tension forces causing cracking of the rear foundation wall and the rear ends of the side foundation walls (Photos 20 through 25) and cracking and bowing of the brick veneer on the rear foundation wall (Photos 26 through 28). GEC recommends:

- As previously discussed for the front foundation wall, the rear and side foundation walls need to be removed and replaced.
- The brick veneer on all sides of the residence has experienced cracking and bowing. The bowing cannot be corrected without removing the brick veneer and re-installing the brick with brick ties. Therefore, all the brick on the residence needs to be removed and replaced.

Front Porch

The front porch has settled next to the residence from surface water runoff erosion and consolidation of the backfill in front of the front foundation wall (Photo 29). The downward movement of the slab next to the residence has caused it to kick upward at the front edge. The upward movement has caused the support posts to push the roof upward and damage the framing connections at the front wall of the residence (Photo 30). GEC recommends:

- The front porch and front porch roof need to be removed and replaced. The subgrade beneath the porch should be compacted clean stone. Soft soils should be removed and replaced with compacted gravel before installing a new slab. The ground surface should



Garman Engineering Company, LLC dba GEC

be graded to drain away from the front porch slab and front foundation wall when the new porch is installed.

There is no practical way to remove the existing foundation and construct a new foundation for the residence around the existing structure. The foundation movements and water leaks have weakened the framing connections making it risky to attempt to stabilize the residence while the foundation work is completed. Our evaluation is the residence is not structurally sound and is not suitable for renovation or repairs. Please call me if you have any questions.

Respectfully Submitted,
Garman Engineering Company, LLC



Keith Michael Garman, PhD, PE, PG
Revere-1818Wildwood-Nashville(2)



June 27, 2013

Mr. Doug Revere
Email - dougrevere@me.com

RE: Repairs at 1818 Wildwood Avenue, Nashville, Tennessee

Dear Doug-

We are pleased to submit this estimate of the work you have requested to be done in efforts to repair/remediate the resident structure located at 1818 Wildwood Avenue Nashville. Based on the scope of work described below and the inspection report written by Garman Engineering Company on June 24, 2013, we summarize the estimated cost to be **\$115,000** to complete the repairs.

Scope of work expressly included:

1. Replace front foundation wall and footing with reinforced block to code.
2. Install French drain in front of house when new wall is installed
3. Install retaining wall (3'6" in height) across length of front yard to divert run off around residence.
4. Install new front porch including new roof
5. Repair girder and replace support posts in basement
6. Install new retaining walls in the dug-out area in crawl space to support earthen banks excavated near foundation walls.
7. Install new vertical wall, including footing, along rear foundation wall. Formed concrete wall with a stone veneer.
8. Adjust roofline on back dormer to conform with building codes.
9. Replace roof on new dormer.
10. Repair cracks in interior walls
11. Repair damages floors
12. Repair leak at ceiling under damaged dormer.

There are other potential items observed and need to be addressed and are not included. Examples of these items include cosmetic fractures in the brick and mortar and general painting only to name a few.

APPRAISAL OF



LOCATED AT:

1818 Wildwood Avenue
Nashville, TN 37212

CLIENT:

Donald Hunter
588 Oak Plains Road
Clarksville, TN 37043

AS OF:

July 22, 2013

BY:

Eddy A. Brown

Residential Appraisal Report

File No. 031713 Wildwood

PURPOSE	The purpose of this appraisal report is to provide the client with a credible opinion of the defined value of the subject property, given the intended use of the appraisal.			
	Client Name/Intended User Donald Hunter		E-mail D_L_Hunter@hotmail.com	
	Client Address 588 Oak Plains Road		City Clarksville	State TN Zip 37043
	Additional Intended User(s) Client's discretion.			
Intended Use To establish estimated current market value.				

SUBJECT	Property Address 1818 Wildwood Avenue		City Nashville	State TN Zip 37212
	Owner of Public Record Carole G. Hunter, Et Vir		County Davidson	
	Legal Description Lot 11, Block A Belmont Terrace Annex 3			
	Assessor's Parcel # 136.00	Tax Year 2012	R.E. Taxes \$ 3,135.02	
	Neighborhood Name Belmont/Hillsboro		Map Reference 117-04-0	Census Tract 169.00
Property Rights Appraised <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Other (describe)				

SALES HISTORY	My research <input type="checkbox"/> did <input checked="" type="checkbox"/> did not reveal any prior sales or transfers of the subject property for the three years prior to the effective date of this appraisal.			
	Prior Sale/Transfer: Date 03/13/1987	Price \$0	Source(s) CRS	
	Analysis of prior sale or transfer history of the subject property (and comparable sales, if applicable) Prior sales reflect stable market.			
	Offerings, options and contracts as of the effective date of the appraisal It is the understanding of the appraiser the subject property is currently under contract for purchase but no copy of this document was provided nor reviewed by the appraiser.			

NEIGHBORHOOD	Neighborhood Characteristics		One-Unit Housing Trends		One-Unit Housing		Present Land Use %	
	Location <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural	Property Values <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining	PRICE	AGE	One-Unit	95 %		
	Built-Up <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25-75% <input type="checkbox"/> Under 25%	Demand/Supply <input type="checkbox"/> Shortage <input checked="" type="checkbox"/> In Balance <input type="checkbox"/> Over Supply	\$(000)	(yrs)	2-4 Unit	1 %		
	Growth <input type="checkbox"/> Rapid <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Slow	Marketing Time <input type="checkbox"/> Under 3 mths <input checked="" type="checkbox"/> 3-6 mths <input type="checkbox"/> Over 6 mths	200 Low	0	Multi-Family	1 %		
	Neighborhood Boundaries Wedgewood Avenue to north, 10th Avenue South to east, I-440 to south and 21st Avenue South to west.		1,000 High	120	Commercial	2 %		
			350 Pred.	75	Other Land	1 %		
	Neighborhood Description Subject is located within an established neighborhood convenient to shopping, schools, recreational facilities and places of worship. The neighborhood is near major transportation arteries leading to centers of employment and commerce.							
	Market Conditions (including support for the above conclusions) Market conditions were average. No loan discounts, interest buydowns or concessions were observed. It is typical in VA and FHA financing for seller to pay up to 3 points toward buyers closing costs. Interest rates remain in the lower index range which is helping to keep the residential market active.							
	Dimensions 70' x 173' x IRR Area 0.23 ac Shape Irregular View Residential							
	Specific Zoning Classification R8 Zoning Description One and Two Family - (8,000 sf lot)							

SITE	Zoning Compliance <input checked="" type="checkbox"/> Legal <input type="checkbox"/> Legal Nonconforming (Grandfathered Use) <input type="checkbox"/> No Zoning <input type="checkbox"/> Illegal (describe)		Is the highest and best use of the subject property as improved (or as proposed per plans and specifications) the present use? <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No If No, describe: Based upon data in our files, the Highest & Best Use for the subject is as developed, single family residential.						
	Utilities	Public	Other (describe)	Public	Other (describe)	Off-site Improvements—Type	Public	Private	
	Electricity	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Water	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Street Asphalt	<input checked="" type="checkbox"/>	<input type="checkbox"/>
	Gas	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Sanitary Sewer	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Alley None	<input type="checkbox"/>	<input type="checkbox"/>
	Site Comments Site slope front to rear. Drainage appears adequate.								

IMPROVEMENTS	GENERAL DESCRIPTION		FOUNDATION		EXTERIOR DESCRIPTION materials		INTERIOR materials		
	Units <input checked="" type="checkbox"/> One <input type="checkbox"/> One w/Acc. unit <input type="checkbox"/>	<input type="checkbox"/> Concrete Slab <input type="checkbox"/> Crawl Space	Foundation Walls	Stone/Avg		Floors	FnWd/Vinyl/Avg		
	# of Stories 1.5	<input checked="" type="checkbox"/> Full Basement <input type="checkbox"/> Partial Basement	Exterior Walls	Brick/Avg		Walls	Plaster/Panel/Avg		
	Type <input checked="" type="checkbox"/> Det. <input type="checkbox"/> Att. <input type="checkbox"/> S-Det./End Unit	Basement Area 0.0000 sq. ft.	Roof Surface	CompShing/Avg		Trim/Finish	Wood/Avg		
	<input checked="" type="checkbox"/> Existing <input type="checkbox"/> Proposed <input type="checkbox"/> Under Const.	Basement Finish 0 %	Gutters & Downspouts	Aluminum/Avg		Bath Floor	Vinyl/Avg		
	Design (Style) Cottage	<input checked="" type="checkbox"/> Outside Entry/Exit <input type="checkbox"/> Sump Pump	Window Type	WoodSash/Avg		Bath Wainscot	CeramicBoard/Avg		
	Year Built 1941		Storm Sash/Insulated	StormSash/Avg		Car Storage	<input type="checkbox"/> None		
	Effective Age (Yrs) 30		Screens	Yes/Avg		<input checked="" type="checkbox"/> Driveway # of Cars 1			
	Attic <input type="checkbox"/> None	Heating <input checked="" type="checkbox"/> FWA <input type="checkbox"/> HW <input type="checkbox"/> Radiant	Amenities	<input type="checkbox"/> WoodStove(s) #		Driveway Surface Gravel			
	<input type="checkbox"/> Drop Stair <input type="checkbox"/> Stairs	<input type="checkbox"/> Other Fuel Gas	<input type="checkbox"/> Fireplace(s) #	<input type="checkbox"/> Fence		<input type="checkbox"/> Garage # of Cars 0			
	<input type="checkbox"/> Floor <input checked="" type="checkbox"/> Scuttle	Cooling <input checked="" type="checkbox"/> Central Air Conditioning	<input type="checkbox"/> Patio/Deck	<input checked="" type="checkbox"/> Porch Covered		<input type="checkbox"/> Carport # of Cars 0			
	<input type="checkbox"/> Finished <input type="checkbox"/> Heated	<input type="checkbox"/> Individual <input type="checkbox"/> Other	<input type="checkbox"/> Pool	<input type="checkbox"/> Other		<input type="checkbox"/> Att. <input type="checkbox"/> Det. <input type="checkbox"/> Built-in			
	Appliances <input type="checkbox"/> Refrigerator <input checked="" type="checkbox"/> Range/Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Disposal <input type="checkbox"/> Microwave <input type="checkbox"/> Washer/Dryer <input type="checkbox"/> Other (describe)								
	Finished area above grade contains: 7 Rooms 3 Bedrooms 2.0 Bath(s) 1,505 Square Feet of Gross Living Area Above Grade								
	Additional Features Ceiling fans.								

Comments on the Improvements Subject improvement reflects advanced deferred maintenance in addition to normal depreciation from standard use. No updates noted. There was moisture noted in the basement area due to drainage issues in foundation.	

Residential Appraisal Report

File No. 031713 Wildwood

FEATURE	SUBJECT	COMPARABLE SALE NO. 1			COMPARABLE SALE NO. 2			COMPARABLE SALE NO. 3																	
1818 Wildwood Avenue Address Nashville, TN 37212		2959 Primrose Circle Nashville, TN 37212			1820 Wildwood Avenue Nashville, TN 37212			1800 Sweetbriar Avenue Nashville, TN 37212																	
Proximity to Subject		0.20 Mile SW			0.01 Mile W			0.14 Mile NE																	
Sale Price	\$	\$ 250,000			\$ 270,000			\$ 315,000																	
Sale Price/Gross Liv. Area	\$ 0.00 sq. ft.	\$ 156.25 sq. ft.			\$ 184.80 sq. ft.			\$ 217.24 sq. ft.																	
Data Source(s)		MLS #1427168;DOM 9			MLS #1377322;DOM 109			MLS #1387642;DOM 0																	
Verification Source(s)		CRS			CRS			CRS																	
VALUE ADJUSTMENTS	DESCRIPTION	DESCRIPTION			+			-																	
Sale or Financing Concessions		Other 0			Conventional 0			Conventional 2000			-2,000														
Date of Sale/Time		05/03/2013			10/25/2012			08/31/2012																	
Location	Suburban	Suburban			Suburban			Suburban																	
Leasehold/Fee Simple	Fee Simple	Fee Simple			Fee Simple			Fee Simple																	
Site	0.23 ac	0.27 ac			0.32 ac			0.23 ac																	
View	Residential	Residential			Residential			Residential																	
Design (Style)	Cottage	Cottage			Cottage			Cottage																	
Quality of Construction	Average	Average			Average			Average																	
Actual Age	72+/- Years	72+/- Years			60+/- Years			-5,000			72+/- Years														
Condition	Poor	Average			-10,000			Average			-20,000														
Above Grade		Total	Bdms.	Baths	Total	Bdms.	Baths	Total	Bdms.	Baths															
Room Count		7	3	2.0	7	4	1.0	+5,000	5	3	2.0	+5,000													
Gross Living Area		1,505 sq. ft.			1,600 sq. ft.			-3,325			1,461 sq. ft.			1,450 sq. ft.			+1,925								
Basement & Finished Rooms Below Grade	Full Unfinished	Full Unfinished			Full Unfinished			Full Unfinished			Partial Unfinished														
Functional Utility	Average	Average			Average			Average			Average														
Heating/Cooling	Central	Central			Central			Central			Central														
Energy Efficient Items	Average	Average			Average			Average			Average														
Garage/Carport	None	None			None			None			None														
Porch/Patio/Deck	CvPorch	Deck			-1,000			Deck			-1,000			CvPatio	-1,000										
Fireplace	None	1 F/P			-1,500			1 F/P			-1,500			None											
Fence	None	None			None			None			None			Fence	-1,000										
Driveway	Gravel	Asphalt			-2,000			Gravel			Asphalt			-2,000											
Net Adjustment (Total)		<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 12,825			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 27,500			<input type="checkbox"/> + <input checked="" type="checkbox"/> -			\$ 49,075								
Adjusted Sale Price of Comparables		Net Adj. -5.1%			\$ 237,175			Gross Adj. 9.1%			Net Adj. -10.2%			\$ 242,500			Gross Adj. 10.2%			Net Adj. -15.6%			\$ 265,925		

Summary of Sales Comparison Approach All of the sales are located within the defined neighborhood and in close proximity to the subject property. Sale No. 1 was in some superior condition, inferior baths, larger, deck, f/p and asphalt drive. Sale No. 2 is newer, superior condition, deck and f/p. Sale No. 3 had financial assistance, superior condition, inferior baths, some smaller, patio, fence and asphalt drive. Adjustments were made for cited differences. After adjustments, the comparable sales indicate a range in value between \$237,175 and \$265,925. The three sales shown are considered the most recent similar properties discovered. Recent sales for similar properties in the subject market were limited. Most emphasis given lower-adjusted range due to condition of improvements. Adjustments for Sale No. 3 exceed standard range due to differences in condition.

COST APPROACH TO VALUE	
Site Value Comments Based upon an analysis of data in our files, the estimated land value for the subject property is \$175,000. Land value as shown in this report is to be used solely by the client for financial underwriting purposes only and any other use is prohibited. Due to age and condition of improvements, the Cost Approach was deemed not necessary for this report.	
ESTIMATED <input type="checkbox"/> REPRODUCTION OR <input type="checkbox"/> REPLACEMENT COST NEW	OPINION OF SITE VALUE = \$
Source of cost data	Dwelling Sq. Ft. @ \$ = \$ 0
Quality rating from cost service Effective date of cost data	Sq. Ft. @ \$ = \$
Comments on Cost Approach (gross living area calculations, depreciation, etc.)	
Refer to attached floor plan.	Garage/Carport 0 Sq. Ft. @ \$ = \$ 0
	Total Estimate of Cost-New = \$ 0
Subject was in poor condition at date of inspection.	Less Physical Functional External
	Depreciation = \$ (0)
Appraisal made "as is".	Depreciated Cost of Improvements = \$ 0
	"As-is" Value of Site Improvements = \$
	INDICATED VALUE BY COST APPROACH = \$ 0

INCOME APPROACH TO VALUE	
Estimated Monthly Market Rent \$ 0.00 X Gross Rent Multiplier = \$ 0	Indicated Value by Income Approach
Summary of Income Approach (including support for market rent and GRM) Due to lack of data, the Income Approach was not utilized in this report.	

Indicated Value by: Sales Comparison Approach \$240,000 Cost Approach (if developed) \$ 0 Income Approach (if developed) \$ 0
 The Sales Comparison Approach is shown in this report as it best reflects the actions of buyers and sellers in the market.

This appraisal is made "as is," subject to completion per plans and specifications on the basis of a hypothetical condition that the improvements have been completed, subject to the following repairs or alterations on the basis of a hypothetical condition that the repairs or alterations have been completed subject to the following:

Based on the scope of work, assumptions, limiting conditions and appraiser's certification, my (our) opinion of the defined value of the real property that is the subject of this report is \$ 240,000 as of 07/22/2013, which is the effective date of this appraisal.

Scope of Work, Assumptions and Limiting Conditions

Scope of work is defined in the Uniform Standards of Professional Appraisal Practice as "the type and extent of research and analyses in an assignment." In short, scope of work is simply what the appraiser did and did not do during the course of the assignment. It includes, but is not limited to: the extent to which the property is identified and inspected, the type and extent of data researched, the type and extent of analyses applied to arrive at opinions or conclusions.

The scope of this appraisal and ensuing discussion in this report are specific to the needs of the client, other identified intended users and to the intended use of the report. This report was prepared for the sole and exclusive use of the client and other identified intended users for the identified intended use and its use by any other parties is prohibited. The appraiser is not responsible for unauthorized use of the report.

The appraiser's certification appearing in this appraisal report is subject to the following conditions and to such other specific conditions as are set forth by the appraiser in the report. All extraordinary assumptions and hypothetical conditions are stated in the report and might have affected the assignment results.

1. The appraiser assumes no responsibility for matters of a legal nature affecting the property appraised or title thereto, nor does the appraiser render any opinion as to the title, which is assumed to be good and marketable. The property is appraised as though under responsible ownership.
2. Any sketch in this report may show approximate dimensions and is included only to assist the reader in visualizing the property. The appraiser has made no survey of the property.
3. The appraiser is not required to give testimony or appear in court because of having made the appraisal with reference to the property in question, unless arrangements have been previously made thereto.
4. Neither all, nor any part of the content of this report, copy or other media thereof (including conclusions as to the property value, the identity of the appraiser, professional designations, or the firm with which the appraiser is connected), shall be used for any purposes by anyone but the client and other intended users as identified in this report, nor shall it be conveyed by anyone to the public through advertising, public relations, news, sales, or other media, without the written consent of the appraiser.
5. The appraiser will not disclose the contents of this appraisal report unless required by applicable law or as specified in the Uniform Standards of Professional Appraisal Practice.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and believed to be true and correct. However, no responsibility for accuracy of such items furnished to the appraiser is assumed by the appraiser.
7. The appraiser assumes that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render it more or less valuable. The appraiser assumes no responsibility for such conditions, or for engineering or testing, which might be required to discover such factors. This appraisal is not an environmental assessment of the property and should not be considered as such.
8. The appraiser specializes in the valuation of real property and is not a home inspector, building contractor, structural engineer, or similar expert, unless otherwise noted. The appraiser did not conduct the intensive type of field observations of the kind intended to seek and discover property defects. The viewing of the property and any improvements is for purposes of developing an opinion of the defined value of the property, given the intended use of this assignment. Statements regarding condition are based on surface observations only. The appraiser claims no special expertise regarding issues including, but not limited to: foundation settlement, basement moisture problems, wood destroying (or other) insects, pest infestation, radon gas, lead based paint, mold or environmental issues. Unless otherwise indicated, mechanical systems were not activated or tested.

This appraisal report should not be used to disclose the condition of the property as it relates to the presence/absence of defects. The client is invited and encouraged to employ qualified experts to inspect and address areas of concern. If negative conditions are discovered, the opinion of value may be affected.

Unless otherwise noted, the appraiser assumes the components that constitute the subject property improvement(s) are fundamentally sound and in working order.

Any viewing of the property by the appraiser was limited to readily observable areas. Unless otherwise noted, attics and crawl space areas were not accessed. The appraiser did not move furniture, floor coverings or other items that may restrict the viewing of the property.

9. Appraisals involving hypothetical conditions related to completion of new construction, repairs or alteration are based on the assumption that such completion, alteration or repairs will be competently performed.
10. Unless the intended use of this appraisal specifically includes issues of property insurance coverage, this appraisal should not be used for such purposes. Reproduction or Replacement cost figures used in the cost approach are for valuation purposes only, given the intended use of the assignment. The Definition of Value used in this assignment is unlikely to be consistent with the definition of Insurable Value for property insurance coverage/use.
11. The ACI General Purpose Appraisal Report (GPAR™) is not intended for use in transactions that require a Fannie Mae 1004/Freddie Mac 70 form, also known as the Uniform Residential Appraisal Report (URAR).

Additional Comments Related To Scope Of Work, Assumptions and Limiting Conditions

The appraisal is based on the "as is" condition of the subject as of the date of inspection. The intended user of the report is the client as shown in the report. The purpose of this report is to estimate the market value of the fee simple interest of the subject property for assisting the client in making financial decisions.

The appraiser conducted an interior and exterior inspection of the property. The appraiser inspected the visual components of the dwelling but obviously could not see the hidden components, i.e., electrical, plumbing, etc., located behind and/or within the interior areas of the construction. It is assumed that all components of the dwelling are in good working order.

The inspection and report are not to be construed as a Home Inspection. It is recommended a licensed and/or certified home inspector would be qualified and employed to conduct that level of inspection. The client should not rely on the appraiser's inspection as a warranty or guarantee of condition, implied or otherwise, regarding any system or component of the subject real property.

Additional Certification:

I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three year period preceding acceptance of this assignment.

EXPOSURE TIME: The estimated length of time the property interest being appraised would have been offered on the market prior to the hypothetical consummation of a sale at market value on the effective date of the appraisal; a retrospective opinion based on an analysis of past events assuming a competitive and open market. The appraiser has determined the subject property would have to be exposed for 1 to 3 months on the open market in order to have a market value of \$240,000, on the effective date of this appraisal.

Michael Herman, TR-4741, provided real property appraisal assistance in the data collection, physical inspection, and preparation of this report.

Appraiser's Certification

The appraiser(s) certifies that, to the best of the appraiser's knowledge and belief:

- 1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are the appraiser's personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. Unless otherwise stated, the appraiser has no present or prospective interest in the property that is the subject of this report and has no personal interest with respect to the parties involved.
4. The appraiser has no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. The appraiser's engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. The appraiser's compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this appraisal.
7. The appraiser's analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
8. Unless otherwise noted, the appraiser has made a personal inspection of the property that is the subject of this report.
9. Unless noted below, no one provided significant real property appraisal assistance to the appraiser signing this certification. Significant real property appraisal assistance provided by:

Additional Certifications:

Definition of Value: [] Market Value [] Other Value: _____
Source of Definition: _____

ADDRESS OF THE PROPERTY APPRAISED:
1818 Wildwood Avenue
Nashville, TN 37212
EFFECTIVE DATE OF THE APPRAISAL: 07/22/2013
APPRAISED VALUE OF THE SUBJECT PROPERTY \$ 240,000

APPRAISER

Signature: [Handwritten Signature]
Name: Eddy A. Brown
State Certification # _____
or License # CR-3686
or Other (describe): _____ State #: _____
State: TN
Expiration Date of Certification or License: 04/30/2014
Date of Signature and Report: 07/22/2013
Date of Property Viewing: 07/22/2013
Degree of property viewing:
[X] Interior and Exterior [] Exterior Only [] Did not personally view

SUPERVISORY APPRAISER

Signature: _____
Name: _____
State Certification # _____
or License # _____
State: _____
Expiration Date of Certification or License: _____
Date of Signature: _____
Date of Property Viewing: _____
Degree of property viewing:
[] Interior and Exterior [] Exterior Only [] Did not personally view

SUBJECT PROPERTY PHOTO ADDENDUM

Client: Donald Hunter	File No.: 031713 Wildwood
Property Address: 1818 Wildwood Avenue	Case No.:
City: Nashville	State: TN Zip: 37212



**FRONT VIEW OF
SUBJECT PROPERTY**

Appraised Date: July 22, 2013
Appraised Value: \$ 240,000



**REAR VIEW OF
SUBJECT PROPERTY**



STREET SCENE

COMPARABLE PROPERTY PHOTO ADDENDUM

Client: Donald Hunter	File No.: 031713 Wildwood
Property Address: 1818 Wildwood Avenue	Case No.:
City: Nashville	State: TN Zip: 37212



COMPARABLE SALE #1

2959 Primrose Circle
Nashville, TN 37212
Sale Date: 05/03/2013
Sale Price: \$ 250,000



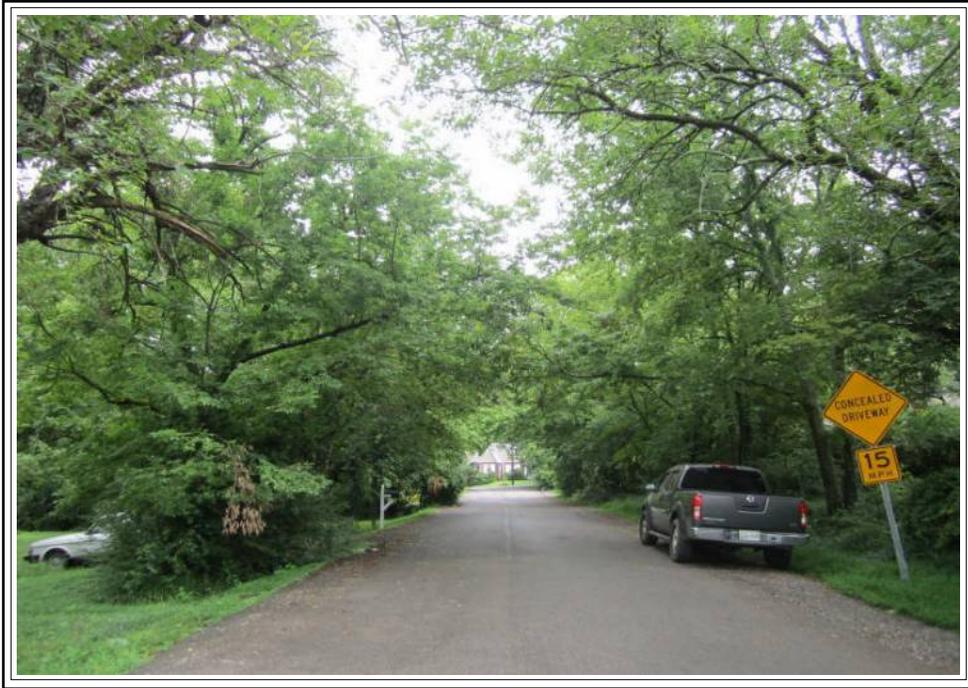
COMPARABLE SALE #2

1820 Wildwood Avenue
Nashville, TN 37212
Sale Date: 10/25/2012
Sale Price: \$ 270,000

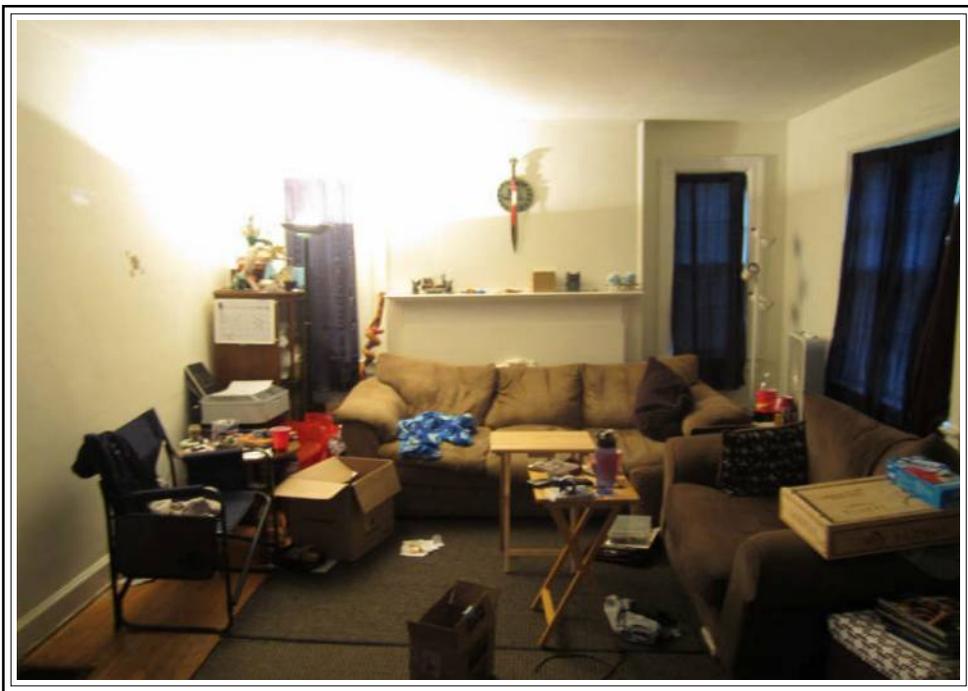


COMPARABLE SALE #3

1800 Sweetbriar Avenue
Nashville, TN 37212
Sale Date: 08/31/2012
Sale Price: \$ 315,000



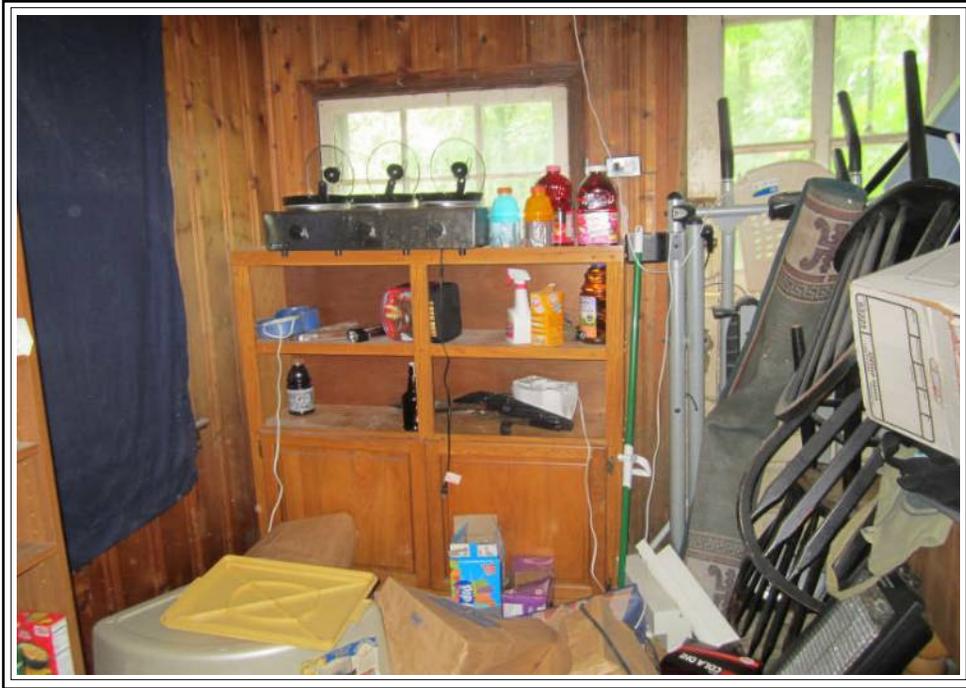
Additional Street Scene



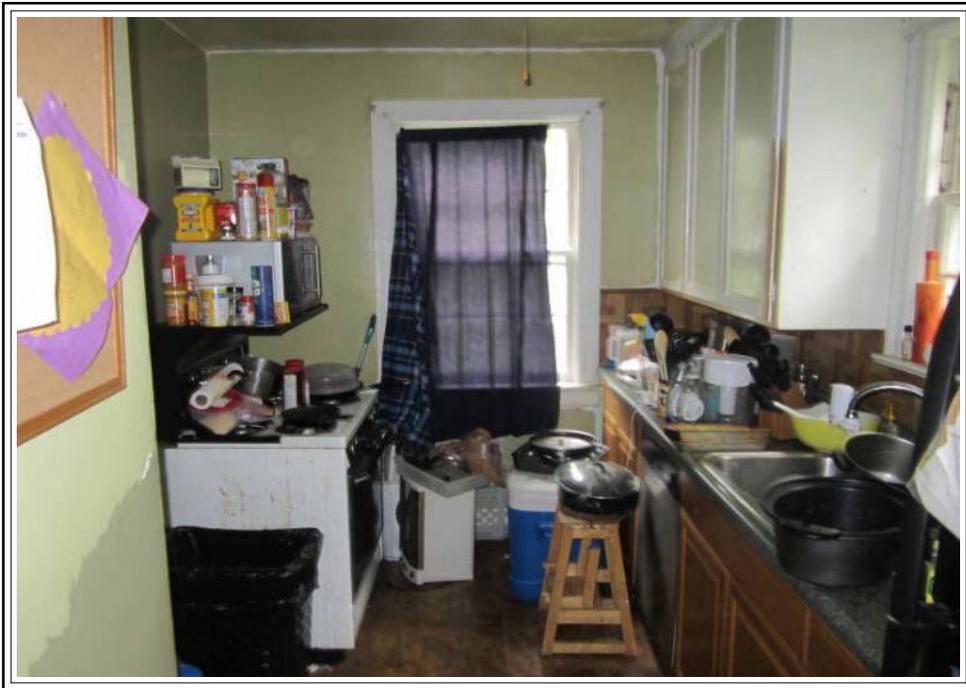
Living Room



Dining Room



Enclosed Porch



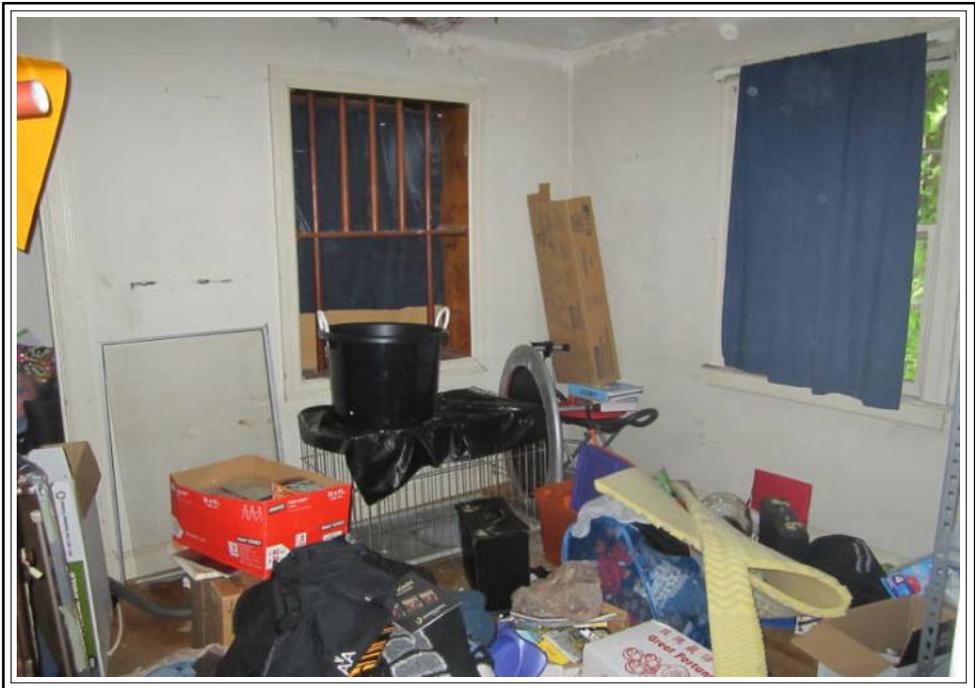
Kitchen



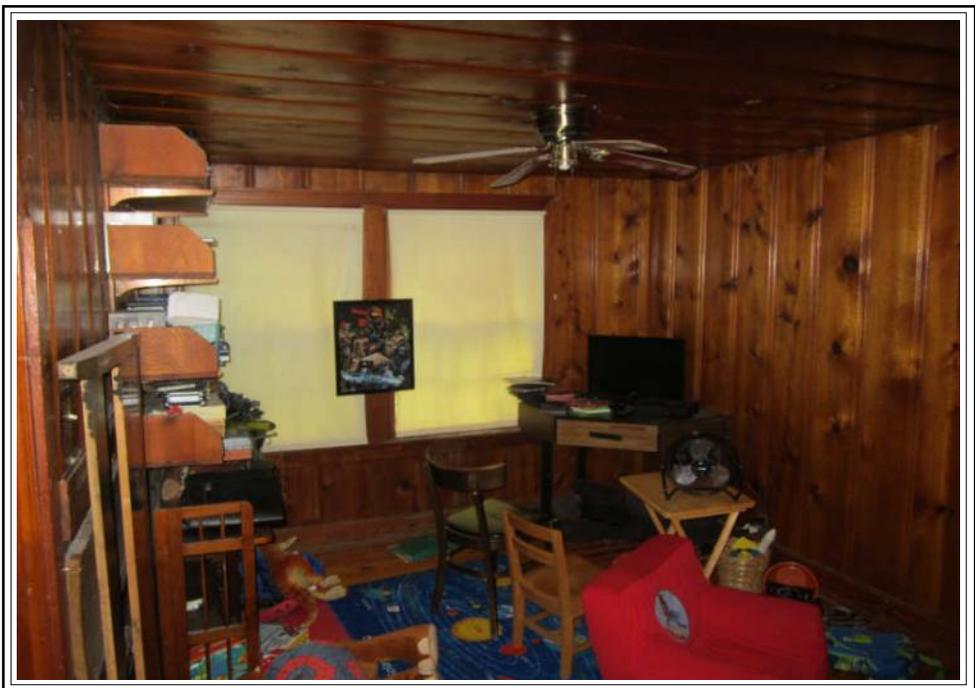
Bedroom



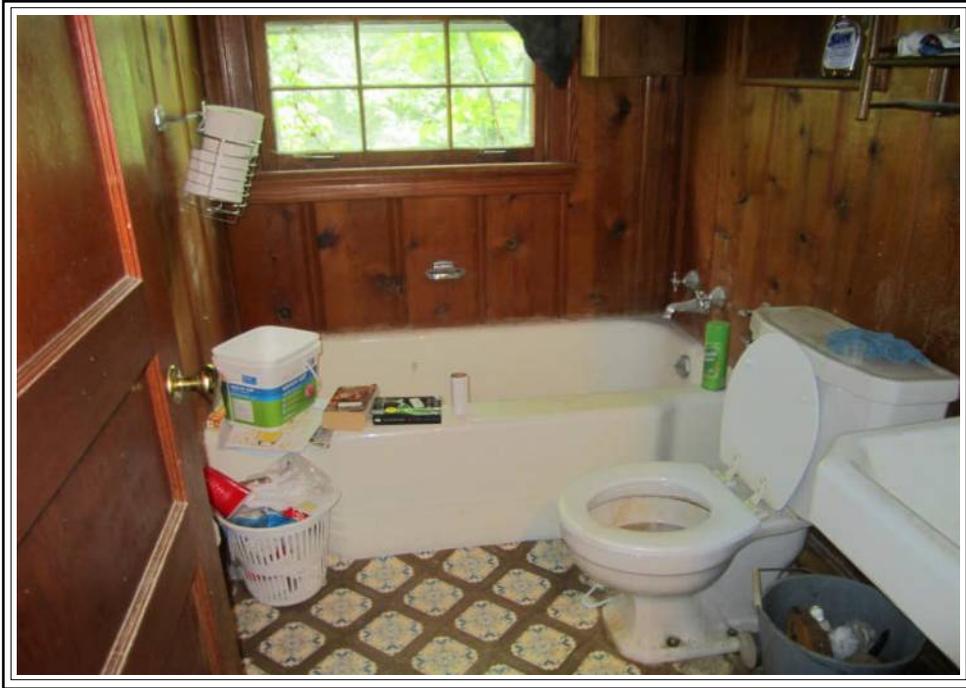
Bath



Bedroom



Study



Bath



Bedroom



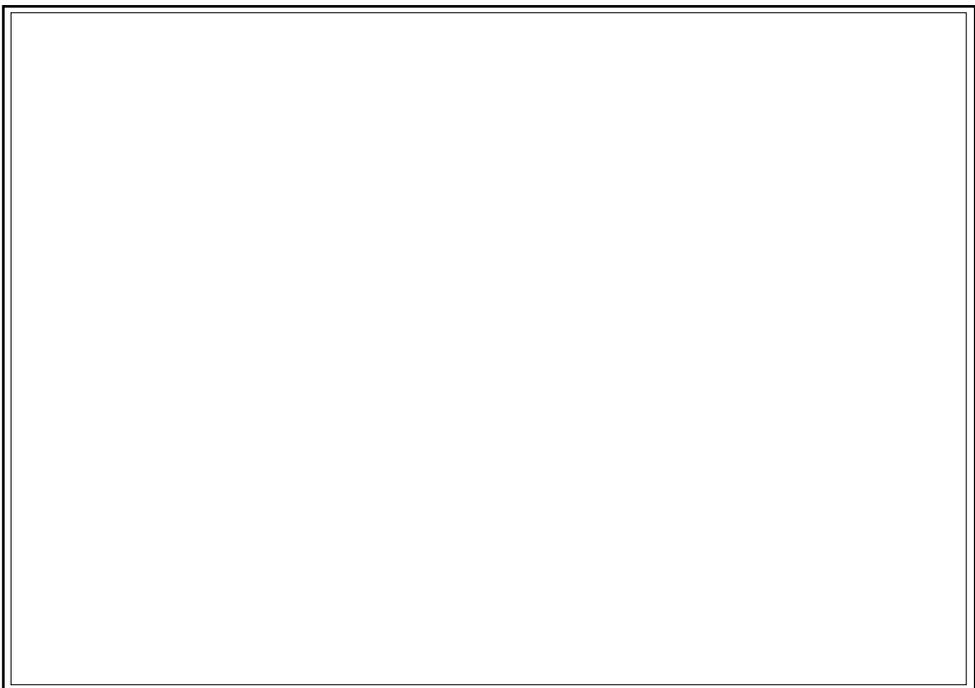
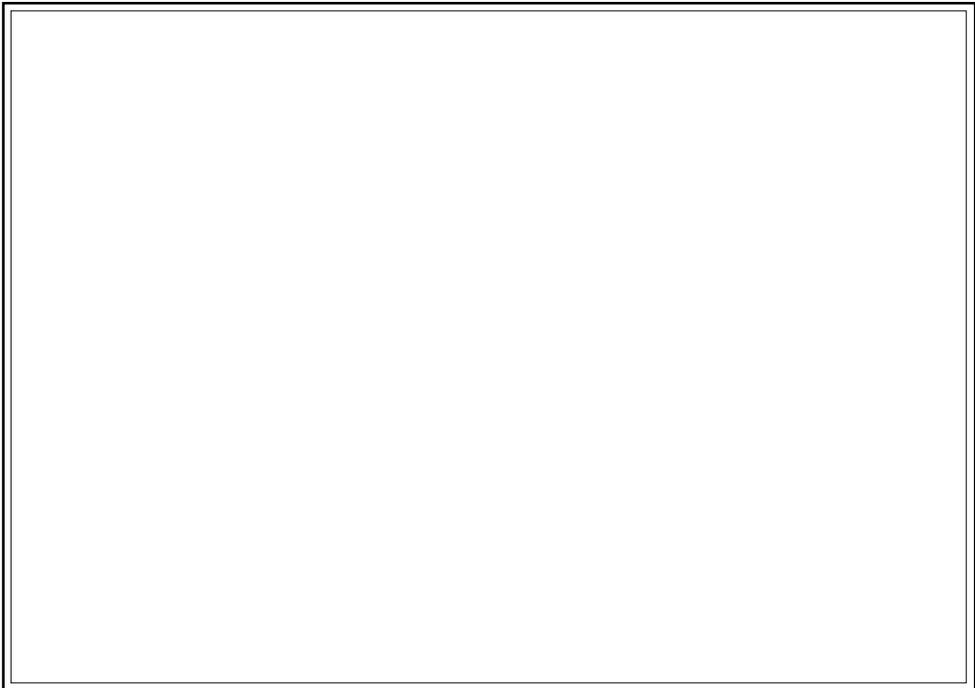
Ceiling Damage

Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

File No.: 031713 Wildwood
Case No.:
State: TN Zip: 37212



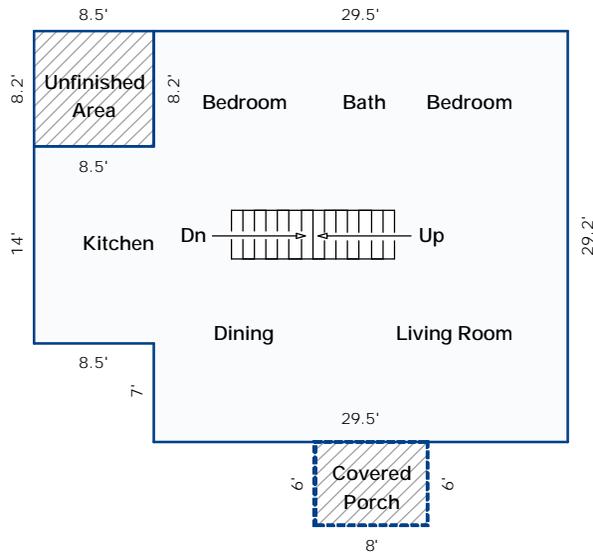
Basement Area



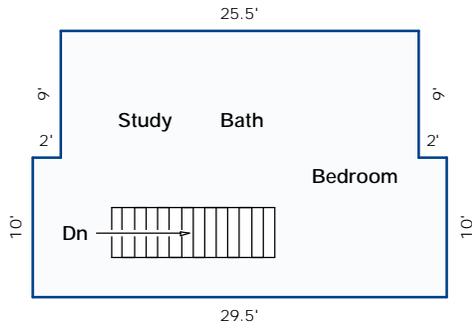
FLOORPLAN SKETCH

Client: Donald Hunter	File No.: 031713 Wildwood
Property Address: 1818 Wildwood Avenue	Case No.:
City: Nashville	State: TN Zip: 37212

Main Level



Upper Level



Sketch by Apex Medina™

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GLA1	First Floor	980.4	980.4
GLA2	Second Floor	524.5	524.5
P/P	Covered Porch	48.0	48.0
OTH	Unfinished Area	69.7	69.7
Net LIVABLE Area		(rounded)	1505

LIVING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
29.5	x	8.2	241.9
7.0	x	29.5	206.5
14.0	x	38.0	532.0
Second Floor			
9.0	x	25.5	229.5
29.5	x	10.0	295.0
5 Items			(rounded)
			1505

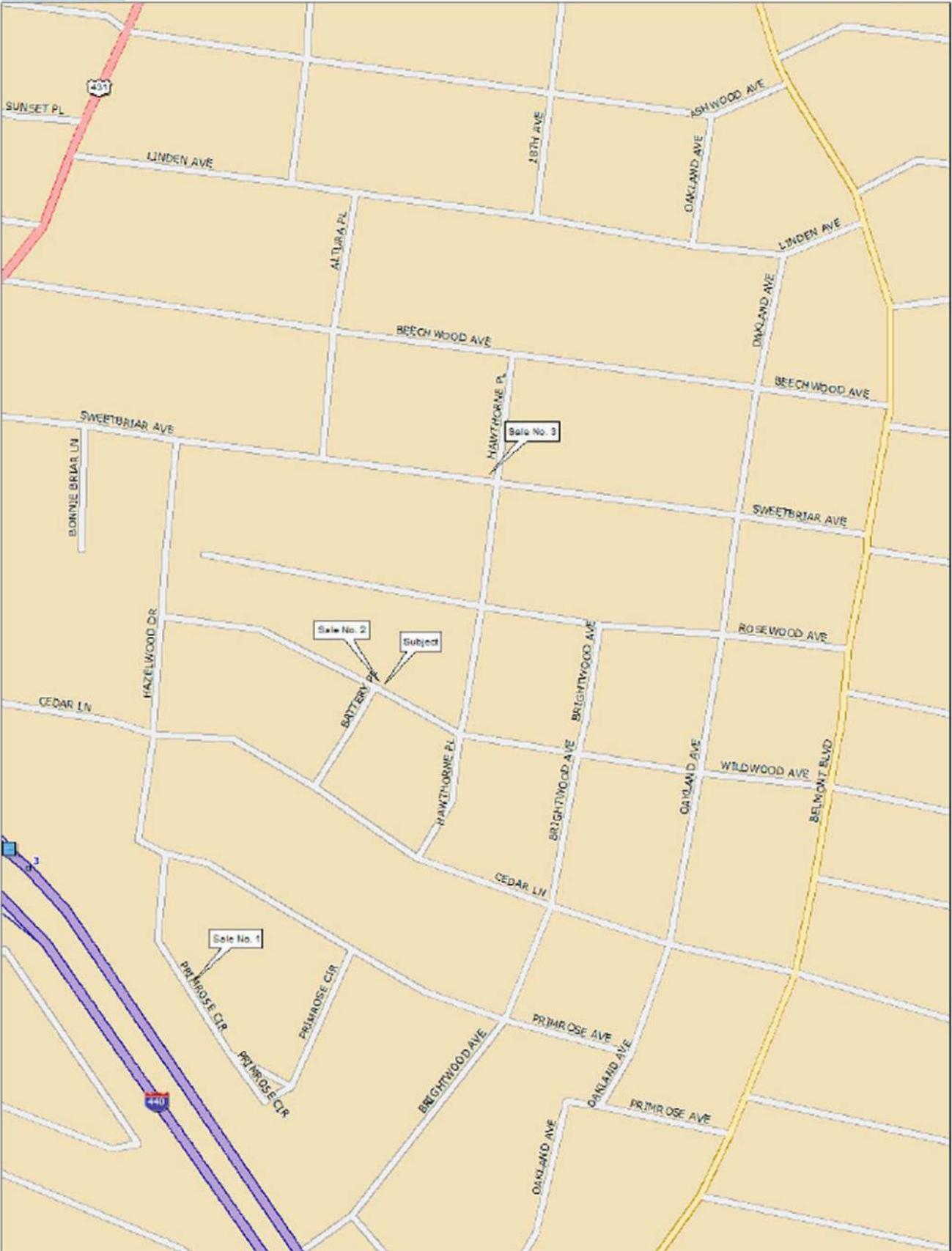
LOCATION MAP

Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

File No.: 031713 Wildwood
Case No.:
State: TN
Zip: 37212



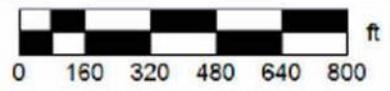
DeLorme Street Atlas USA® 2009



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www.delorme.com



Data Zoom 15-3

Client: Donald Hunter
Property Address: 1818 Wildwood Avenue
City: Nashville

File No.: 031713 Wildwood
Case No.:
State: TN Zip: 37212

State of Tennessee
TENNESSEE REAL ESTATE APPRAISER COMMISSION
CERTIFIED RESIDENTIAL REAL ESTATE APPRAISER
EDDY ALLEN BROWN

*This is to certify that all requirements of the State of Tennessee
have been met.*

ID NUMBER: 00003686
LIC STATUS: ACTIVE
EXPIRATION DATE: 04/30/2014

79769428



IN-1313
DEPARTMENT OF
COMMERCE AND INSURANCE

007603



June 27, 2013

Mr. Doug Revere
Email - dougrevere@me.com

RE: Repairs at 1818 Wildwood Avenue, Nashville, Tennessee

Dear Doug-

We are pleased to submit this estimate of the work you have requested to be done in efforts to repair/remediate the resident structure located at 1818 Wildwood Avenue Nashville. Based on the scope of work described below and the inspection report written by Garman Engineering Company on June 24, 2013, we summarize the estimated cost to be **\$89,000** to complete the repairs.

Scope of work expressly included:

1. Replace front foundation wall and footing with reinforced block to code.
2. Install French drain in front of house when new wall is installed
3. Install retaining wall (3'6" in height) across length of front yard to divert run off around residence.
4. Install new front porch including new roof
5. Repair girder and replace support posts in basement
6. Install new retaining walls in the dug-out area in crawl space to support earthen banks excavated near foundation walls.
7. Install new vertical wall, including footing, along rear foundation wall. Formed concrete wall with a stone veneer.

There are other potential items observed and need to be addressed and are not included: Examples of these items include cosmetic fractures in the brick and mortar and general painting only to name a few.

Please call me with any questions about this estimate.

Respectfully,

Don Hardin
President

1818 Wildwood: Cost Estimate Detail

1	Replace front foundation wall and footing with reinforced block to code.	\$7,600	Will require temporary shoring of the house in order to install new foundation walls + supports. (directed by engr)
2	Install French drain in front of house when new wall is installed.	\$11,500	Will require excavation, waterproofing, and stone drainage system
3	Install retaining wall (3'6" height) across length of front yard to divert run off around residence.	\$8,900	
4	Install new front porch including new roof	\$12,500	Demolish existing. New frame + roof
5	Repair girder and replace support posts in basement	\$12,400	
6	Install new retaining walls in the dug-out area in crawl space to support earthen banks excavated near foundation wall	\$12,400	Will require work within a confined space. Use segmented retaining wall system
7	Install new vertical wall, including footing, along rear foundation wall.	\$7,400	
		Subtotal	\$72,700
8	OH+P @ 22%	\$15,994	
	Total	\$88,694	