



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
1614 Benjamin Street
March 20, 2013

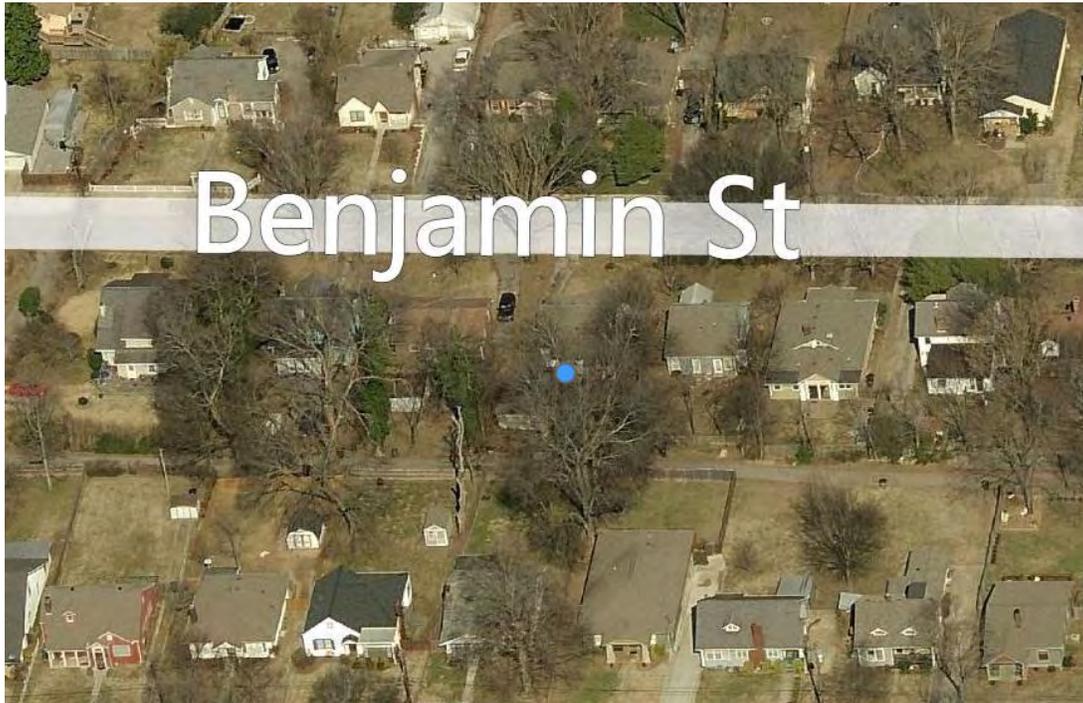
Application: Demolition of contributing building
District: Eastwood Neighborhood Conservation Zoning Overlay
Council District: 06
Map and Parcel Number: 08306003300
Applicant: Bill Franklin, Owner
Project Lead: Sean Alexander@nashville.gov

<p>Description of Project: Applicants propose to demolish a contributing building based on economic hardship.</p> <p>Recommendation Summary: Staff recommends approval of the request for demolition as the building meets section III.B.2.c for appropriate demolition and meets the requirements for economic hardship since the repair costs exceed the value.</p>	<p>Attachments A: Photographs B: Engineering Report C: Home Inspection D: Market Comps E: Rehab Budget</p>
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines:

III.B.1 Demolition is Not Appropriate

- 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 91.65 of the historic zoning ordinance.

Background:

1614 Benjamin is a contributing building to the Eastwood Neighborhood Conservation Zoning Overlay. It is a one-story bungalow with a cut-away porch and two primary entrances. The dormer is not original and there is one small shed roof rear addition. The dwelling was constructed c.1925 and the rear accessory structure was constructed in 2006.



Analysis and Findings:

The applicant proposes to demolish the house and accessory building. Demolishing the accessory building meets guideline III.B.2.b for appropriate demolition because it is not historic and does not contribute to the historic character of the district.

Demolition of the primary building is not appropriate under guideline II.B.1 because the building is a historic house that retains the majority of its original features and form. Therefore, the applicant wishes to make that the case that denial of demolition would result in an economic hardship under guideline III.B.2.c. and section 17.40.420 of the Metropolitan Code of Laws.

The applicant purchased the property in December of 2012 with the intention of rehabilitating the house as a single family residence. The house was purchased for \$119,000. At \$108 per square foot, for what they applicant believed was a 1,101 Square foot home, this price is comparable to surrounding homes of similar size and condition.

A list of comparable home sales provided by Marsha Mauney with Zeitlin & Co. Realtors was provided, with information on homes range in square footage from 1100 to 1113 and in age from 1920 to 1925. These properties appear to be apt for comparison to the subject property because they are similar in size and age.

Address	Date of construction	Square footage	Date of Sale	Price	Price per square footage
105 Lindsley Park	1925	1100	09/24/2012	125,000	113.64
1814 Eastside Av	1920	1113	08/15/2012	119,000	106.92
1621 Boscobel St	1923	1103	07/23/2012	130,500	118.31
Average		1105.3		124,833	112.95

Following the purchase of the property, inspections by a Building Codes official and a structural engineer subsequently discovered that the upperstory is not useable as living space because the floor joists are too shallow and the stairs are not to code.

The remaining square footage of the first story including the existing rear addition is eight hundred, twenty-four square feet (824 sq. ft.), based on data from the Assessor of Property for Davidson County.

Staff reviewed additional homes sales for properties located in the immediate area, which sold this year and are more relevant to the Benjamin property in terms of the actual square footage and age. Generally speaking, it appears that a reduction in size for comparable homes results in a higher price per square foot, but the actual value of smaller homes is nearly identical. Assuming that the houses being compared are in similar condition, the price paid by the applicant is still in line with the price of nearby homes, with or without the upperstory space included.

Address	Date of construction	Square footage	Date of Sale	Price	Price per square footage
704 Laurent St.	1930	788	12/11/2012	119,900	149.87
1025 Chicamauga St.	1920*	790	07/02/2012	129,000	157.97
1618 Benjamin	1935	848	6/21/2012	125,000	147.41
Average		808.67		124,633	151.75

*The tax assessor shows the date of construction as 1899, but the Craftsman features of the house are more typical of a house built circa 1915-1925.

Although the reduction in value that resulted in the loss of the upperstory as useable space is negligible, the applicant claims that structural deficiencies on the foundation and floor system cannot feasibly be repaired without substantial cost.

Structural Report

Anthony Locke, a structural engineer in Nashville, inspected the property on two occasions and provided a report of his observations. He noted that the foundation of the building was severely compromised, and that there was also significant insect and dry-rot fungal damage on the wooden floor joists, beams, and sills. Combined with water damage on the main level and the under-rated framing of the upperstory, his conclusion was that the structure needed extensive work to bring it up to a safe, habitable condition.

Budget

According to an initial budget submitted by the applicant, the estimated cost to rehabilitate the structure would be approximately \$130,800. Staff spoke with two restoration specialists who have worked in the neighborhood for many years. They provided rough estimates of \$100 to \$150 per square foot to rehabilitate a home that needed to be totally gutted. Assuming that the restoration would take the house up to 1,101 square feet, as it was described when they bought it, staff finds the applicant's estimate of repairs to be reasonable as it falls within that threshold.

In addition to the costs outlined in their budget, the applicant's primary concern is with the foundation that they estimate to cost between \$40,000 and \$49,000 to repair. Initially, Jeff Swayze of R2 Construction had given a verbal estimate of \$20,000 to repair the foundation, but later revised that to "at least twice that much" after the structural engineer investigated the building. Although it may be difficult but possible to repair a foundation or a floor-system, replacing both would be considerably more challenging.

Including the foundation repair, the applicant's total investment in the property upon rehabilitation would be \$289,800 to \$298,800, which is significantly more than the estimated value of comparable homes in the area:

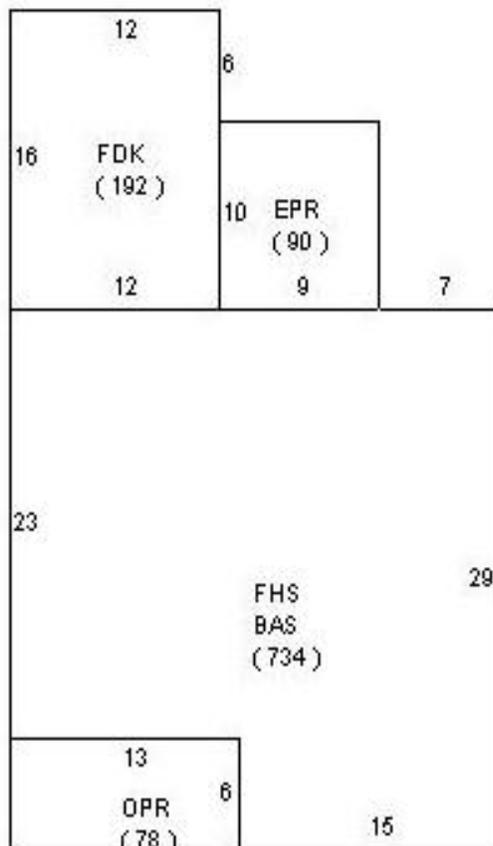
Purchase	119,000
Rehabilitation	130,800
Additional Foundation Work	40,000-49,000
Total	289,800-298,800

Given what is known about the condition of the building, the applicant clearly purchased the house for significantly more than it was worth. Under typical circumstances, this would constitute a self-created hardship for which a demolition application should not be approved. However, the extent of the structural deficiencies of the building are such that the cost to bring the building up to code is more than the value of the property itself.

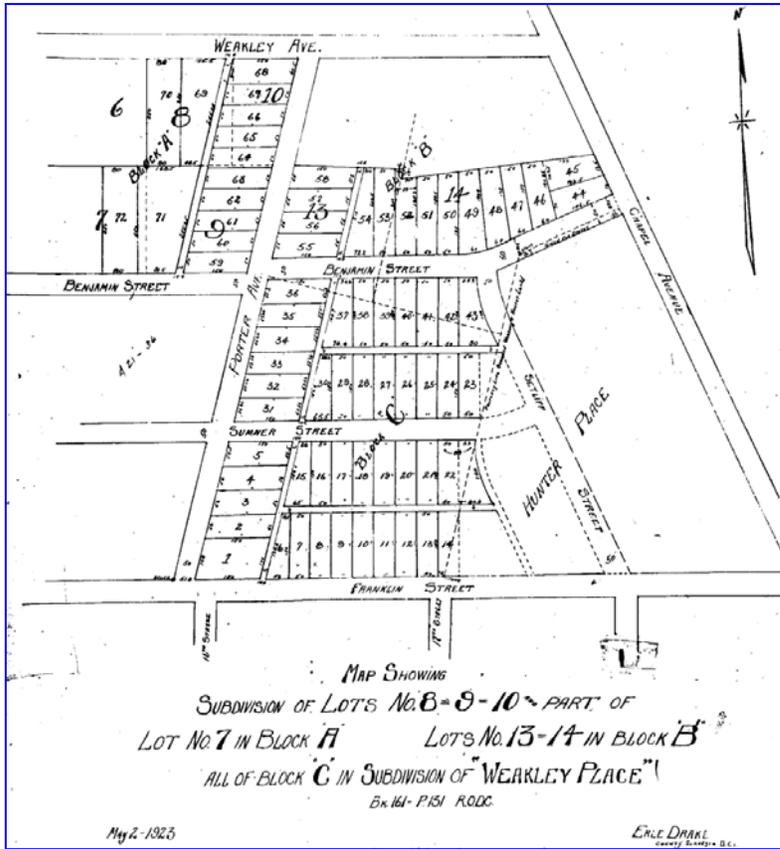
Recommendation

Staff recommends approval of the request for demolition as the building meets section III.B.2.c for appropriate demolition as the meets the requirements for economic hardship since the repair costs exceed the value.

New construction is typically not reviewed when there is an existing historic building. Staff has had preliminary discussions with the applicant about subsequent infill, but plans for new construction have not been formally submitted for review at this time.



Rough “footprint” floorplan from Tax Assessor’s Office.



The area was subdivided in 1923. 1614 Benjamin is lot #40.



1614 Benjamin Avenue, Front



1614 Benjamin Avenue, Rear



1614 Benjamin Avenue, Accessory Building

January 21, 2013

Paul McGill
Lighthouse Restorations

STRUCTURAL EVALUATION OF RESIDENCE

1614 Benjamin Street
Nashville, Tennessee
Project #213022



An engineering observation was performed to review the residence at the above referenced location. The structures' appearance and physical condition were observed. The main purpose for this observation was to review the current structural condition of this residence to determine the overall structurally soundness. It is understood that the building will either be completely renovated, (if the structure is sound), or replaced with a new resident structure on the site. It is understood that the residence was originally built in the 1930's. The foundations for this structure consist of perimeter masonry brick piers and foundation skirt walls. The interior pier supports consist of a combination of steel jack posts and brick piers. The building superstructures were built with wood framing, wood sub-floor decking, wood stud framing and wood siding exterior walls.

The observation was performed without removing or damaging elements of existing construction and, hence, without examination of concealed conditions. The adequacy of concealed and uninspected portions of the structure cannot be speculated, since the conditions of construction may vary. Further, it is assumed that all design and construction was completed in accordance with all applicable governmental regulations and statutes as well as all standards and practices representing reasonable practice at the time of construction.

The site for this residence slopes from front to the rear with the exterior grade along the upper front near the grade. The foundation brick from the exterior observation and the front porch slab revealed several locations of shift and cracking. The basement/cellar was observed from entry into the space from the rear. The interior surface face of the foundation wall revealed damage from shifting and missing mortar between the blocks that creates the foundation wall. The interior piers were shifted and tilted in several locations and included stacked shims and gaps in the brick. A major section of floor in the bathroom revealed major termite and water rot from past water leaks. A section of the interior walls near this area had been strip to expose the stud framing and the majority of the studs had been damaged from rot and decay. A large section of floor framing that been rebuilt in the past, but the decay and termite damage was observed in the replaced members. The existing main girder beam revealed a large portion of rot and/or termite damage, and was not structurally sound. A section of the upper attic had been converted in the past to living space, but the floor framing was undersized for proper support. Several of the roof framing members revealed sag and past water damage. The framing repairs were observed to be of minimum standards and the framing was not sized nor attached to secure the new framing members.

Based on current condition of the structure rebuilding of the foundation walls, replacement of the interior posts with new concrete footings, replacement of the main girder beam and the past framing repair floor members, interior wall stud replacement, rebuilding the stairs along with replacing and/or reinforcement of the second floor and damaged roof framing would be to minimum start to a major renovation if this structure if it is attempted to be saved. Additional hidden damage is anticipated, due to the amount of visible age and deterioration that the residence has suffered, which places additional concern to the structure.

Based on my experience, the damage of this residence has placed the residence with structural deficiencies which warrant additional corrective temporary bracing measures to maintain safety

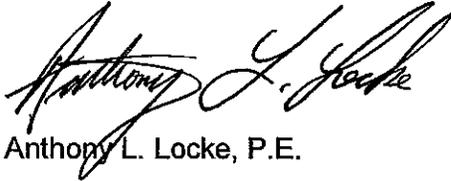
STRUCTURAL EVALUATION

1614 Benjamin Street - Nashville, Tennessee

Page 2

concerns before any additional evaluation can be accomplished. This entire structure, including the foundation basement walls and all framing systems of this residence has compromised damaged components which require extensive rebuilding. The rebuilding of this structure may not be economically possible, since the majority of most of the current building materials will either need to be replaced, rebuild, and/or braced to approach a structure that can be deemed to meet the proper code performance requirements for the applicable building codes. Based on this observation a replacement structure should be considered to replace this residence.

If there are any questions, concerns, or additional information required, please feel free to



Anthony L. Locke, P.E.

February 26, 2013

Paul McGill
Lighthouse Restorations

STRUCTURAL EVALUATION OF RESIDENCE – ADDITIONAL REPORT

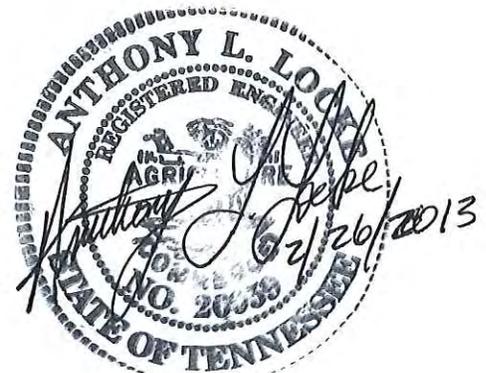
1614 Benjamin Street
Nashville, Tennessee
Project #213022

An addition site observation was performed to add additional information to the previous report completed for this property, dated January 21, 2013. This additional site observation was to add the attached photos (labeled 1 through 22) to reflect the reported damage and compromised components of the structure. As reported, the visible damages revealed in these photos are the minimum start of the structural deficiencies, additional hidden damage is anticipated, due to the amount of visible age and deterioration that the residence has suffered, which places additional concern to the structure.

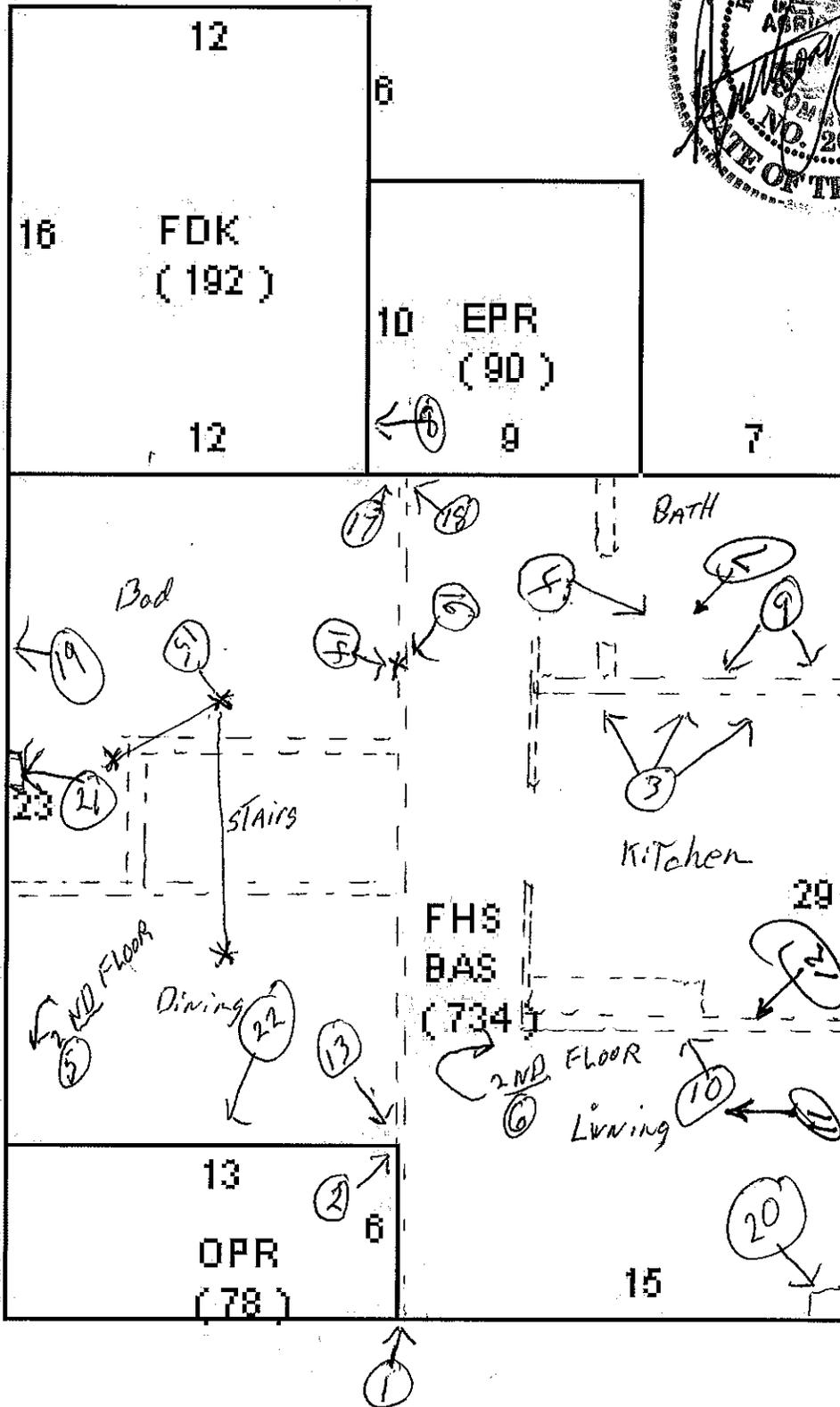
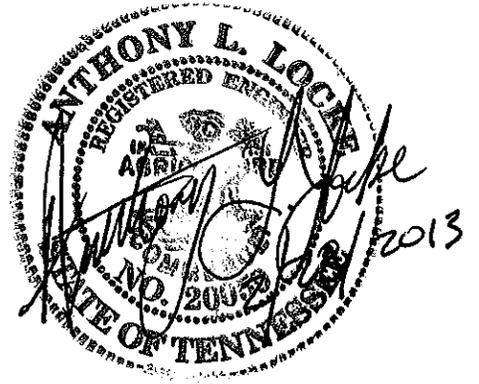
The entire structure, including the foundation walls, interior support piers and all framing systems of this residence revealed compromised damage which requires extensive rebuilding and/or replacement. With the majority of most of the current building materials either needing to be replaced, rebuild, and/or braced to approach a structure that can be deemed to meet the proper code performance requirements for the applicable building codes, rebuilding of this structure may not be most economically and sound measure to insure a structural safe habitable structure.

If there are any questions, concerns, or additional information required, please feel free to

Anthony L. Locke, P.E.



Handwritten numbers correspond to photographs on the following pages.



1614 Benjamin St



- TERMINATE & ROT DAMAGE
EXTERIOR WALL PLATE



- Termites & Rot Damage
Exterior Wall Plate



INTERIOR WALL
WIRE/REPAIRS THRUOUT



BATHROOM MAIN LEVEL
Floor Rot / Damage

④



~~2nd Floor
Deck w/ 2x6
Joists~~

5



2ND Floor UNFINISH
Floor - 2X6 JOISTS



WATER / TERMITES / ROT
Floor Joists in
Crawlspace



PROP RAST REPAIR
PICE @ DAMAGED
MAN LEVEL FLOOR
JOIST

8

160175 Damage Interior
with STD @ Bathroom



Floor Joist 154MITE
Damage New Pine Plies

←
KEMITE DORAGE
@ 2ply HEADER
FRAMING
SPACES



JOIST ROT
DAMAGE IN CEILING SPACE



FAST REPAIR TO
MAIN GIRDER
BEHIND WALLS

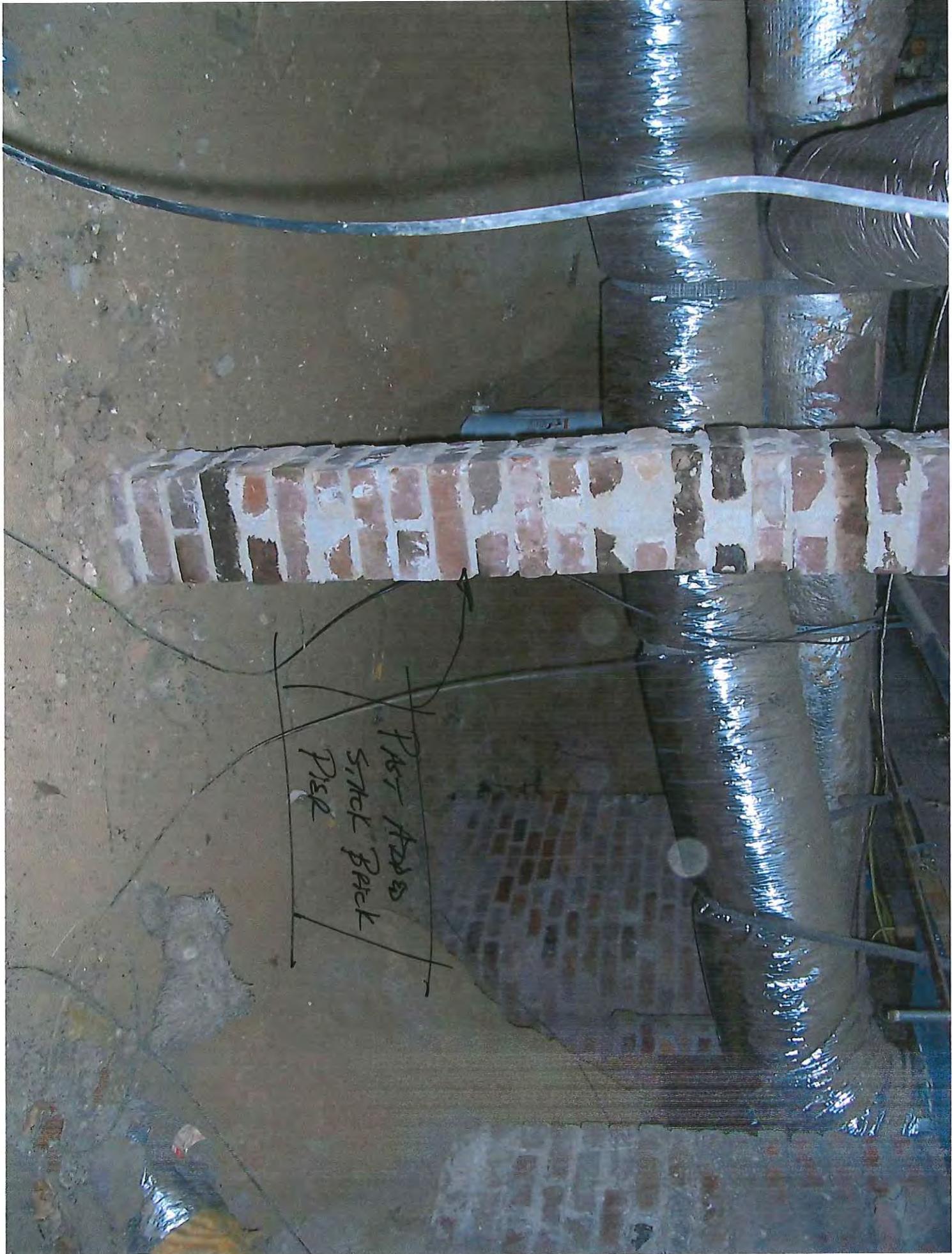
ADDED MEMBER
MAIN
UNDER GIRDER
2 PM DUALS
BE ASSUMED
CONCRETE
GIRDER
PLATES

FAST REPAIR TO
MILKIN GILDED BEAM
IN
CRACK SPACE

THIS MEMBER WIFE
IS REPAIR UNDER
ADDED DARKER
TERRITE GRADE
of MILKIN GRADE



ADDED
POST
RANDOM
TACK SUPPORTS
FOR MAIN LEVEL
FLOOR JOISTS



Part Add
Stack Back
Pipe



REHE FOUNDATION
WITH POST
w/ BACK SPINE





CPUSH BEARING @ JOIST
(REMOVE DAMAGED @ EXTERIOR
BRICK PIECE)

FOUNDATION SPUR
WALL @ BACK PART
@ PERIMETER
(NO FOOTING)
WALL CONTAINS AND
BACK DISLOADS





No FORMS FOR
BACK FILL & SKIN
PERIMETER FOUNDATION
WALL



No Footing
Brick Foundation

Bradley Inspection Services

15:50 December 15, 2012

Page 1 of 28
1614 Benjamin St.

Definitions

NOTE: All definitions listed below refer to the property or item listed as inspected on this report at the time of inspection

A	Acceptable	Functional with no obvious signs of defect.
NP	Not Present	Item not present or not found.
NI	Not Inspected	Item was unable to be inspected for safety reasons or due to lack of power, inaccessible, or disconnected at time of inspection.
M	Marginal	Item is not fully functional and requires repair or servicing.
D	Defective	Item needs immediate repair or replacement. It is unable to perform its intended function.

General Information

Property Information

Property Address 1614 Benjamin St.



City Nashville State Tn Zip n/a
Contact Name Marsha Mauney
Phone n/a Fax n/a

Client Information

Client Name Cynthia Franklin
Client Address n/a
City n/a State n/a Zip n/a
Phone n/a Fax n/a
E-Mail n/a

Inspection Company

Inspector Name Chris Sutton

Bradley Inspection Services

15:50 December 15, 2012

Page 2 of 28
1614 Benjamin St.

General Information (Continued)

Company Name Bradley Inspection Services
Company Address 503 Carol Ann Dr.
City Goodlettsville State TN Zip 37072
Phone 615-851-6730 Fax n/a
E-Mail bradley@bradleyinspection.net
File Number 1614 Benjamin St.
Amount Received \$250.00

Conditions

Others Present Buyer's Agent Property Occupied Vacant
Estimated Age 1920's Entrance Faces East
Inspection Date 12-14-2012
Start Time 2:00pm End Time 4:00pm
Electric On Yes No Not Applicable
Gas/Oil On Yes No Not Applicable
Water On Yes No Not Applicable
Temperature 50 Degrees
Weather Sunny Soil Conditions Dry
Space Below Grade Crawl Space
Building Type Single family Garage None
Sewage Disposal City How Verified Multiple Listing Service
Water Source City How Verified Multiple Listing Service

Lots and Grounds

	A	N	P	N	I	M	D	
1.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Steps/Stoops: Concrete					
2.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Deck: Treated wood					
3.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Porch: Concrete					
4.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Grading: Flat					
5.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Vegetation Trees and Shrubs					
6.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Driveway: Gravel					
7.	<input checked="" type="checkbox"/>	<input type="checkbox"/>	Fences: Wood					

Exterior Surface and Components

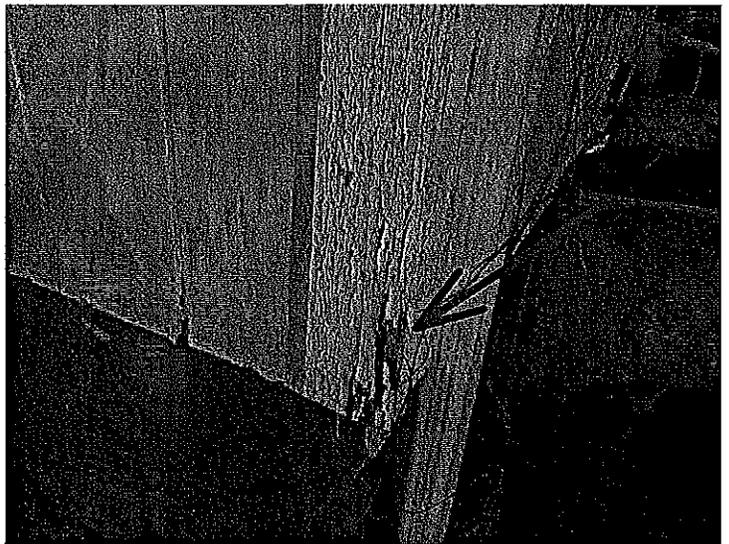
A NP NI M D

All Exterior Surface

1. Type: Wood There are sections of wood siding missing from the front of the house. Recommend a qualified contractor to make necessary repairs.



2. Trim: Wood There are several sections of trim that have rot present. Most of the sections are on the corners of the house. Recommend a qualified contractor to make necessary repairs.



3. Fascia: Wood
4. Soffits: Wood
5. Entry Doors: Wood
6. Patio Door: Metal entry door

Exterior Surface and Components (Continued)

7. Windows: Wood The windows are all in need of replacing. Recommend a qualified window tech to replace the windows.



8. Basement Windows: Wood Single Hung The bottom of the crawlspace window on the right side of the house is below the soil. Recommend digging the soil back and installing a window well to keep moisture and water from entering the crawlspace.



9. Exterior Lighting: Surface mounted lamps front and rear
10. Exterior Electric Outlets: 110 VAC GFCI
11. Faucets Gate

Roof

A NP NI M D

Main Roof Surface

- 1. Method of Inspection: Ladder at eaves
- 2. Material: Asphalt shingle

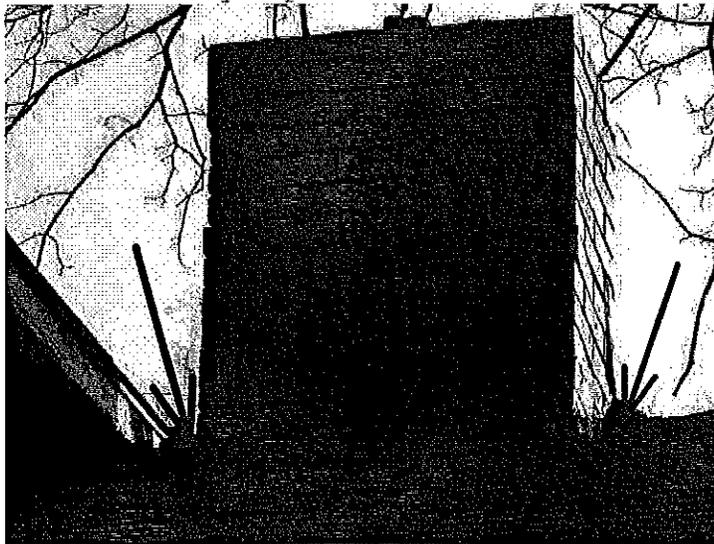


3. Type: Gable

4. Approximate Age: 2 to 5 years old

- 5. Valleys: Asphalt shingle
- 6. Plumbing Vents: Galvanized
- 7. Flashing Aluminum
- 8. Chimney Brick
- 9. Chimney Flashing Aluminum

The chimney flashing is defective and the area around the flashing is leaking. There are water stains and drywall damage present around the chimney on the ceiling of the attic area. Recommend a qualified roofing contractor to evaluate the flashing and make necessary repairs.



Roof (Continued)

Chimney Flashing (continued)



- 10.
- 11.

Electrical Mast: Wall Mounted

Gutters: Aluminum All the gutters around the house are sagging or not hanging properly. Recommend a qualified gutter tech to evaluate and install new gutters.



Roof (Continued)

Gutters: (continued)



12. Downspouts Aluminum Recommend installing corrugated pipe to the downspouts to allow water to flow away from the foundation.



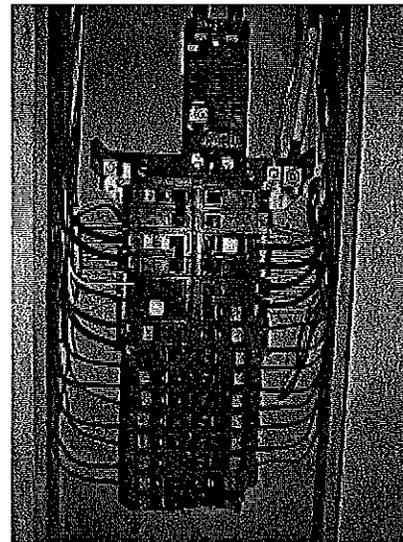
Electrical

A NP NI M D

- 1. Service Size Amps: 200 Volts: 110-240 VAC
- 2. Service: Aluminum
- 3. 120 VAC Branch Circuits: Copper
- 4. 240 VAC Branch Circuits: Copper
- 5. Aluminum Wiring: Service Wires
- 6. Conductor Type: Romex
- 7. Ground: Plumbing and rod in ground

Hallway Electric Panel

- 8. Manufacturer: General Electric



- 9. Maximum Capacity: 200 Amps
- 10. Main Breaker Size: 200 Amps
- 11. Breakers: Copper
- 12. Is the panel bonded? Yes No

Attic

A NP NI M D

Main Attic

- 1. Method of Inspection: In the attic

Attic (Continued)

2. Roof Framing: 2x4 Rafter



3. Sheathing: Plank
4. Ventilation: Ridge Vent
5. Insulation: Non Present
6. Vapor Barrier: Paper
7. Wiring/Lighting: 110 VAC lighting circuit
8. Moisture Penetration: None visible

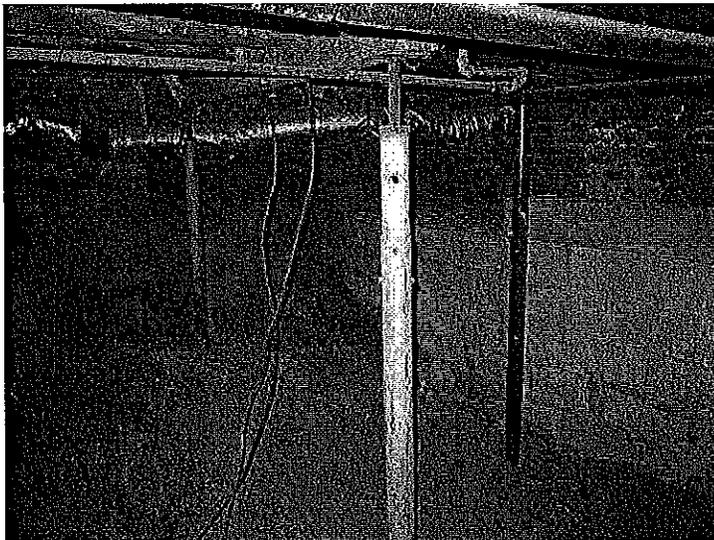
Structure

- | | A | N | P | I | M | D | |
|----|-------------------------------------|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Structure Type: Wood frame |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Foundation: Brick |
| 3. | <input type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Differential Movement: No movement or displacement noted |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Beams: Bonded wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Bearing Walls: Frame |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Joists/Trusses: 2x10 |



Structure (Continued)

7. Piers/Posts: Steel posts, Brick, Wood Piers There are two wood piers present to the left of the crawlspace entrance. One pier is bowing and the other pier has earth to wood contact. Recommend replacing the piers with metal jack post for structural stability.



Structure (Continued)

Piers/Posts: (continued)



- 8.
- 9.

Stairs/Handrails: Wood stairs with wood handrails

Subfloor: Plank, Plywood The sub floor under the bathroom has evidence of leaking present. The plywood is soft and rotten and should be replaced as soon as the leak is repaired



Structure (Continued)

Subfloor: (continued)

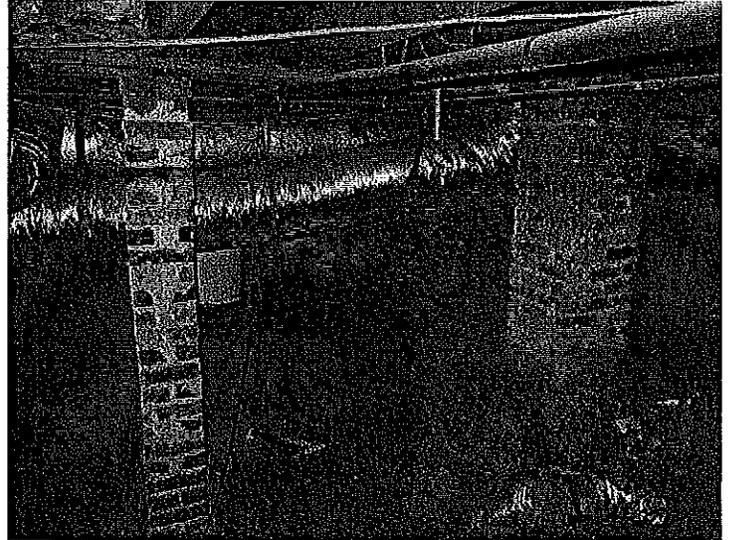


Crawl Space

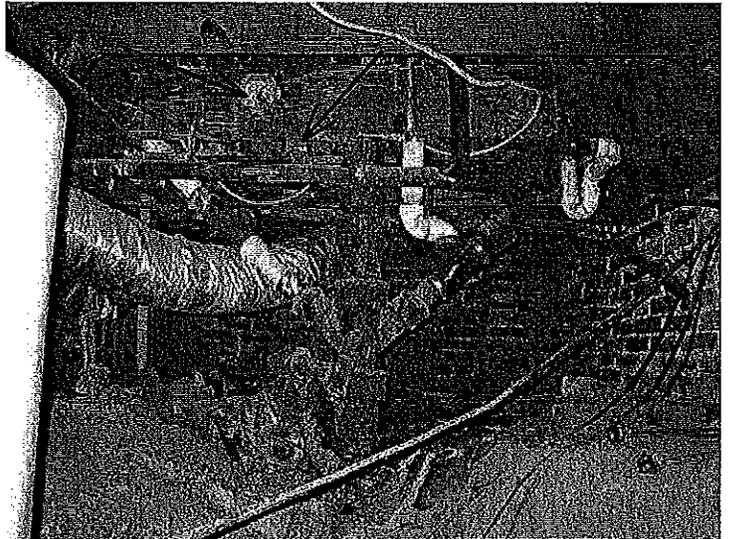
A NPNI M D

Main Crawl Space

- 1. Method of Inspection: In the crawl space
- 2. Access: Small
- 3. Moisture Penetration: No moisture present at time of inspection
- 4. Moisture Location: n/a
- 5. Moisture Barrier: None Present



- 6. Ventilation: Vents
- 7. Insulation: Fiberglass Batts
- 8. Vapor Barrier: Under entire home
- 9. Electrical: 110 VAC/220 VAC
There are several junction boxes present with wires exposed. Recommend a qualified electrician to cap the boxes.



- 10. HVAC Source: Insulated Flex

Fireplace/Wood Stove

A NP NI M D

Living Room Fireplace

1. Fireplace Construction: Brick
2. Type: Wood burning
3. Smoke Chamber: Brick
4. Flue: Brick
5. Hearth: Flush mounted

Air Conditioning

A NP NI M D

Main AC System

1. A/C System Operation: Not inspected To avoid possible compressor damage due to outside temperature below 60 degrees, the unit was not tested.
2. Condensate Removal: PVC
3. Exterior Unit: Pad mounted
4. Manufacturer: Goodman



5. Area Served: Whole building Approximate Age: 2006
6. Fuel Type: 220 VAC Temperature Differential: n/a
7. Type: Central A/C Capacity: 2 Ton
8. Refrigerant Lines: Low pressure and high pressure
9. Electrical Disconnect: Breaker disconnect

Air Conditioning (Continued)

10. Exposed Ductwork: Metal The metal duct housing the main trunk has a large gap present between the top of the duct and the house. Recommend a qualified HVAC tech replace the duct.



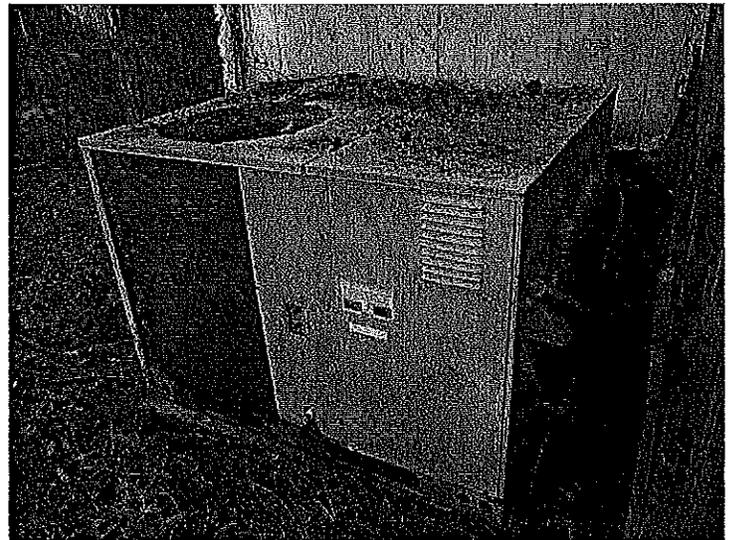
11. Blower Fan/Filters: Direct drive with disposable filter
12. Thermostats: Individual

Heating System

A N P N I M D

Main Heating System

1. Heating System Operation: Not Inspected There was no gas service so the heat could not be operated.
2. Manufacturer: Goodman



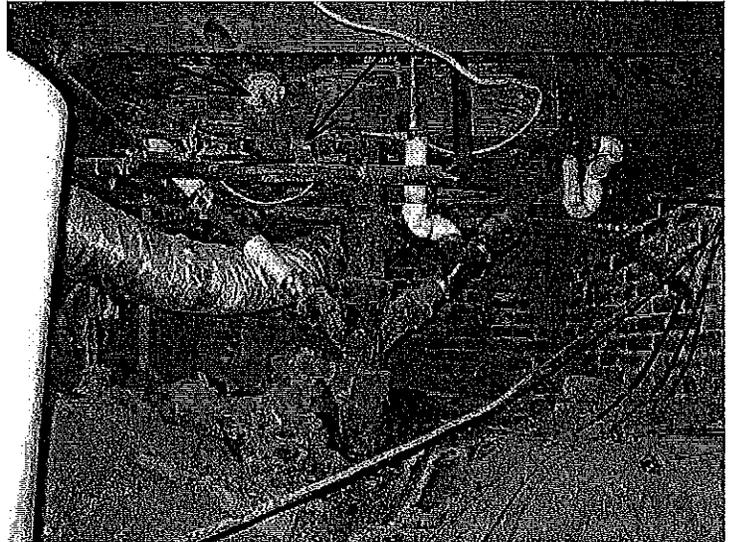
3. Type: Forced air Capacity: 2 Ton
4. Area Served: Whole building Approximate Age: 2006
5. Fuel Type: Natural gas
6. Heat Exchanger: Closed Unit
7. Blower Fan/Filter: Direct drive with disposable filter

Heating System (Continued)

- 8. Distribution: Insulflex duct
- 9. Circulator: Gravity
- 10. Draft Control: Automatic
- 11. Flue Pipe: Side Mounted
- 12. Thermostats: Individual

Plumbing

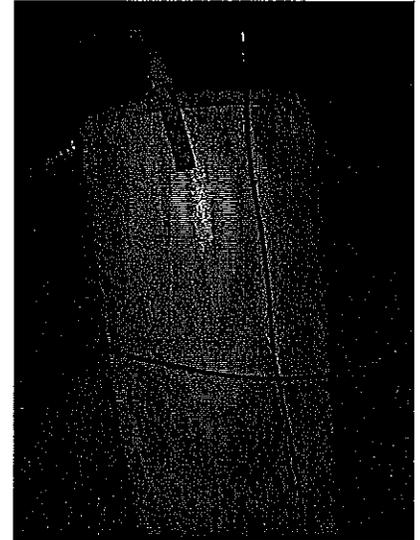
- A NP NI M D
- 1. Service Line: Copper
 - 2. Water Lines Copper
 - 3. Drain Lines Galvanized and PVC
The plumbing drains are galvanized and PVC. Most of the plumbing drains will have to be replaced in the future.



- 4. Main Water Shutoff: Front of house
 - 5. Vent Pipes: Galvanized
 - 6. Gas Service Lines: Cast iron
- Crawlspace Water Heater
- 7. Water Heater Operation: Adequate

Plumbing (Continued)

8. Manufacturer: General Electric



9. Type: Electric Capacity: 40 Gal.

10. Approximate Age: 2003 Area Served: Whole building

11. TPRV and Drain Tube: PVC

Bathroom

A NP NI M D

All Bathroom

- 1. Ceiling: Drywall
- 2. Walls: Drywall
- 3. Floor: Tile
- 4. Doors: Solid wood
- 5. Electrical 110 Vac
- 6. Sink/Basin: Pedestal
- 7. Faucets and Traps PVC
- 8. Bath Tub Porcelain Stand Alone
- 9. Toilets: 3 Gallon Tank
- 10. HVAC Source: HVAC Register Present

Kitchen

A NP NI M D

Main Kitchen

- | | | | | | | |
|-----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|--|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Dishwasher: General Electric |
| 2. | | | | | | Air Gap Present? <input checked="" type="radio"/> Yes <input type="radio"/> No |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Refrigerator: Whirlpool |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Vent General Electric |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Sink: Stainless Steel |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Plumbing/Fixtures: PVC |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical 110 VAC |
| 8. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Counter Tops: Laminate |
| 9. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Cabinets: Wood |
| 10. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 11. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 12. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Slate Tile |
| 13. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Solid wood |
| 14. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood Single Hung |
| 15. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: HVAC Register Present |

Interior Rooms

A NP NI M D

All Living Space

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|------------------------------------|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Closet: Single |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Hardwood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Doors: Hollow wood |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows Wood Single Hung |
| 7. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: HVAC Register Present |

Laundry Room/Area

A NP NI M D

Hallway Laundry Room/Area

- | | | | | | | |
|----|-------------------------------------|--------------------------|--------------------------|--------------------------|--------------------------|---|
| 1. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Ceiling: Drywall |
| 2. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Walls: Drywall |
| 3. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Floor: Linoleum |
| 4. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Windows: Wood |
| 5. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | Electrical: 110 VAC outlets and lighting circuits |
| 6. | <input checked="" type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> | HVAC Source: HVAC Register Present |

Laundry Room/Area (Continued)

7. Washer Hose Bib: Gate valves



8. Washer and Dryer Electrical: 110-240 VAC

9. Dryer Vent: Metal flex



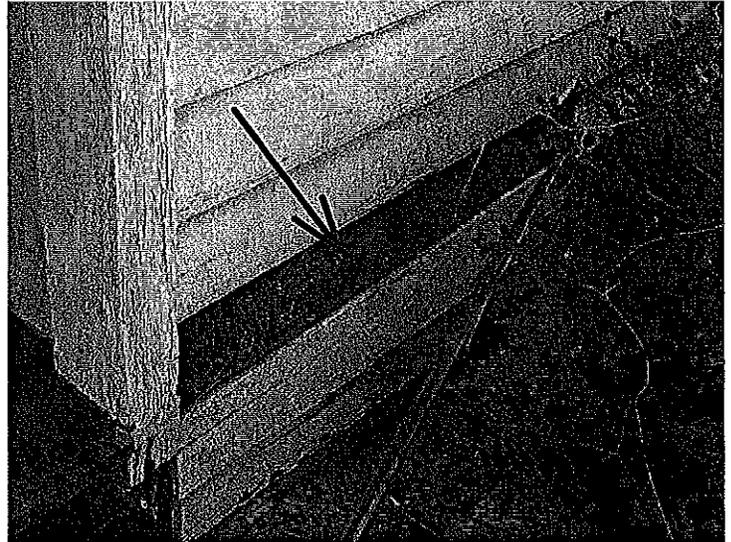
10. Washer Drain: Wall mounted drain

Marginal Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

Exterior Surface and Components

1. **All Exterior Surface Type: Wood** There are sections of wood siding missing from the front of the house. Recommend a qualified contractor to make necessary repairs.



2. **Trim: Wood** There are several sections of trim that have rot present. Most of the sections are on the corners of the house. Recommend a qualified contractor to make necessary repairs.



Marginal Summary (Continued)

3. **Basement Windows: Wood Single Hung** The bottom of the crawlspace window on the right side of the house is below the soil. Recommend digging the soil back and installing a window well to keep moisture and water from entering the crawlspace.



Roof

4. **Gutters: Aluminum** All the gutters around the house are sagging or not hanging properly. Recommend a qualified gutter tech to evaluate and install new gutters.



Roof (Continued)

Gutters: (continued)



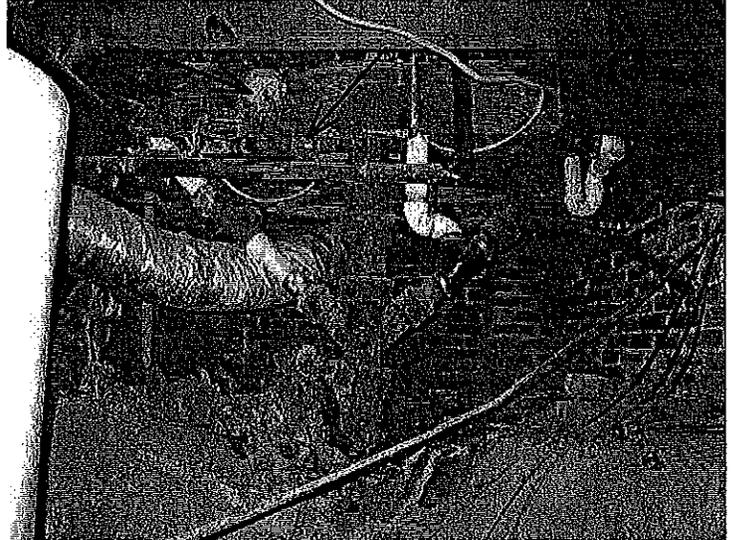
5. Downspouts Aluminum Recommend installing corrugated pipe to the downspouts to allow water to flow away from the foundation.



Marginal Summary (Continued)

Crawl Space

6. Main Crawl Space Electrical: 110 VAC/220 VAC
There are several junction boxes present with wires exposed. Recommend a qualified electrician to cap the boxes.



Air Conditioning

7. Exposed Ductwork: Metal The metal duct housing the main trunk has a large gap present between the top of the duct and the house. Recommend a qualified HVAC tech replace the duct.



Defective Summary

This summary is not the entire report. The complete report may include additional information of concern to the client. It is recommended that the client read the complete report.

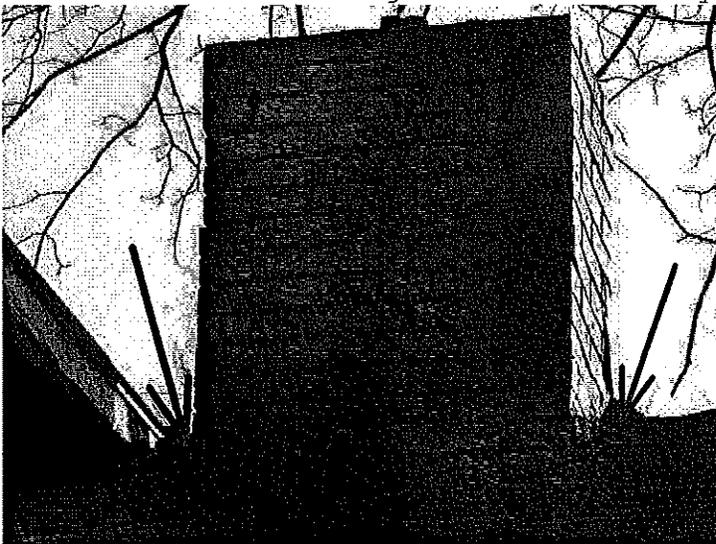
Exterior Surface and Components

1. **Windows: Wood** The windows are all in need of replacing. Recommend a qualified window tech to replace the windows.



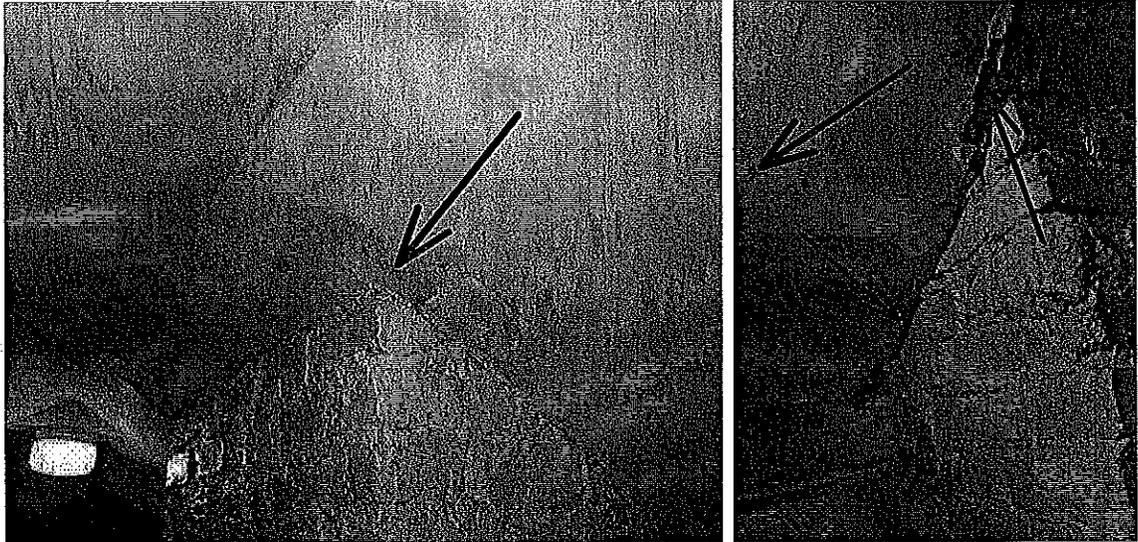
Roof

2. **Chimney Flashing Aluminum** The chimney flashing is defective and the area around the flashing is leaking. There are water stains and drywall damage present around the chimney on the ceiling of the attic area. Recommend a qualified roofing contractor to evaluate the flashing and make necessary repairs.



Roof (Continued)

Chimney Flashing (continued)



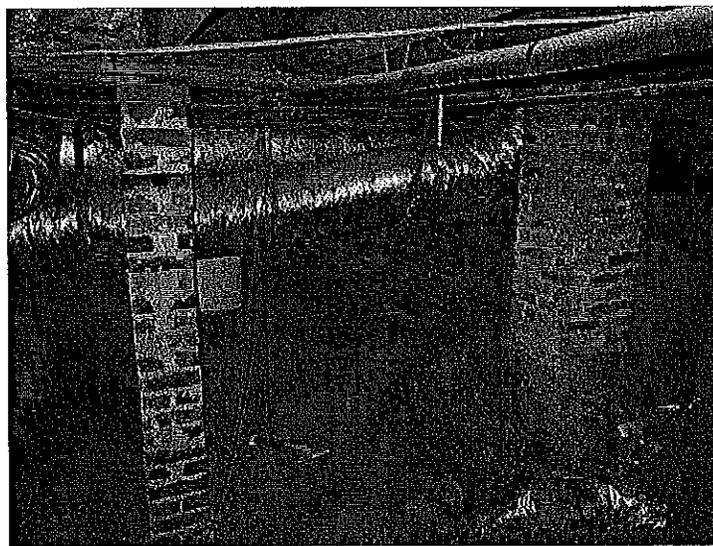
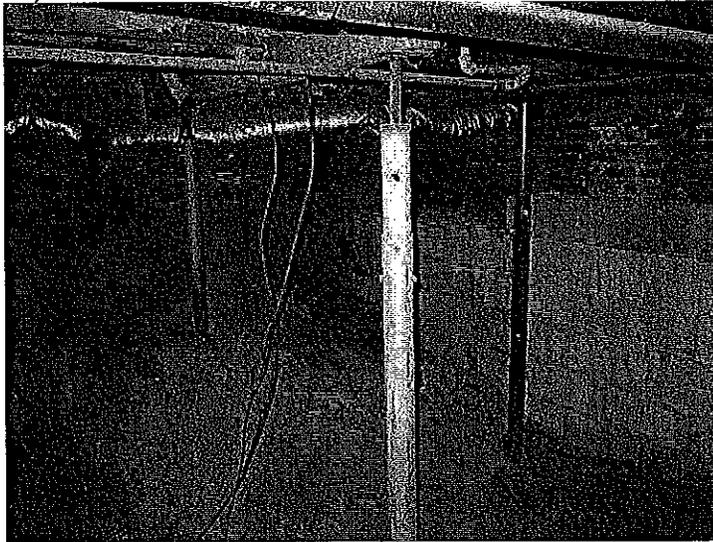
Structure

3. Piers/Posts: Steel posts, Brick, Wood Piers There are two wood piers present to the left of the crawlspace entrance. One pier is bowing and the other pier has earth to wood contact. Recommend replacing the piers with metal jack post for structural stability.



Structure (Continued)

Piers/Posts: (continued)



4. Subfloor: Plank, Plywood The sub floor under the bathroom has evidence of leaking present. The plywood is soft and rotten and should be replaced as soon as the leak is repaired

Structure (Continued)

Subfloor: (continued)



Structure (Continued)

Subfloor: (continued)



Comparative Market Analysis

Prepared for

Residential Property

Sold														
MLS #	Area	Address	Subdivision	BR	Baths	Built	Gar Cap	Sq Ft	LP/SF	List \$	SP/SF	Sales \$	Closed	DOM
1390606	6	105 Lindsley Park Dr	Lockland Springs	3	2 / 0	1925		1,100	\$113.64	\$125,000	\$113.64	\$125,000	9/24/2012	8
1375671	6	1814 Eastside Ave	United Electric Railway	2	1 / 0	1920		1,113	\$115.00	\$128,000	\$106.92	\$119,000	8/15/2012	39
1350289	6	1621 Boscobel St	Edgefield Land	2	1 / 0	1923		1,103	\$126.84	\$139,900	\$118.31	\$130,500	7/23/2012	77
1388740	6	920 S 13Th Ct	Shelby Heights	2	1 / 0	1959		704	\$148.44	\$104,500	\$144.18	\$101,500	10/30/2012	69
1407222	6	704 Laurent Street	Maxwell Heights	2	1 / 0	1930		788	\$152.16	\$119,900	\$149.87	\$118,100	12/14/2012	14
1366383	6	1025 Chicamauga Avenue	Eastwood	2	2 / 0	1899	2	790	\$163.29	\$129,000	\$157.97	\$124,800	7/2/2012	16
1382434	6	405 Chapel Avenue	EASTWOOD	4	3 / 0	2012		2,285	\$164.07	\$374,900	\$170.68	\$390,000	10/15/2012	76
1386897	6	214 Chapel Ave	Beaumont Place	3	2 / 1	1918		2,250	\$167.07	\$375,901	\$167.07	\$375,901	8/15/2012	0
1402953	6	1232 Lillian St	East Edgefield	3	2 / 1	2012		2,450	\$154.29	\$378,000	\$156.33	\$383,000	10/31/2012	0
Average				2.56		1944	2	1,398	\$149.03	\$208,344	\$148.45	\$207,533		33
Median				2		1925	2	1,103	\$152.16	\$129,000	\$149.87	\$125,000		39

As-is
As-is
Repaired
New
Built

Comments

Prepared by **Marsha Mauney**
 (615) 383-0183
 Zeitlin & Co., Realtors
 marsha.mauney@comcast.net

Information is believed to be accurate but is not guaranteed.

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Cole Investments LLC

1614 Benjamin Nashville, TN Rehab budget

	Budgeted cost	Actual Cost
Purchase Price	\$	-
Insurance	\$	600.00
Utilities	\$	1,000.00
Taxes	\$	-
Plans	\$	-
Design fee	\$	1,000.00
Permit	\$	600.00
Dumpsters	\$	3,500.00
Porta jon	\$	600.00
Demo	\$	4,000.00
Grading	\$	1,000.00
Footer, block labor	\$	49,000.00
Framing material	\$	6,500.00
Framing labor	\$	6,500.00
roofing	\$	3,000.00
windows	\$	4,000.00
siding	\$	2,500.00
Electrical	\$	6,000.00
plumbing	\$	5,000.00
HVAC	\$	6,000.00
Insulation	\$	2,000.00
Drywall	\$	6,000.00
Trim	\$	5,500.00
Flooring Hardwood	\$	2,000.00
Finish hardwood	\$	1,000.00
Lay Hardwood	\$	1,000.00
Tile	\$	4,000.00
Carpet	\$	-
Paint interior	\$	2,500.00
Paint Exterior	\$	2,500.00
concrete	\$	1,000.00
cabinets	\$	4,500.00
Counter tops	\$	3,500.00
Landscaping	\$	1,000.00
Light Fixtures	\$	2,500.00
Plumbing Fixtures	\$	2,000.00
Punch	\$	2,500.00
Contingency	\$	5,000.00
Appliances	\$	1,500.00
Builders FEE	\$	20,000.00

\$ 170,800.00 **TOTAL COST**



McBRIDE ELECTRIC HEATING & AIR, INC.

1906 OLD SHANNON RD.

LEBANON, TN 37090

Office: (615)453-2511 Fax: (615) 443-3422 Cell: (615) 218-5220

ESTIMATE

CYNTHIA FRANKLIN

Date Estimate #

1/21/2013 207

Project

1614 BENJAMIN AVE.
NASHVILLE, TN. 37207

Account #

Description	Qty	U/M	Rate	Total
Estimate for Electrical Heating & Air - Remodel				
Includes:				
DEMO			500.00	500.00
PERMITS			300.00	300.00
REWIRE - ENTIRE DWELLING WITH 200 AMP SERVICE			3,538.50	3,538.50
(ESTIMATE DOES NOT INCLUDE LIGHT FIXTURES)				
HVAC - DEMO - INCLUDES REMOVE AND DISPOSE OF DUCT SYSTEM; OLD UNIT AND RECOVERY OF FREON.			1,000.00	1,000.00
NEW RUDD 2 TON GAS PACK - INSTALLED WITH COMPLETE DUCT SYSTEM			7,677.89	7,677.89
PERMITS			304.00	304.00
NOTE: THIS ESTIMATE INCLUDES BOTH THE ELECTRICAL AND HVAC PROJECTS				

We sincerely appreciate being considered for your service needs. Again we say Thank You

IF YOU HAVE ANY QUESTIONS ARE COMMENTS FOR
HVAC - CALL JERRY 218-5220
ELECTRICAL - CALL HOUSTON 925-0796

Total: \$13,320.39

E-Mail: jpblessed@yahoo.com

www.mcbrideelectricheatingandair.com