



Historic Preservation Commission Meeting

AGENDA

Tuesday, March 23, 2021

6:00 PM

215 N Broad Street Monroe Ga

I. **CALL TO ORDER**

II. **ROLL CALL**

III. **MINUTES OF PREVIOUS MEETING**

[1.](#) Minutes of Previous Meeting - February 23, 2021

IV. **REQUESTS**

[1.](#) Request for COA for Exterior Changes - 507 E Church Street

V. **OLD BUSINESS**

[1.](#) Request for COA revisited - 315 S Madison Avenue

VI. **NEW BUSINESS**

VII. **ADJOURNMENT**

Historic Preservation Commission
Meeting Minutes
February 23, 2021

Present: Crista Carrell, Mitch Alligood, Fay Brassie, Elizabeth Jones,

Absent: Susan Brown

Staff: Pat Kelley, Director of Planning & Code
Debbie Adkinson, Code Department Assistant

Visitors:

Meeting called to order at 6:00 P.M.

Chairman Carrell asked if there were any changes or corrections to the January 26, 2021 minutes.

To approve as submitted.

Motion by Alligood Second by Brassie
Motion carried. Minutes Approved.

The First Item of Business: Request for COA # HP-000088-2021 for an addition at 120 Walton Street. The applicant is James Laird, owner.

Mr. Laird spoke to the request. He submitted drawings from an architect. These plans are self-explanatory. It will be about a 1000 sq ft addition. The kitchen and master suite.

Chairman Carroll asked if there were any questions. None.
Chairman Carroll asked for questions from the public. None.

Chairman Carroll entertained a motion.

To Approve

Motion by Alligood. Second by Jones
Motion carried. COA Granted.

The Second Item of Business: Request for COA # HP-000089-2021 for external changes at 208 Walton Street. The applicant is John Cown, representative for owner Dr. Darin Wasileski.

Mr. Cown spoke to the request. They want to change out windows to meet the period of the house. They also want to move some to widen the space between them to fit the flow of the interior. They will keep the original siding. They would like to install a metal roof if it is in the period and change the round columns to original style columns. They would also like to remove the deck on the side toward the back of the house. Dr Wasileski wants to make it beautiful for raising his family.

Brassie asked if they would take the brick fence down.
Mr. Cown stated they would like to but was told they couldn't.
Brassie says it's not historical. It was built in the 1965.

Chairman Carroll asked if there were any other questions.
Brassie asked if they would need to come back to change the columns.
Carroll stated if you want something changed you can place that in the motion.

Mr. Cown asked about the neighbors having a portion of the fence on their yard?

To approve with the leeway to make changes to make house more historically correct, by changing columns if they need to be and removing the fence which is not historical. Also including changing the windows.

Motion by Brassie. Second by Jones
Motion Carried. COA Granted.

The Third Item of Business: Request for COA # HP-000092-2021 to demolish house and build a new house in its place at 315 South Madison Avenue. The applicant is Fernando Villarruel, owner.

Mr. Villarruel spoke to the request. He stated they would like to start a process to build a historically accurate new house there. He submitted a sketch of what the house he would build looks like. The process would begin with demolishing the current house. They have inquired about doing upgrades to make it functional and safe and their determination was to demolish and rebuild.

Brassie asked if it would cost \$100,000 to do upgrades.
Villarruel stated that was about correct.
Brassie asked what it would cost to build the new one.
Villarruel says the house they submitted with the request is more historically matched with area.
Jones asked what were the things that need to be done to the existing house to make it livable and safe?
Villarruel stated it would need foundation work to stabilize and align the floors, ripping out the walls, redoing the plumbing and other things. He feels it would have to be taken down to its stubs and redo it.

Chairman Carroll asked for any other questions. None

Chairman Carroll entertained a motion.

To Deny
Motion by Brassie. Second. None
Motion died

To table until more information could be obtained.

Motion by Alligood. Second by Brassie
Motion carried.

Mr. Villarruel asked if there was a check list to go by for obtaining the information needed to justify the demolition?

Kelley stated there is a property maintenance checklist that the Code Dept can go over with Mr. Villarruel. Also, typically if the cost to renovate, remodel or repair exceeds 50% of the taxed value of the property, then it would be a candidate for demolition.

Mr. Villarruel asked if this information would need a quote from a contractor?

Kelley stated that would help. He would also be happy to fill out the property maintenance form for any deficiencies that exist. Pictures and documentation of the extent of the damage would also help.

Mr. Villarruel brought to the attention of the commission that all the houses next door to the property had been demolished.

Old Business: Chairman Carroll stated the granted was submitted. Not sure when we will find who receives it.

New Business: Jones state she will be Preservation Action. It will be virtual.

Chairman Carroll entertained a motion to adjourn.

To adjourn

Motion by Alligood Second by Jones
Motion carried. Adjourned at 6:25 pm



City of Monroe
215 N. Broad Street
Monroe, GA 30655
(770)207-4674

Plan Report

Plan NO.: HP-000094-2021

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 03/09/2021

Expiration:

Location Address	Parcel Number
507 E CHURCH ST, MONROE, GA 30655	M0150036


Contacts	
SAMUEL DAVIS 507 E CHURCH ST, MONROE, GA 30655 (770)820-3739	Owner S.W.DAVIS@HOTMAIL.COM

Description: REQUEST FOR COA FOR EXTERIOR CHANGES - HPC MTG 3/23/2021 @ 6:00 PM 215 N BROAD STREET

Valuation:	<u> \$0.00 </u>
Total Sq Feet:	<u> 0.00 </u>

Fees	Amount
Historic Preservation Request	\$10.00
Total:	\$10.00

Payments	Amt Paid
Total Fees	\$10.00
Credit Card	\$10.00
Amount Due:	\$0.00

<u>Condition Name</u>	<u>Description</u>	<u>Comments</u>
	 Issued By:	March 09, 2021 Date
	Plan_Signature_1	Date
	Plan_Signature_2	Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

Under Monroe's Historic Preservation ordinance, you are required to obtain a Certificate of Appropriateness (COA) for any exterior material change you wish to make to your property if your property is located within a historic district, or if the change would affect property in a historic district. Please see pages 3 and 4, Definitions.

The following steps must be taken in order to have your proposed change considered by the Historic Preservation Commission (HPC):

1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$10.00 fee. If you request a "special meeting" at some date or time (other than the 4th Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives HPC members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the HPC looks forward to considering your request.

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

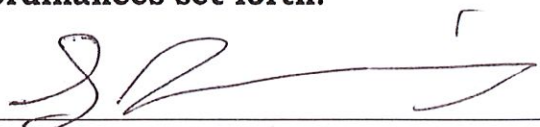
[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

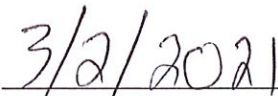
“Exterior environmental features” means all those aspects of the landscape or the development of the site which affect the historical character of the property [Sec. 8-4-2(c)].

Ordinary maintenance or repair of any exterior architectural feature in or on a historic property that does not involve a material change in design, material, or outer appearance is excluded from review. [Sec. 8-4-81]

I acknowledge that I have read this material and will abide by the ordinances set forth.



 Signature of Applicant



 Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 3/3/21

APPLICANT: Samuel Davis

APPLICANT'S ADDRESS: 507 E Church Street
Monroe, GA 30655

TELEPHONE NUMBER: (770) 820-3739

PROPERTY OWNER: Samuel Davis

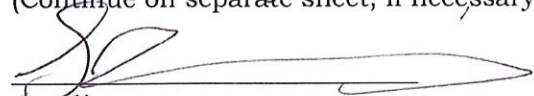
OWNER'S ADDRESS: 507 E Church Street
Monroe, GA 30655

TELEPHONE NUMBER: (770) 820-3739

PROJECT ADDRESS: 507 E Church Street
Monroe, GA 30655

Brief description of project: Removal of front porch steps leading to balcony, Replace front single door with double entry doors, Conversion of front side room (previously a side porch) to sun room with side entry door and matching windows.

(Continue on separate sheet, if necessary.)


Applicant

3/3/21
Date





















City of Monroe
 215 N. Broad Street
 Monroe, GA 30655
 (770)207-4674

Plan Report

Plan NO.: HP-000092-2

18

Plan Type: Historic Preservation

Work Classification: Certificate of Appropriateness

Plan Status: In Review

Apply Date: 02/15/2021

Expiration:

Location Address

Parcel Number

315 S MADISON AVE, MONROE, GA 30655

M0160123

Contacts

FERNANDO VILLARRUEL **Owner**
 1100 JOHN DEERE RD, MONROE, GA 30656
 (630)605-3165 fvillarr@ciena.com

Description: REQUEST FOR COA TO DEMOLISH HOUSE - HPC MEETING 2/23/2021 @ 6:00 PM THIS WILL BE A VIRTUAL ZOOM MEETING

Valuation: \$ 0.00

Total Sq Feet: 0.00

Fees	Amount
Historic Preservation Demolition/Relocations	\$50.00
Total:	\$50.00

Payments	Amt Paid
Total Fees	\$50.00
Cash	\$50.00
Amount Due:	\$0.00

Condition Name

Description

Comments

Issued By:

February 15, 2021

Date

Plan_Signature_1

Date

Plan_Signature_2

Date

REQUEST FOR A CERTIFICATE OF APPROPRIATENESS

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The following steps must be taken in order to have your proposed change considered by the Historic Preservation Commission (HPC):

1. Stop by the Code Office at least 10 working days in advance of the next regular meeting of the HPC (the fourth Tuesday of each month at 6:00 pm), read the Historic Preservation Ordinance, and request that your proposal be added to the agenda.
2. Fill out the application for a COA and turn it in to the Code Office.
3. Pay the \$10.00 fee. If you request a “special meeting” at some date or time (other than the 4th Tuesday of every month), the fee is \$50.00. If you are requesting to demolish Historic property, the fee is \$50.00 on the regular scheduled meeting.
4. Provide all documentation which will assist the HPC in deciding if your proposed change(s) are in keeping with the historic district standards and guidelines. The more complete your presentation, the more efficiently your request can be handled. Please see the COA application for additional information.

Suggested documentation consists of all architectural drawings, sketches, pictures, diagrams, or actual examples. All documentation should be turned in to the Code Office at the time of your application, as it gives HPC members time to consider your request prior to the meeting. Physical samples, if applicable, should be brought with you to the meeting.

5. Appear at the meeting on the scheduled day and time to present your proposal.

Thank you, the HPC looks forward to considering your request.

Please read the following directions for completing the Request for COA Application.

Attach photograph(s) of existing condition of property necessary to show all areas affected.

Attach plans, sketches, drawings, and diagrams of the project and detail the materials that will be used.

Provide such other information that is necessary for the HPC to adequately consider the application in light of the following criteria.

In reviewing applications for COAs, the HPC’s duties include taking into account the historic and architectural significance of the structure and maintaining maps showing the historic and architectural significance of structures in the Historic Districts.

In its review, the HPC shall also take into account the following elements to ensure that the exterior form and appearance of the structure is consistent with the historical and visual character of the District:

1. The height of the building in relation to the average height of the nearest adjacent and opposite buildings;
2. The setback and placement of the building on the lot in relation to the average setback and placement of the nearest adjacent and opposite building;
3. Exterior construction materials, including textures and patterns.
4. Architectural detailing, such as lintels, cornices, brick bond, and foundation materials;
5. Roof shapes, forms, and materials;
6. Proportions, shapes, positioning and locations, patterns and sizes of any elements of fenestration.

The **Code Office** will post a notice which will notify all affected property owners of the material change being requested not less than seven (7) days prior to the meeting at which the request for a COA is to be considered. The applicant and the affected property owners will be given an opportunity to be heard at the meeting in which the application is presented.

DEFINITIONS:

A “material change in appearance” means a change that will affect either the exterior architectural or environmental features of a historic property or any structure, site, or work of art within a historic district, and may include any one or more of the following:

1. A reconstruction or alteration of the size, shape, or façade, including any of the architectural elements or details;
2. Demolition;
3. Commencement of excavation for construction purposes;
4. A change in the location of advertising visible from the public right-of-way; and
5. The erection, alteration, restoration, or removal of any building or other structure within a historic property or district, including walls, fences, steps and pavements, or other appurtenant features.

[Sec. 8-4-2(f)]

“Exterior architectural features” means the architectural style, general design, and general arrangement of the exterior of a building or other structure, including but not limited to, the kind or texture of the building material and the type and style of all windows, doors, signs, and other appurtenant architectural fixtures, features, details, or elements relative to the foregoing [Sec. 8-4-2(b)].

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I acknowledge that I have read this material and will abide by the ordinances set forth.



 Signature of Applicant

2-11-21

 Date

APPLICATION FOR CERTIFICATE OF APPROPRIATENESS
MONROE HISTORIC PRESERVATION COMMISSION

Please read the Historic Preservation Ordinance (Code Sections 8-4-1 through 8-4-91). In addition, please consult with the Code Office to determine if any other Monroe ordinances apply, and if applicable, read those ordinances.

DATE: 2-11-21

APPLICANT: Fernando (Fred) Villarruel / Dulce Villarruel

APPLICANT'S ADDRESS: 1100 John Deere Rd.
Monroe GA 30656

TELEPHONE NUMBER: 630 605 3165

PROPERTY OWNER: Fernando / Dulce Villarruel

OWNER'S ADDRESS: 1100 John Deere Rd
Monroe GA 30656

TELEPHONE NUMBER: 630 605 3165

PROJECT ADDRESS: _____
315 S. Madison Ave, Monroe GA 30655

Brief description of project: _____
See attached paper

(Continue on separate sheet, if necessary.)

Fernando Villarruel
Applicant

2-11-21
Date

Re: Permit for demolition of 315 S. Madison Ave.

Esteemed members of the Historical Preservation Committee and code department,

We are beginning a process that will ultimately build a new house on 315 S. Madison Ave. that we believe will fit the visual scape of the local community. Our first step will be to apply for a demolition permit. Though not specific, below is a sketch rendering of the type of house we have in mind. Your feedback is welcome.

With regards to fully fixing the current structure, (also shown below,) in various discussions with contractors we have assessed a cost of between \$90,000 and \$110,000.

We look forward to working with you in this process,

Please let us know of any questions,

Fernando (Fred) and Dulce Villarruel

630 605 3165



Figure 1 Possible New House

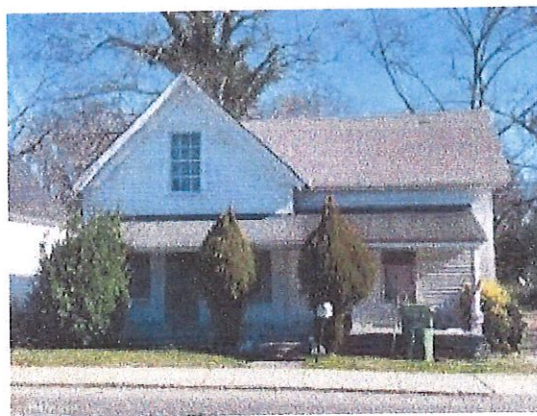


Figure 2 Current House



215 North Broad Street · P.O. Box 725 · Monroe, Georgia 30655
(770) 207-4674 email: dadkinson@monroega.gov

APPLICATION FOR DEMOLITION FOR RESIDENTIAL AND COMMERCIAL
(Please Print Legible)

Project Address: 315 S. Madison Ave, Monroe GA 30655

24 Hour Contact Name: Fred Villarruel Phone # 630 605 3165

General Contractor: Timber Max Tree Service

Address: 1491 Price Mill Rd

City: Bishop State: GA Zip Code: 30621

Phone # 706 474 7071 Cell # 770 289 7213 Email: timbermaxtrees@gmail.com

Property Owner: Fred Villarruel Phone#: 6306053165 Email: villarfx75@gmail.com

Address: 1100 John Deere R City: Monroe State: GA Zip: 30656

Residential Commercial

Total Square Footage: 1030 Number of Floors: 1

Value of Project: \$7500

APPLICANT, CONTRACTOR AND AGENT MUST SIGN THE FOLLOWING

As the contractor, builder or authorized agent, I hereby apply for a permit to demolish structure as described herein. If the permit is granted, I shall take it according to the laws of City of Monroe. I also understand that the structure authorized by the permit shall have all power, sewer, gas and water disconnected and capped. Applicant must hold a valid business license for the type of construction to be permitted.

Fernando Villarruel
Signature of Applicant

Fernando (Fred) Villarruel
Print Name

2/11/21
Date

PROPERTY MAINTENANCE INSPECTION CHECKLIST

Building Description Single family Date/ Time 10 15 9/14/21

Address 315 S Madison Jurisdiction Monroe

- Y N N/A Building/ Site Conditions are Sanitary (IPMC 302.1) Bathrooms are Properly Ventilated (IPMC 403.2)
Exterior Grading for Drainage is Functioning (IPMC 302.2) Cooking Facilities are Properly Ventilated (IPMC 403.3)
Sidewalks and Driveways in Proper Condition (IPMC 302.3) All Exhaust is Ventilated to the Outdoors (IPMC 403.4)
Weed and Grass Growth Under Control (IPMC 302.4) Clothes Dryer Exhaust is Independent of Other Systems (IPMC 403.5)
Exhaust Venting is Not a Nuisance to Adjacent Prop. (IPMC 302.6) Meets Occupant Load Limitations (IPMC 404)
Accessory Structures in Proper Condition (IPMC 302.7) Building Contains Required Plumbing Facilities (IPMC 502.1)
Motor Vehicles Operational (IPMC 302.8) Toilet Rooms can be Secured for Privacy (IPMC 503.1)
Property Not Defaced in Any Way (IPMC 302.9) All Plumbing Fixtures are Functioning (IPMC 504.1)
Protective Treatment on Exterior is Maintained (IPMC 304.2) Building is Connected to a Water System (IPMC 505.1)
Address Visible From Street (IPMC 304.3) Plumbing is Connected to an Approved Sewer System (IPMC 506.1)
Structural Members in Proper Condition (IPMC 304.6) Heating Equipment is Functional (IPMC 602)
Foundation and Exterior Walls in Proper Condition (IPMC 304.5 & .6) Mechanical Equipment is Properly Installed (IPMC 603.1)
Roof and Gutters Have Been Maintained (IPMC 304.7) All Safety Controls Have Been Maintained (IPMC 603.4)
Exterior Trim Intact (IPMC 304.8) Meets Combustion Air Requirements (IPMC 603.5)
Decks and Porches are Structurally Sound (IPMC 304.10) Electrical Service to Building (IPMC 604.1)
Chimneys and Exhaust Pipes Intact (IPMC 304.11) 60 Amp Minimum Service Provided (IPMC 604.2)
Handrails and Guardrails Secure (IPMC 304.12 and 306.1) Electrical Equipment is Safe to Operate (IPMC 604.3)
Windows and Doorframes in Good Condition (IPMC 304.13) Electrical Workmanship is Adequate (IPMC 605.1)
Insect Screens are Installed if HVAC is not Functioning (IPMC 304.14) Contains the Minimum Number of Receptacles (IPMC 605.2)
Exterior Doors Functioning Properly (IPMC 304.18.1) Artificial Light Source Provided for Essential Spaces (IPMC 605.3)
Building is Secure From Unforced Entry (IPMC 304.18) Path of Egress is Unobstructed (IPMC 702.1)
All Interior Structural Members are Structurally Sound (IPMC 305.2) Egress Doors are Openable w/out Special Knowledge (IPMC 702.3)
Interior Wall Surfaces are Maintained (IPMC 305.3) Emergency Escape Openings are Maintained (IPMC 702.4)
Interior Walking Surfaces are Maintained (IPMC 305.4) Fire Rated Assemblies and Doors are Intact (IPMV 703.1)
Interior is Free of Rubbish and Debris (IPMC 307.1) Smoke Control Features are Functioning Properly (IPMC 703.2)
Garbage is Being Stored in Approved Containers (IPMC 307.2.1) Smoke Alarms are Maintained for R-2, R-3, & R-4 (IPMC 704.2)
Refrigerators are Functioning or Doors are Removed (IPMC 307.2.2) Smoke Alarms Have a Good Power Source (IPMC 704.3)
Structure is Free of Rodent and Insect Infestation (IPMC 308.1) Swimming Pool/ Spa is Clean and Sanitary (IPMC 303.1)
Habitable Rooms Have Natural Light Source (IPMC 402.1) Swimming Pool/ Spa Enclosure, > 24" Rule (IPMC 303.2)
Common Exterior Spaces Have Artificial Light Source (IPMC 402.2) Elevators are Tested Regularly and Maintained (IPMC 606.1)
Habitable Rooms Have Natural or Artificial Ventilation (IPMC 403.1) Structure Fit for Human Occupancy (IPMC 108.1)

Table with 2 columns: Code Section, Description of Additional Deficiencies (other than indicated above). Handwritten entries include: Floor Joist sagging no visible water damage to floors footings questionable, Storm Drainage pipes on back of property.

Inspected By: [Signature]

WHOLE HOUSE HOME INSPECTIONS

WHOLE HOUSE HOME INSPECTIONS

770 - 370 - 4269

<https://wholehousehomeinspections.com/>

Inspection report

March 5, 2021

Dear Mr. Villarruel,

This summary provides a brief overview of the most significant items found in the home inspection of the structure on property 315 S. Madison, Monroe GA 30655. We have selected several pictures to highlight the status of the house. Note, a typical home inspection is not possible on this home as it is in great disrepair, and all utilities are turned off.

Also, per your instruction we provide an estimate of the cost to repair the items outlined, per our experience in other remodeling projects. Our repair estimate for these functional items is approximately \$135k, not including demo. Specialized contractors can derive a more precise cost evaluation.

Sincerely,

John Watson

Home Inspector



Figure 1

WHOLE HOUSE HOME INSPECTIONS

1	Roof (Repair Estimate \$9k-\$12k)
1.1	• Several missing shingles noted
1.2	• Area on the rear side has patch work within the valley, which may still have a possible leak due to the mold growth on the interior ceiling
1.3	• Gutters on back side of home rusted through
1.4	• Downspouts missing on front side of home
1.5	• No gutters or downspouts on side of home. Needed to shed water away from property due to having a crawlspace
1.6	• Loose downspouts and straps
2	Exterior (Repair Estimate \$15k-\$25k)
2.1	• Siding deteriorated and needs replaced
2.2	• Trim rotted
2.3	• Vines growing on building
2.4	• Window screens torn
2.5	• Porch columns rotted
2.6	• Screen doors damaged
2.7	• Missing handrail on back porch door and door opens wrong way
2.8	• Wasp nests throughout the exterior
2.9	• Missing weather stripping on doors
3	Structure (Repair Estimate \$8k-\$12k)
3.1	• Several signs of structural issues
3.1.1	○ Porch separating from home
3.1.2	○ Shifting columns inside crawlspace
3.1.3	○ Foundation cracks and shifting
3.1.4	○ Interior wall/plaster cracks
3.1.5	○ Porch columns starting to lean
3.1.6	○ Sub floor contains rot and termite damage and needs replacement
3.1.7	○ Cinder blocks shifting
3.1.8	○ Subfloor shifting greater than 2 inches
3.1.9	○ Cracked rafter inside attic

WHOLE HOUSE HOME INSPECTIONS

4	Plumbing (Repair Estimate \$9k-\$12k)
4.1	• Exterior hose bib missing anti siphon devices
4.2	• Water lines cut to water heater
4.3	• Water heater outdated
4.4	• Power source to water heater damaged
4.5	• Cast iron drain, waste and vent pipes outdated and needs replaced. Noted rust and corrosion and patch work
4.6	• Disconnected supply lines
4.7	• Drain pipes sloped greater than normal inside crawlspace. This will allow liquids to drain, but solids will remain in the line and cause backups and clogs
4.8	• Missing bathroom sink
4.9	• TPR drain line goes into crawlspace instead of outside
4.11	• Additionally, the TPR drain line is disconnected inside the house
4.12	• Supply lines routed through door ways
4.13	• Thermostat cover plate missing on water heater
4.14	• Missing quick service disconnect for safety
4.15	• Power supply wiring not enclosed inside conduit for protection
4.16	• CPVC lines installed incorrectly. Very crowded and supported well
5	Interior (Repair Estimate \$15k-\$40k depending on finishes)
5.1	• Needs all new windows
5.2	• Needs all new flooring
5.3	• No kitchen built in appliances or cabinets
5.4	• Walls and ceilings damaged (water stains, mold and missing sections)
5.5	• Flooring buckling and missing
5.6	• Needs paint and trim
5.7	• Doors damaged
6	Electrical (Repair Estimate \$4.5k-\$8k)
6.1	• Burned electrical wiring and outlets in bathroom
6.2	• Unable to remove panel due to stripped screws
6.3	• GFCI outlets missing in wet areas
6.4	• Missing smoke detectors
6.5	• Exposed wiring on ceilings
6.6	• Damaged light fixtures
6.7	• Missing cover plates
6.8	• Wrong lighting type in shower area
6.9	• Ceiling fan damaged

WHOLE HOUSE HOME INSPECTIONS

7	Insulation and Ventilation (Repair Estimate \$2.5k to \$4k)
7.1	• Missing insulation inside crawlspace
7.2	• Missing vapor barrier
7.3	• No attic access
7.4	• Unable to locate all duct work
7.5	• No insulation found in attic
7.6	• Damaged dryer vent back draft hood
8	HVAC (Cost \$5k-7.5k)
8.1	• No heating found for finished since there was no attic access and it was not inside the crawlspace
8.2	• No cooling for finished areas noted on exterior of property



Figure 2: 1.1



Figure 3: 1.2



Figure 4: 1.2



Figure 5: 1.3



Figure 6: 2.1



Figure 7: 2.1

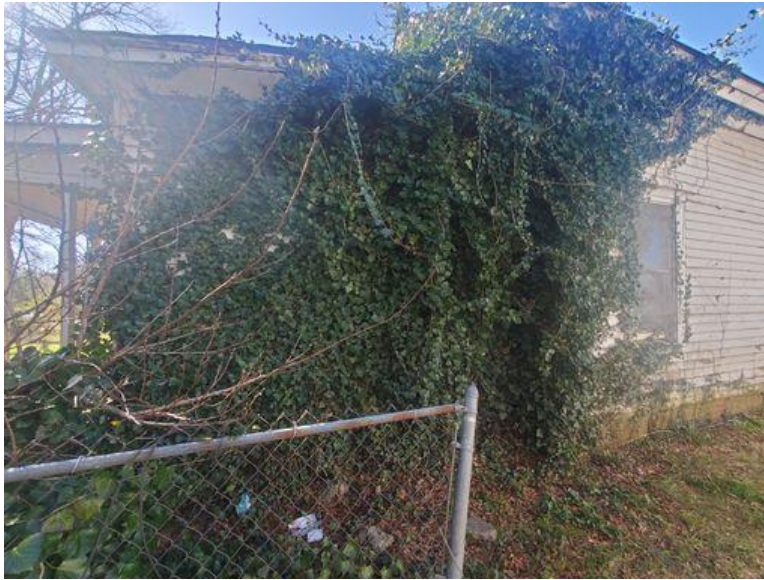


Figure 8: 2.3



Figure 9: 2.5



Figure 10: 3.1.1



Figure 11: 3.1.2



Figure 12: 3.1.2



Figure 13: 3.1.3



Figure 14: 3.1.6



Figure 15: 3.1.8



Figure 16: 3.1.9



Figure 17: 4.2

WHOLE HOUSE HOME INSPECTIONS



Figure 18: 4.5



Figure 19: 4.6



Figure 20: 4.7



Figure 21: 4.12



Figure 22: 4.15



Figure 23:5.1



Figure 24: 5.2



Figure 25: 5.5

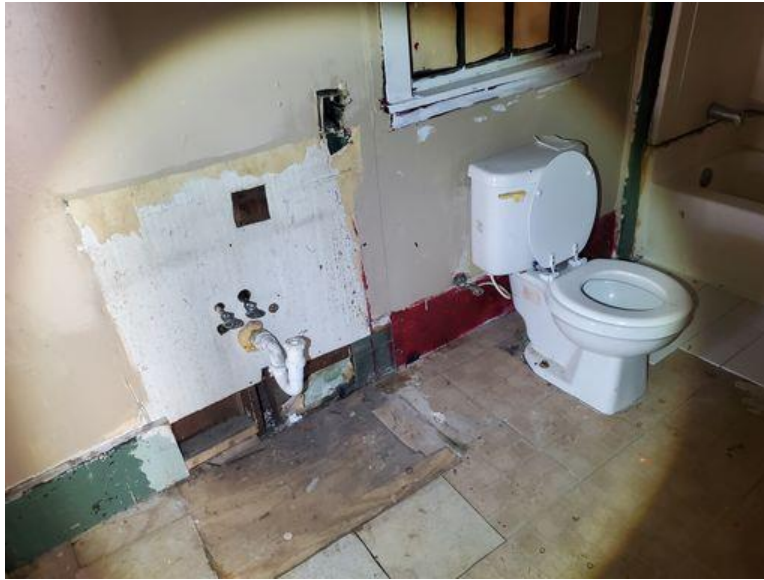


Figure 26: 6.1



Figure 27: 6.2



Figure 28: 6.7



Figure 29: 7.1



Figure 30 7.4