

REPORT FOR 225 WEST KENNEDY BOULEVARD, TOWN OF EATONVILLE, FLORIDA

Per Orange County Property Appraiser,

Owner:

DIXON TOMMY LIFE ESTATE

REM: TOWN OF EATONVILLE COMMUNITY REDEVELOPMENT AGENCY

Mailing Address on file: 225 W. Kennedy Blvd., Maitland, Florida 32751

DATE OF SITE VISIT: 3/5/2024

At the request of Shaniqua Rose, CRA Executive Director for Town of Eatonville, I visited this property to assess the condition of the house around 9 a.m.

The following conditions were noted:

- The screening is missing on much of the east elevation porch.
- The screen door on the same porch is broken apart and only pieces are attached.
- Wood above openings on the porch is bare unprotected as there is no paint.
- Fascia and soffit on the edge of roof above where screen porch ties into wall is rotted, compromised and open into the attic.
- Screening in eaves on other portions of the house is missing.
- Framing adjacent to the front door is compromised.
- Awnings on the front elevation seem to be compromised.
- The interior is majorly cluttered with miscellaneous household and personal items which may be harboring rodents and bugs.
- A bedroom door is off the hinges.
- Electric and water utilities are shut off.
- Ceiling materials throughout the building are missing or compromised and there is no insulation.

The building is deemed to be unsafe and not occupiable because:

- The house lacks functioning utilities.
- The clutter and debris in the house and porch make movement hazardous and may be harboring bugs and rodents.
- The compromised roof eave has been allowing access to the attic for birds, rodents, and varmints.
- The opening described above and shown in attached photos allows wind-driven rain to enter the attic and water to get on the inside of the block wall adjacent to the porch.

ACTIONS TO BE TAKEN:

- The owner of the property may abate the issues by demolishing the house. If this option is the path taken, the structure must be checked for asbestos and the asbestos report shall be submitted to the building department with the permit application for demolition. The removal of the shed on the property is up to the owner and was not part of this investigation. The removal of either structure should be cause for a professional pest control company to certify the building pest/rodent free before the demolition commences and after any necessary extermination.
- Abatement may be accomplished by making necessary repairs and addressing the other concerns noted. A permit for the repairs to the eave and soffit and all other parts of the building including screen and screen door is required. The certification should be submitted with the permit application.

CODE REFERENCES:

FBC 1203.2.1 Openings into attic.

Exterior openings into the *attic* space of any building intended for human occupancy shall be protected to prevent the entry of birds, squirrels, rodents, snakes and other similar creatures.

FBC 1403.2 Weather Protection

Exterior walls shall provide the building with a weather-resistant exterior wall envelope.

It is the intent of the building code that components of the building be constructed so as to not allow water inside the building. -AJ

It is the intent of the building, electrical and plumbing codes that the utilities function – water for washing and flushing waste and electric for cooking and appliances. It is essential that utilities be turned on and that provisions for or to appliances, plumbing, heat and lighting be kept functional.

Respectfully,
Allen Johnson BN2790 BU1539
UES
(321) 271-9056
ALJohnson@TeamUES.com

















UNSAFE STRUCTURE

This Building / STRUCTURE is unsafe and its use or occupancy has been prohibited by the Town of Eatonville Building Official!

This notice shall remain posted until the required repairs are made or demolition is completed. It shall be unlawful for any person, firm or corporation or their agent / servants to remove such Notice without the written permission of the Building Official or for any person to enter the building except for the purpose of making the required repairs or of demolishing same.

225 W. Kennedy Blvd. Town of Eatonville, Florida _____
PROPERTY ADDRESS

IT IS UNLAWFUL TO REMOVE THIS NOTICE UNTIL NECESSARY CORRECTIONS ARE MADE.

David Olivieri
BUILDING OFFICIAL

Allen Johnson Inspector Allen Johnson
POSTED BY AS AUTHORIZED BY THE FLORIDA BUILDING CODE

DATE 3/5/2024 10 AM



TOWN OF EATONVILLE
UNIVERSAL ENGINEERING SCIENCES 3532 MAGGIE BLVD, ORLANDO FL 32811
WWW.UNIVERSALENGINEERING.COM

Vendor Service Center: OrangeBids x +

https://apps.ocfl.net/OrangeBids/bidaward.asp

Bid Number: Y24-123	Board Approved Date: 12/20/2023
Title: Air Fresheners in Orange County Convention Center Restrooms	
Awarded Vendor: Commercial Scent-Sations LLC	Contract Amount: \$27,000.00
Bid Number: Y24-124	Board Approved Date: 12/8/2023
Title: VidaCare EZ-IO and Accessories	
Awarded Vendor: Teleflex LLC	Contract Amount: \$0.00
Bid Number: Y24-125	Board Approved Date: 12/12/2023
Title: County Wide Demolition Services	
Awarded Vendor: Champion Services of Florida, LLC	Contract Amount: \$1,063,775.00
Bid Number: Y24-128 B	Board Approved Date: 1/9/2024
Title: Testing and Repair of Backflow Prevention	
Awarded Vendor: Aaron?s Backflow Services, Inc	Contract Amount: \$432,000.00
Bid Number: Y24-128 A	Board Approved Date: 1/9/2024
Title: Testing and Repair of Backflow Prevention	
Awarded Vendor: Nils Humberg Enterprises, LLC dba Ace Flow Control,	Contract Amount: \$372,375.00
Bid Number: Y24-129 B	Board Approved Date: 12/12/2023
Title: Installation and Replacement of Backflow Prevention Assemblies	
Awarded Vendor: Frank Gay Services LLC	Contract Amount: \$2,068,861.40
Bid Number: Y24-129 A	Board Approved Date: 12/12/2023
Title: Installation and Replacement of Backflow Prevention Assemblies	
Awarded Vendor: Nils Humberg Enterprises, LLC d/b/a Ace Flow Control	Contract Amount: \$1,999,710.00

78°F Mostly cloudy

Search

12:45 PM 3/1/2024

CHAMPION

SERVICES of FLORIDA, LLC

Proposal

24-113

December 4, 2023

Town Of Eatonville 307 East Kennedy Blvd. Eatonville, FL 32751	ATTN: Shaniqua Rose srose@townofeatonville.org 407-623-8906	RE: 225 W. Kennedy Blvd -Complete-
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We are pleased to provide Town Of Eatonville with this proposal for selective demolition for future development. **(All work is as specified per attached take-off with quantities & locations)**

Selective Demolition:

- Remove 1,800 SQ FT (1) Story Single Block House with Porch
- Remove Millwork/ Misc Items in House
- Remove 200 SQ FT Shed
- Remove Misc Items Inside & Around Shed
- Permitting

Total: \$ 11,750.00

-All work done in a safe manner to standard industry practices. Material to be recycled if possible.

** Assumed Sewer NO Septic Included in Price **

<p>Inclusions:</p> <ul style="list-style-type: none"> ➤ 1 Mobilization, Scrap salvage rights ➤ General liability of \$2M ➤ Umbrella policy \$1M ➤ Pollution liability of \$2M ➤ Automobile liability of \$1M ➤ Workers Compensation of \$1M ➤ Professional liability of \$2M 	<p>Exclusions:</p> <ul style="list-style-type: none"> ➤ Bonding, Slurry Removal, Dust Preventions, Layouts, GPR Scanning, Engineering, Roof Work, MOT, ROW, SWPP, Safe off MEP, Roof Work, Shoring, Asbestos and Hazmat Survey or Abatement, Floor Prep/ Scarifications or Unknown Additional Flooring, Concrete Pour-Back, Removal or Relocation of Furniture, Wallcovering Removal, Payment or Project Management Admin Fees, Barricades, After Hours Work, Underground Work Protections to Existing Finishes Unless Otherwise Noted, Demolition not Listed on Demolition Plans, and Demo/Work not List or Specifically Called out on this Proposal.
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-If said project does not allow the use of our dumpsters, project owner/GC will then become responsible for disposal.

-GC to provide sufficient temporary power for equipment/lighting/machines and water for cleaning/concrete-cutting when applicable.



2532 PEMBERTON DRIVE APOPKA, FL 32703
 Phone: 407-250-6755 Fax: 407-250-6756
 State Certified Building Contractor # CBC1263456
 Asbestos Contractor #ZA533



CHAMPION

SERVICES of FLORIDA, LLC

-Proposal good for 30 days.

Thank you,
Chris Kepple



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Phone: 407-250-6755 Fax: 407-250-6756
State Certified Building Contractor # CBC1263456
Asbestos Contractor #ZA533

