## 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







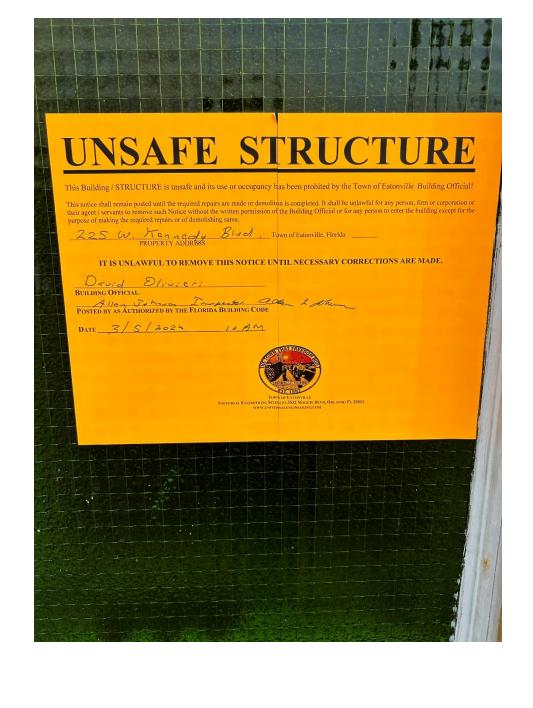


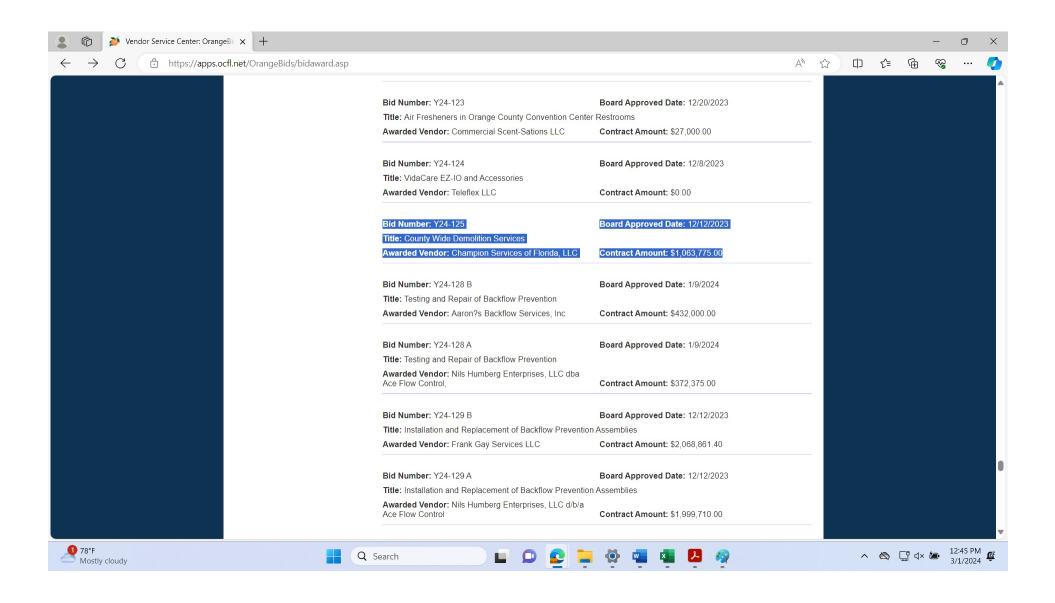














Proposal 24-113

December 4, 2023

Town Of Eatonville 307 East Kennedy Blvd. Eatonville, FL 32751 ATTN: Shaniqua Rose <a href="mailto:srose@townofeatonville.org">srose@townofeatonville.org</a> 407-623-8906

RE: 225 W. Kennedy Blvd -Complete-

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/ Mics 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.

### Inclusions:

- 1 Mobilization, Scrap salvage rights
- General liability of \$2M
- Umbrella policy \$1M
- Pollution liability of \$2M
- Automobile liability of \$1M
- WorkersCompensation of \$1M
- Professional liability of \$2M

### Exclusions:

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.

-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.





<sup>\*\*</sup> Assumed Sewer NO Septic Included in Price \*\*



-Proposal good for 30 days.

Thank you, Chris Kepple



