STAFF REPORT

Community Planning and Preservation Commission
Certificate of Appropriateness Request

For Public Hearing and Executive Action on August 13, 2019 beginning at 2:00 p.m. in the Auditorium, The Sunshine Center, 330 Fifth Street North, St. Petersburg, Florida

According to Planning and Development Services Department records, no commissioner resides or has a place of business within 2,000 feet of the subject property. All other possible conflicts should be declared upon the announcement of the item.

Case No.: 19-90200031
Address: 2420 Driftwood Rd SE
Legal Description: DRIFTWOOD 1ST ADD LOT 1A
Parcel ID No.: 31-31-17-22590-000-0010
Date of Construction: 1939
Local Landmark: Driftwood Local Historic District (17-90300006) - Contributing
Owner: Daniel B. Schuh
Request: Demolition of a contributing property to a local historic district
Historical Context and Significance

Construction within the Driftwood development by the Bayview Construction Company began slowly in the mid-1930s, during the Great Depression. The brainchild of local architect, artist, and designer Mark Dixon Dodd, Driftwood was designed as a “magnificent woodland waterfront” planned community of “artistic refinement.”¹ The predominant architectural style during the Bayview period of construction (1937-1940) can be classified as Minimal Traditional, often with influences including Mediterranean Revival, Colonial, and, perhaps most notably, Storybook. Minimal Traditional designs were largely fueled by a need to construct relatively low-cost homes during the Great Depression.

The homes appear to interact closely with the community’s street system, which features narrow, often meandering roads. A dense, mature canopy of trees and lack of sidewalks creates a further sense of deviation from the streetscape more typical to St. Petersburg’s early suburbs: a tidy grid of square blocks, broad streets, and sidewalks running parallel. Instead, Driftwood’s enveloping landscape creates an area through which vehicular traffic is naturally calmed and pedestrians feel comfortable walking along the shaded streets. Normally, early-twentieth century development rigidly shaped most of the urban landscape in southern Pinellas County; the landscape itself, however, shaped the development of Driftwood.

A prominent figure in the development of Driftwood was Arthur B. Modine, who served as president and owner of the Bayview Construction Company and supplied the capital for the Driftwood Subdivision.² From Racine, Wisconsin, Modine was a manufacturer, capitalist, and a significant contributor to the development of the automobile industry. He began wintering in St. Petersburg with his family around 1920. Credited for numerous inventions, he founded the Modine Manufacturing Company in 1916, which focused on thermal innovation. His company gained notoriety with the invention of multiple radiators, cooling and heating units, and aluminum production. During the Great Depression, Modine Manufacturing Company continued to post gains due to its 1932 partnership with Ford, which led to unexpected growth and profit. Modine Manufacturing significantly contributed to the defense industry during the Second World War, receiving four Army-Navy awards for outstanding production. In all, Modine was awarded 122 U.S. patents in his lifetime. He eventually retired from the Modine Manufacturing Company in the 1970s. The company is now an international manufacturing business with sales of $2.1 billion and 11,700 employees.³⁴

Along with the other developers and designers of Driftwood, Modine commissioned his own house at 2420 Driftwood Road Southeast (the subject property). Construction permits were issued in April 25, 1939 for a six-room residence, and the house was completed later that year (Figure 1). The first waterfront home built in the Driftwood Subdivision, the two-story, concrete block house was designed with a blend of Mediterranean Revival and Monterey style architecture. With three bedrooms, a combined living and dining room with a cathedral-type ceiling, the “magnificent” house Included a large porch that overlooked the bay, a walled-in patio with a pool and fountain, large picture windows, with a tile roof.⁵ The original footprint is depicted in Figure 2.

¹ Advertisement in *St. Petersburg Times*, March 26, 1939.
Figure 1: Inverted photograph of the nearly completed home at 2420 Driftwood Rd SE. Photo published in the St. Petersburg Times on September 3, 1939.

Figure 2: Portion of the 1951 Sanborn Map Company map of St. Petersburg Florida, depicting the property prior to any new additions.

The subject property has had a number of additions over the years, but it still retains its essential architectural form and historic integrity. The first alteration was a two-story addition was constructed in 1952, on the rear of the structure, towards the waterfront. In 1985, the carport and a storage area were demolished. A new garage was constructed on the side of the front of the structure. It is currently not publicly visible due to dense vegetation.
Driftwood Local Historic District (17-90300006) was designated to the St. Petersburg Register of Historic Places in 2019. The house at 2420 Driftwood Road Southeast is classified as a contributing resource to the historic district. As a contributing structure to the local historic district, alterations, demolition, and new construction require the issuance of a Certificate of Appropriateness (COA). Per the City’s COA Matrix, demolition requires review by the Community Planning and Preservation Commission (CPPC).

**Project Description and Review**

**Project Description**
Application No. 19-90200031, which was submitted to St. Petersburg’s Urban Planning and Historic Preservation Division by Weidner Law on behalf of owner Daniel Schuh on June 18, 2019, proposes total demolition of a contributing property to the Driftwood Local Historic District (Appendix A).

On May 15, 2019 (prior to the application’s submission), staff met with Matthew Weidner and Tim Clemens of Place Architecture to discuss the process of a COA for demolition of the subject property. During the meeting, Weidner extended an invitation for staff to view the property and assess the conditions of the house. On July 16, 2019, Weidner sent an email to staff asking about interest to inspect the property. Staff responded on that day with possible dates for a site visit. On July 25, 2019, staff followed up with Weidner about scheduling a visit to the property, and Weidner responded with a rescission of the invitation for staff to inspect the property. Staff therefore cannot independently verify some of the claims in the application as staff was not allowed onto the property.

**General Criteria for Granting Certificates of Appropriateness and Staff Findings**

1. *The effect of the proposed work on the landmark or the property upon which such work is to be done.*

The effect will lead to a total demolition of one of the earliest and most foundational structures built in the Driftwood Subdivision. As noted above, the subject property was the earliest-constructed waterfront residence associated with the development of Driftwood and was constructed for the use of Bayview Construction Company president Arthur Modine.

2. *The relationship between such work and other structures on the landmark site or other property in the historic district.*

The subject property and the unbuildable sliver of land to its west are designated as contributing resources to the local historic district and are flanked by two noncontributing properties. Nonetheless, the subject parcel faces Wildwood Park and a highly intact concentration of contributing residences constructed as part of Driftwood’s initial development during the 1930s and 1940s (Figure 3). It is additionally highly visible from the district’s Bay Street Southeast entrance. As such, its demolition would be quite impactful to the historic integrity of the district as a whole.
3. The extent to which the historic, architectural, or archaeological significance, architectural style, design, arrangement, texture and materials of the local landmark or the property will be affected.

This request will result in total demolition. When the approval of demolition of resources in local historic districts is granted, the CPPC typically conditions final approval of the demolition permit on the approval of a COA for a replacement. This would result in the construction of a noncontributing residence within the district.

4. Whether the denial of a Certificate of Appropriateness would deprive the property owner of reasonable beneficial use of his or her property.

Given the information provided as part of the application and available information, staff does not believe that the denial of a COA for demolition would deprive the property owner reasonable beneficial use of the property. As discussed further in Additional Guidelines for Demolition – Criterion 1, the estimated cost range of rehabilitation ($530,000 to $690,000) following years of deferred maintenance do not suggest that such an investment would outweigh the resulting value of the home (see page 7).

Further, the information provided as part of the application in the attached Inspection Report (Appendix B), Condition Assessment Report (Appendix C), and Mold Inspection and Testing Report (Appendix D)
suggest that, although it would require an extensive and costly rehabilitation, the building is in repairable condition. Roof damage that appears to have been left unrepaired for a number of years has allowed water infiltration necessitating the replacement of a number of interior finishes, in particular walls and flooring. However, despite the recommendation that a structural engineer inspect the visible settlement cracks, the Inspection Report did not suggest that the ceiling structure or concrete piers supporting the subject property would require repair or replacement.

Finally, it should be noted that, like many historic buildings, the subject property has evolved over time and features non-historic additions. No survey or photo key were provided. Since an on-site visit was refused by the applicant, City staff cannot independently verify the location and conditions referenced in the application, Inspection Report, and Condition Assessment Report. Based on what was submitted by the applicant, it appears that deterioration noted in certain locations of the property, notably the garage and laundry room areas, may affect portions of the resource that could be removed without negatively impacting the resource’s contributing status. It appears that the worst conditions exist at the garage (indicated as GRU in footprint shown in Figure 4), which, according to the City’s records, was permitted for construction on August 16, 1985 and is therefore not original or historic to the subject property.

![Figure 4: Footprint of first (left) and second (right) stories of subject property according to Pinellas County Property Appraiser records](image)

Staff suggests that, given available information, it appears that selective demolition of certain non-historic additions would be appropriate as part of a rehabilitation. This does not preclude the possibility of sensitive additions being constructed as part of a COA. Available incentives for historic preservation including the Ad Valorem Tax Exemption and FEMA substantial rehabilitation variances could potentially further enhance the beneficial return of such a rehabilitation.

5. **Whether the plans may be reasonably carried out by the applicant.**

This information has not been provided. The application cover letter indicates that a foreclosure case is pending.
6. A COA for a noncontributing structure in a historic district shall be reviewed to determine whether the proposed work would negatively impact a contributing structure or the historic integrity of the district. Approval of a COA shall include any conditions necessary to mitigate or eliminate negative impacts.

This criterion is not relevant to this application.

Additional Guidelines for Demolition

In approving or denying applications for a COA for demolition, the Commission and the POD shall also use the following additional guidelines:

1. The purpose and intent of these additional requirements is to determine that no other feasible alternative to demolition of the local landmark or contributing property can be found.

The application’s justification for the necessity of the subject property’s demolition is primarily based on the estimated cost of a potential rehabilitation. The application cover letter (Appendix A) states that “the full cost to renovate the house would be approximately $580,000 to $690,000. The median estimate is $635,000.” The Condition Assessment Report prepared by Timothy N. Clemmons, AIA of Place Architecture (Appendix C) and submitted as part of the application states that, by Mr. Clemmons’s estimate, the rehabilitation would cost between $500,000 and $650,000, plus $30,000 to $40,000 for the cost of architectural and engineering fees. According to the Condition Assessment Report, these estimates have not been confirmed by a General Contractor, and no other substantiation of the cost of rehabilitation was provided as part of the application. The application cover letter further suggests that “based on comparisons to adjacent waterfront properties of similar size on Driftwood Road the actual estimated value after renovation is approximately $900,000.” No appraisal was provided as part of the application.

Staff resources to verify such a valuation are limited, but, as shown in Table 1, publicly available information concerning recent sales of waterfront property in the Driftwood neighborhood suggest that the property’s rehabilitation would, in fact, be feasible and potentially profitable given the estimated cost of rehabilitation provided by the applicant. The sources of this information are provided in Appendix E.

Table 1: Recent sales of waterfront properties on Driftwood Road South/Southeast

<table>
<thead>
<tr>
<th>Address</th>
<th>Date of Sale</th>
<th>Amount</th>
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<tr>
<td>2600 Driftwood Rd S</td>
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<td>220 Driftwood SE</td>
<td>12/26/2018</td>
<td>$475,000</td>
<td>$169</td>
<td>Noncontributing</td>
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<tr>
<td>2700 Driftwood Rd</td>
<td>10/09/2017</td>
<td>$1,730,000</td>
<td>$476</td>
<td>Not in boundaries</td>
</tr>
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</table>

Given this limited sample of nearby waterfront properties, the average price per square foot would appear to be $379 despite the properties being of unknown and likely varying conditions at the time of sale. The Property Appraiser’s office reports that the subject property contains 2,991 square feet of living space, indicating that an estimated value would be close to $1,135,000. As such, staff finds that available information indicates that rehabilitation would be feasible and allow for beneficial use of the subject property. As noted above, this value could be further enhanced by the removal of deteriorated non-historic additions, coupled with new construction to expand the building’s existing footprint.
It might additionally be noted that, since this property is a contributing resource to a local historic district, the property would be eligible for Ad-Valorem Tax Exemptions and would be exempt from FEMA requirements, further enhancing the benefit and feasibility of rehabilitation.

2. No COA for demolition shall be issued by the Commission until the applicant has demonstrated that there is no reasonable beneficial use of the property or the applicant cannot receive a reasonable return on a commercial or income-producing property.

The subject property is not zoned for commercial use and has not been indicated to be income-producing. This criterion is not relevant to the application.

3. The Commission may solicit expert testimony and should request that the applicant furnish such additional information believed to be necessary and relevant in the determination of whether there is a reasonable beneficial use or a reasonable return. The information to be submitted by a property owner should include, but not be limited to, the following information:

   a. A report from a licensed architect or engineer who shall have demonstrated experience in structural rehabilitation concerning the structural soundness of the building and its suitability for rehabilitation including an estimated cost to rehabilitate the property.

The pursuit of an evaluation by a structural engineer was suggested by both the Inspection Report and the Condition Assessment Report but not provided as part of this application.

   b. A report from a qualified architect, real estate professional, or developer, with demonstrated experience in rehabilitation, or the owner as to the economic feasibility of rehabilitation or reuse of the property. The report should explore various alternative uses for the property and include, but not be limited to, the following information:

      i. The amount paid for the property, date of purchase, remaining mortgage amount (including other existing liens) 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.

The application cover letter indicates the following:

- Amount paid for property: $42,000
- Date of purchase: October 23, 1973
- Estimated remaining mortgage amount: $100,000, though this amount is “currently in dispute with a foreclosure case pending.”
- Other existing liens against property: two open liens are noted but the amount is not disclosed.

   ii. The most recent assessed value of the property.

According to the Pinellas County Property Appraiser, the 2018 just/market value of the property was $722,233; the assessed value was $264,117. No appraisals were submitted.
iii. **Photographs of the property and description of its condition.**
Photographs were submitted as part of the Inspection Report, though, as noted, no key was provided to clearly indicate location. An initial offer by the applicant for a staff site visit was rescinded by the applicant.

iv. **Annual debt service or mortgage payment.**
The application cover letter indicates that the owner is required to pay $1,000 per month, or $12,000 per year.

v. **Real estate property taxes for the current year and the previous two years.**
The application cover letter indicates that real estate property taxes for recent years were as follows:

- 2018: $4,625.10
- 2017: $4,578.65
- 2016: $4,533.40

vi. **An appraisal of the property conducted within the last two years. The City may hire an appraiser to evaluate any appraisals. All appraisals shall include the professional credentials of the appraiser.**

This information was not provided.

vii. **Estimated market value of the property in its current condition; estimated market value after completion of the proposed demolition; and estimated market value after rehabilitation of the existing local landmark for continued use.**
The application cover letter cites the following values:

- Just market value of $722,233 (per Property Appraiser’s just market value)
- Market value after demolition: $582,242
- Market value after rehabilitation $897,000.

Since no appraisal was submitted, the applicant has not demonstrated how the cited market values were calculated. Staff findings based on limited available information indicate that the post-rehabilitation value of the property could be higher than the amount suggested.

viii. **Evidence of attempts to sell or rent the property, including the price asked within the last two years and any offers received.**
The property is currently listed for sale at $850,000. The application cover letter suggests that there was “initially strong consumer interest,” but that the restrictions accompanying historic designation caused potential buyers to back out. Staff communicated with one potential buyer of the property in January of 2019 to provide information on the implications of historic district designation and the COA process. That potential buyer indicated concern over the still-active lawsuit between the property’s current owner, Daniel Schuh, and the City. No evidence of the “multiple offers and contracts” on the property or the unwillingness of buyers to purchase the property due to historic designation have been provided.

ix. **Cost of rehabilitation for various use alternatives. Provide specific examples of the infeasibility of rehabilitation or alternative uses which could earn a reasonable return for the property.**

This criterion is not relevant to the subject property, which is zoned for single family use only.
x. If the property is income-producing, submit the annual gross income from the property for the previous two years as well as annual cash flow before and after debt service and expenses, itemized operating and maintenance expenses for the previous two years, and depreciation deduction and projected five-year cash flow after rehabilitation.

This criterion is not relevant to the application as the property is not income-producing.

xi. If the property is not income-producing, projections of the annual gross income which could be obtained from the property in its current condition.

The application cover letter indicates that this criterion is not applicable.

xii. Evidence that the building can or cannot be relocated.

The Condition Assessment Report suggests that “it is not practical, or likely even possible, to relocate the house.” Relocation of a contributing resource within a local historic district to another location, especially given the high degree of historic significance the subject property holds within the Driftwood Local Historic District, is generally not considered to be a positive action since it would result in the creation of a noncontributing parcel.

c. The Commission may request that the applicant provide additional information to be used in making the determinations of reasonable beneficial use and reasonable return.

Given the limited amount of information provided within this application, staff suggests that, if this request is not denied, that additional information be requested in order to appropriately evaluate the true feasibility of the subject property’s rehabilitation.

d. If the applicant does not provide the requested information, the applicant shall submit a statement to the Commission detailing the reasons why the requested information was not provided.

The application cover letter cites the owner’s financial and medical hardships and indicates very limited resources, perhaps contributing to an inability to provide further information.
The following criteria should be additionally considered as part of the Commission’s review of the application:

4. The Commission may ask interested individuals and organizations for assistance in seeking an alternative to demolition.

5. The Commission shall review the evidence provided and shall determine whether the property can be put to a reasonable beneficial use or the applicant can receive a reasonable return without the approval of the demolition application. The applicant has the burden of proving that there is no reasonable beneficial use of the property or that the owner cannot receive a reasonable return. If the applicant fails to establish the lack of a reasonable beneficial use or the lack of a reasonable return, the Commission shall deny the demolition application except as provided below.

6. The Commission may condition any demolition approval upon the receipt of plans and building permits for any new structure and submission of evidence of financing in order to ensure that the site does not remain vacant after demolition.

7. The Commission may grant a COA for demolition even though the local landmark, or property within a local historic district has reasonable beneficial use or receives a reasonable return if:
   a. The Commission determines that the property no longer contributes to a local historic district or no longer has significance as a historic, architectural or archaeological local landmark; or
   b. The Commission determines that the demolition of the designated property is necessary to achieve the purposes of a community redevelopment plan or the Comprehensive Plan.

8. The Commission may, at the owner’s expense, require the recording of the property for archival purposes prior to demolition. The recording may include, but shall not be limited to, video recording, photographic documentation with negatives and measured architectural drawings.

Additional Guidelines for Archaeological Sites.

The subject property is located within a Level 2 Archaeological Sensitivity Area, indicating a probability that unidentified resources may exist. Additionally, the subject property is located within the Big Bayou Archaeological Area, which was found to have been destroyed. Historic documents indicate that the remains of a fort were present during Driftwood’s early development. Staff recommends that any demolition or construction approved for the subject property include the condition that a professional archaeologist be onsite to identify potential resources and artifacts.

Staff Recommendation

Based on a determination of general inconsistency with the requirements for demolition of historic resources defined by Chapter 16, City Code of Ordinances, staff recommends that the Community Planning and Preservation Commission DENY the Certificate of Appropriateness request for the
demolition of the house at 2420 Driftwood Road Southeast, a contributing property to Driftwood Local Historic District.

If the Commission does grant the requested COA for demolition, staff highly recommends that, at minimum, the following conditions of approval be included:

1. A Certificate of Appropriateness for new construction at the subject property be approved by the Community Planning and Preservation Commission, and a complete set of drawings for a building permit be submitted and approved by Historic Preservation and Development Services staff before the demolition permit be granted;

2. A professional archaeologist confirm the absence of artefacts prior to work at the property or be present onsite during demolition and construction; and

3. The applicant be required to provide keyed photo-documentation prepared by a professional architectural historian or allow Historic Preservation staff access to the property to complete such documentation.

References


“Novel Development is Being Staged in Historic Setting.” *St. Petersburg Times.* March 21, 1937.
Appendix A:

Application No. 19-90200031
CITY OF ST. PETERSBURG

JUN 18 2019

CERTIFICATE OF APPROPRIATENESS

APPLICATION

All applications are to be filled out completely and correctly. The application shall be submitted to the City of St. Petersburg’s Planning and Development Services Department, located on the 8th floor of the Municipal Services Building, One Fourth Street North, St. Petersburg, Florida. Laura Duvekot, Historic Preservationist II, (727) 892-5451 or Laura.Duvekot@stpete.org

### GENERAL INFORMATION

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<td>DANIEL SCHUH</td>
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<td>250 MIRROR LAKE ST PETE FL 33701</td>
<td><a href="mailto:WEIDNER@MATTWEIDNERLAW.COM">WEIDNER@MATTWEIDNERLAW.COM</a></td>
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<td>MATTHEW WEIDNER</td>
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<td>Relocation</td>
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<td>Other:</td>
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### APPLICATION TYPE

By signing this application, the applicant affirms that all information contained within this application packet has been read and that the information on this application represents an accurate description of the proposed work. The applicant certifies that the project described in this application, as detailed by the plans and specifications enclosed, will be constructed in exact accordance with aforesaid plans and specifications. Further, the applicant agrees to conform to all conditions of approval. It is understood that approval of this application by the Community Planning and Preservation Commission in no way constitutes approval of a building permit or other required City permit approvals. Filing an application does not guarantee approval.

NOTES: 1) It is incumbent upon the applicant to submit correct information. Any misleading, deceptive, incomplete or incorrect information may invalidate your approval.

2) To accept an agent’s signature, a notarized letter of authorization from the property owner must accompany the application.

Signature of Owner: Daniel B. Schuh
Date: 6/19/2007

Signature of Representative: 
Date: 

19-90200031
June 18, 2019

LETTER OF AUTHORIZATION

Re: Certificate of Appropriateness Application
2420 Driftwood Road SE
Daniel Schuh

I have reviewed the attached Certificate of Appropriateness filed on my behalf by Matthew Weidner and authorize him to both file it and to represent me at any subsequent hearings.

Daniel Schuh

STATE OF FLORIDA
COUNTY OF PINELLA

Acknowledged before me on this the 17th Day of June, 2019 by Daniel Schuh who is personally known to me.

Notary Public

[Stamp]
Derek S. Kilborn, Manager  
Urban Planning and Historic Preservation Division  
Planning and Development Services Department  
City of St. Petersburg, Florida

Re: Certificate of Appropriateness Application  
2420 Driftwood Road SE  
Daniel Schuh

Dear Mr. Kilborn:

Kindly accept this application, pursuant to the City of St. Petersburg's City of Appropriateness Process, for demolition of the property identified above, (hereinafter sometimes referred to as, "The Schuh Residence") submitted on behalf of my client Daniel Schuh:

A. Amount paid for property: $42,000. Date of purchase: October 23, 1973. Remaining mortgage amount: $100,000 (estimated). The total amount due is currently in dispute with a foreclosure case pending, Bayview v. Schuh, (Case No. 15-4146-CI). The balance of mortgage amounts due had been previously litigated in a prior foreclosure case Bayview v. Schuh (Case No. 11-12147-CI) At any point in time the 2015 foreclosure case could be brought to a Final Judgment and unfavorable disposition could result in a foreclosure sale date set at any point in time. The applicant is the owner of record and there are no financing terms with any other party. In considering the values and encumbrances, it is significant to note that there remain two liens against the property assessed by the City of St. Petersburg (Book/Page 17701/191; 17979/1159) related to open code enforcement case 11-9185 which cites violation of city code, along with Notices of Commencements (Book/Page 18713/2467) that remain open and which cannot be closed related to faulty contracting/roof repair.

B. Just Market Value: $722,233. Land: $582,242. Improvements: $139,991 (these values are from the Pinellas County Property Appraiser)

C. Photographs of property and description of its condition: See attached Condition Assessment Report and Photographs

D. Annual debt service or mortgage payment: $1,000 per month


F. Appraisal of the property conducted within the last two years: None


H. Evidence of attempts to rent or sell the property, including the price asked within the last two years and any offers received. Property is currently listed for sale for $850,000. There was initially strong consumer interest in the property with multiple offers and contracts but the confusion and conflict related to the historical designation process have resulted in no party being willing to enter into any reasonable contract for the purchase of the property under the current conditions.

I. Cost of rehabilitation for various use alternatives: Not applicable. Property is zoned for single-family only.

J. Not applicable.

K. Not applicable.
L. Evidence that the property can or cannot be relocated: See attached Condition Assessment Report.

Due to the condition of the house it is not habitable at this time. (see attached Mold Inspection Report) And due to the estimated cost to restore and renovate the house, the existing structure does not have a reasonable beneficial use. The full cost to renovate the house would be approximately $580,000 to $690,000. The median estimate is $635,000. The land value is $582,000. Therefore, the value of the improved property should be at least $1,217,000. However based on comparisons to adjacent waterfront properties of similar size on Driftwood Road the actual estimated value after renovation is approximately $900,000.

Daniel Schuh remains ill of health and currently resides in a local nursing facility. The subject property, along with a commercial property he owns, are his only remaining assets. The sale of this subject property in particular remains his only practical source of income to provide for his basic needs and ongoing care for the remainder of his lifetime.

Thank you for taking the time to consider this application. I look forward to providing any additional information that is required and to providing any additional information and testimony at the upcoming hearing.

Sincerely,

/s/

Matthew Weidner

CC: Completed Report
Appendix B:

Inspection Report
Inspection Report

Tiffany Weidner

Property Address:
2420 Driftwood Rd SE
Saint Petersburg FL 33705

On Point Home Inspection

Mark Cornelius HI9500
3313 W Paul Ave
Tampa, FL 33611
813-810-9255
Table of Contents

Cover Page ................................................................. 1
Table of Contents ....................................................... 2
Intro Page ....................................................................... 3
1 Roofing ................................................................. 4
2 Exterior ............................................................... 5
3 Garage ............................................................... 10
4 Interiors .............................................................. 11
5 Structural Components ........................................ 15
6 Plumbing System .................................................. 17
7 Electrical System .................................................... 20
8 Heating / Central Air Conditioning ......................... 23
9 Insulation and Ventilation ...................................... 26
Summary ..................................................................... 27
Invoice ...................................................................... 44
The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

**Inspected (IN)** = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

**Not Inspected (NI)** = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

**Not Present (NP)** = This item, component or unit is not in this home or building.

**Repair or Replace (RR)** = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

**Type of building:** Single Family (2 story)  
**Year Built:** 1937  
**Square Feet:** 2991

**Temperature:** 80 Degrees  
**Weather:** Clear  
**Ground/Soil surface condition:** Dry

**Rain in last 3 days:** No
1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors.

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<thead>
<tr>
<th>IN</th>
<th>NI</th>
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<tbody>
<tr>
<td>1.0</td>
<td>Roof Coverings</td>
<td>⬤</td>
<td>⬤</td>
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<tr>
<td>1.1</td>
<td>Flashings</td>
<td>⬤</td>
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<td>1.2</td>
<td>Roof Penetrations</td>
<td>⬤</td>
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<td>1.3</td>
<td>Roof Drainage Systems</td>
<td>⬤</td>
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<tr>
<td>1.4</td>
<td>Fascia and Soffits</td>
<td>⬤</td>
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<tr>
<td>1.5</td>
<td>Chimney</td>
<td>⬤</td>
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</table>

IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

### Styles & Materials

**Roof Covering:**
- Metal
- Tile

**Viewed roof covering from:**
- Ground

**Chimney (exterior):**
- Masonry Stucco

**Roof Age:**
- Tile Roof - 20+ Years
- Metal Roof - 3 Years

**Life Expectancy:**
- Tile Roof - Recommend Roof Replacement
- Metal Roof - 30 Years +/-

### Comments:

1.0 Recommend roof replacement with sagging roof deck at right side of home.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
2. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

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<th>IN</th>
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<tbody>
<tr>
<td>2.0 Walls, Flashing and Trim</td>
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<tr>
<td>2.1 Doors (Exterior)</td>
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<tr>
<td>2.2 Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover, Applicable Railings and Driveway</td>
<td>•</td>
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</tr>
<tr>
<td>2.3 Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)</td>
<td>•</td>
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IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Comments:**

2.0 (1) Contact licensed contractor to repair damaged walls around the home covered with tarps/patching. Recommend further inspection of structure behind walls below repairs/tarps for water damage.

IN NI NP RR

**Styles & Materials**

Siding Style: Cement stucco

Exterior Entry Doors: Steel

2.0 Item 1(Picture) 2.0 Item 2(Picture)
2.0 Item 3 (Picture)

(2) Repair wood rot at back patio.

2.0 Item 4 (Picture)

2.1 Item 1 (Picture)

2.1 Repair rust on door frame at front of home.
2.2 Have licensed contractor evaluate balconies with loose railings and cracking beams.

2.3 (1) Contact structural engineer evaluate front patio and leaning exterior walls with large settlement cracks and make necessary repairs.
(2) Recommend installation of Sea Wall to prevent erosion and other damage due to wave action and storm surge, such as flooding.

(3) Contact licensed Arborist to evaluate the large tree at front of home that is causing settlement to patios and walkways.
The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
## 3. Garage

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<th>RR</th>
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<tbody>
<tr>
<td>3.0</td>
<td>Garage Ceiling</td>
<td>✗</td>
<td>✗</td>
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<tr>
<td>3.1</td>
<td>Garage Walls</td>
<td>✗</td>
<td></td>
<td></td>
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<tr>
<td>3.2</td>
<td>Garage Floor</td>
<td>✗</td>
<td></td>
<td></td>
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<tr>
<td>3.3</td>
<td>Garage Door(s)</td>
<td>✗</td>
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<td>3.4</td>
<td>Occupant Door (from garage to inside of home)</td>
<td>✗</td>
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<tr>
<td>3.5</td>
<td>Garage Door Operators</td>
<td>✗</td>
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</tbody>
</table>

**Garage Door Type:**
- N/A

**Comments:**

**3.0** Contact licensed contractor to install new roof structure

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3.0 Item 1(Picture)  
3.0 Item 2(Picture)
4. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

### Styles & Materials

<table>
<thead>
<tr>
<th>Items</th>
<th>Ceiling Materials</th>
<th>Wall Material</th>
<th>Floor Covering(s)</th>
<th>Interior Doors</th>
<th>Window Types</th>
<th>Cabinetry</th>
<th>Countertop</th>
</tr>
</thead>
<tbody>
<tr>
<td>4.0</td>
<td></td>
<td>Gypsum Board</td>
<td>Carpet</td>
<td>Hollow core</td>
<td>Single pane</td>
<td>Laminate</td>
<td>Laminate</td>
</tr>
<tr>
<td>4.1</td>
<td></td>
<td>Plaster</td>
<td>Linoleum</td>
<td></td>
<td></td>
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<td></td>
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<tr>
<td>4.2</td>
<td></td>
<td>Gypsum Board</td>
<td>Tile</td>
<td></td>
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<td></td>
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<tr>
<td>4.3</td>
<td></td>
<td>Plaster</td>
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<td>4.4</td>
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**Comments:**

4.0 (1) Due to extensive water intrusion to the inside of home, I recommend licensed mold inspector to evaluate the entire home and what may be hiding behind existing ceilings and walls.
(2) Numerous repairs were made to the existing structure of the home with no finalized permit. Recommend structural engineer evaluate the repairs and existing wood rot/damage to wall structure throughout the home.
(3) Contact licensed pest control company to evaluate the signs of wood destroying organism and white fungus throughout the interior of the home and make any necessary updates.
4.1 Repair major ceiling damage throughout the home.

4.2 Repair wall damage throughout home.

4.3 Repair major flooring damage throughout the home.

4.6 Have qualified professional repair doors to back patio that will not open.

4.7 Repair/replace rusted and damaged window frames throughout the home.

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
5. Structural Components

The Home Inspector shall observe structural components including foundations, floors, walls, columns or piers, ceilings and roof. The home inspector shall describe the type of Foundation, floor structure, wall structure, columns or piers, ceiling structure, roof structure. The home inspector shall: Probe structural components where deterioration is suspected; Enter under floor crawl spaces, basements, and attic spaces except when access is obstructed, when entry could damage the property, or when dangerous or adverse situations are suspected; Report the methods used to observe under floor crawl spaces and attics; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to: Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely effect the health of the home inspector or other persons.

### Styles & Materials

<table>
<thead>
<tr>
<th>IN</th>
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<td>IN</td>
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- **5.0 Walls**
- **5.1 Floors (Structural)**
- **5.2 Ceilings (Structural)**
- **5.3 Columns or Piers**

**5.0 Item 1(Picture)**

**5.0 Item 2(Picture)**

**Comments:**

5.0 Recommend structural engineer evaluate the settlement cracks throughout the home.
5.0 Item 3(Picture) 5.0 Item 4(Picture)

5.0 Item 1(Picture) 5.0 Item 2(Picture)

5.1 Contact structural engineer to evaluate the rotted flooring in hallway downstairs for structural integrity and safety.

The structure of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
6. Plumbing System

The home inspector shall observe: Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections; Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage; Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; Fuel storage and distribution systems including: interior fuel storage equipment, supply piping, venting, and supports; leaks; and Sump pumps. The home inspector shall describe: Water supply and distribution piping materials; Drain, waste, and vent piping materials; Water heating equipment; and Location of main water supply shut-off device. The home inspector shall operate all plumbing fixtures, including their faucets and all exterior faucets attached to the house, except where the flow end of the faucet is connected to an appliance. The home inspector is not required to: State the effectiveness of anti-siphon devices; Determine whether water supply and waste disposal systems are public or private; Operate automatic safety controls; Operate any valve except water closet flush valves, fixture faucets, and hose faucets; Observe: Water conditioning systems; Fire and lawn sprinkler systems; On-site water supply quantity and quality; On-site waste disposal systems; Foundation irrigation systems; Spas, except as to functional flow and functional drainage; Swimming pools; Solar water heating equipment; or Observe the system for proper sizing, design, or use of proper materials.

### Styles & Materials

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<th>IN</th>
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<tbody>
<tr>
<td>6.0 Plumbing Drain, Waste and Vent Systems</td>
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<tr>
<td>6.1 Plumbing Water Supply, Distribution System and Fixtures</td>
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<tr>
<td>6.2 Hot Water Systems and Vents</td>
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<td>6.3 Main Water Shut-off Device Located at Meter</td>
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<tr>
<td>6.4 Showers, Tubs, Sinks and Drains</td>
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<tr>
<td>6.5 Toilets, Valves and Faucets</td>
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<tr>
<td>6.6 Well Pump</td>
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**IN = Inspected, NI = Not Inspected, NP = Not Present, RR = Repair or Replace**

**Water Source:** Public
**Water Filters:** None
**Plumbing Water Supply (into home):** Copper
**Plumbing Water Distribution (inside home):** Copper
**Water Heater Location:** Closet
**Plumbing Waste:** Cast iron
**Water Heater Power Source:** Electric
**Water Heater Capacity:** 40 Gallon
**WH Manufacturer:** BRADFORD-WHITE
**Water Heater Age:** 2017
**Water Heater Life Expectancy:** 10 Years +/-

**Comments:**
6.0 Contact licensed plumber to evaluate the old/rusted cast iron drain lines to home and make any necessary updates.

6.0 Item 1(Picture)

6.1 Repair damaged valve handles under sinks throughout the home for proper operation.

6.1 Item 1(Picture)
6.4 Repair damaged tile in bathrooms throughout the home.

6.4 Item 1(Picture)

6.6 Contact licensed landscaper repair/replace non functional irrigation pump.

6.6 Item 1(Picture)

The plumbing in the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Washing machine drain line for example cannot be checked for leaks or the ability to handle the volume during drain cycle. Older homes with galvanized supply lines or cast iron drain lines can be obstructed and barely working during an inspection but then fails under heavy use. If the water is turned off or not used for periods of time (like a vacant home waiting for closing) rust or deposits within the pipes can further clog the piping system. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
7. Electrical System

The home inspector shall observe: Service entrance conductors; Service equipment, grounding equipment, main over current device, and main and distribution panels; Amperage and voltage ratings of the service; Branch circuit conductors, their over current devices, and the compatibility of their ampacities and voltages; The operation of a representative number of installed ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls; The polarity and grounding of all receptacles within six feet of interior plumbing fixtures, and all receptacles in the garage or carport, and on the exterior of inspected structures; The operation of ground fault circuit interrupters; and Smoke detectors. The home inspector shall describe: Service amperage and voltage; Service entry conductor materials; Service type as being overhead or underground; and Location of main and distribution panels. The home inspector shall report any observed aluminum branch circuit wiring. The home inspector shall report on presence or absence of smoke detectors, and operate their test function, if accessible, except when detectors are part of a central system. The home inspector is not required to: Insert any tool, probe, or testing device inside the panels; Test or operate any over current device except ground fault circuit interrupters; Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or Observe: Low voltage systems; Security system devices, heat detectors, or carbon monoxide detectors; Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or Built-in vacuum equipment.

### Styles & Materials

| Panel Type: | Circuit breakers |
| Electric Panel Manufacturer: | SQUARE D |
| Panel Capacity: | 200 AMP |
| Branch wire 15 and 20 AMP: | Copper |
| Wiring Methods: | Romex, Cloth Wiring |

#### Comments:

7.1 (1) Replace missing cover to main electrical panel for safety.
(2) Have licensed electrician replace 3 rusted panel boxes to HVAC system at back of home.

7.1 Item 2(Picture)  
7.1 Item 3(Picture)

7.2 Have licensed electrician evaluate remove cloth wiring upstairs for safety.

7.2 Item 1(Picture)
7.3 Have licensed electrician evaluate all receptacles and junction boxes due to water leaks and possible corrosion.

7.6 The smoke detector should be tested at common hallway to bedrooms upon moving in to home.

---

The electrical system of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Outlets were not removed and the inspection was only visual. Any outlet not accessible (behind the refrigerator for example) was not inspected or accessible. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
8. Heating / Central Air Conditioning

The home inspector shall observe permanently installed heating and cooling systems including: Heating equipment; Cooling Equipment that is central to home; Normal operating controls; Automatic safety controls; Chimneys, flues, and vents, where readily visible; Solid fuel heating devices; Heat distribution systems including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units, convectors; and the presence of an installed heat source in each room. The home inspector shall describe: Energy source; and Heating equipment and distribution type. The home inspector shall operate the systems using normal operating controls. The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance. The home inspector is not required to: Operate heating systems when weather conditions or other circumstances may cause equipment damage; Operate automatic safety controls; Ignite or extinguish solid fuel fires; or Observe: The interior of flues; Fireplace insert flue connections; Humidifiers; Electronic air filters; or The uniformity or adequacy of heat supply to the various rooms.

<table>
<thead>
<tr>
<th>Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)</th>
<th>IN</th>
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<tr>
<th>Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)</th>
<th>IN</th>
<th>NI</th>
<th>NP</th>
<th>RR</th>
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<th>HVAC System</th>
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IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace

**Styles & Materials**

| Ductwork: | Insulated |
| Filter Type: | Disposable |
| Types of Fireplaces: | Solid Fuel |
| Operable Fireplaces: | None |

**Cooling Equipment**

| Type: | Heat Pump Forced Air (also provides warm air) |
| Energy Source: | Electricity |
| Air Handler: | CARRIER YORK |
| Condenser: | CARRIER YORK |
| Temperature Differential: | 15 Degrees |

**HVAC System Year and Size:**

- Unit 1: 2009 / 2.5 Ton
- Unit 2 & 3: 2000 / 1.5 Ton x 2

**HVAC System Life Expectancy:**

- Unit 1: 2 to 5 Years
- Unit 2 & 3 need immediate replacement

**Comments:**
8.0 Contact licensed HVAC technician evaluate duct work that has had water leaking on them throughout the home.

8.1 Recommend chimney inspection by licensed professional for proper operation and safety.

8.2 (1) Temperature differential (Delta-T) was 15 degrees +/- indicating a need for maintenance. The normal temperature differential is between 18 & 22 degrees. Have a licensed HVAC contractor service and clean the A/C system and make any necessary repairs.
(2) Replace 2 non function HVAC units in home. HVAC system is intended to pull excess moisture from the home and due to past moisture/water damage it is imperative to prevent activation of mold/mildew.

The heating and cooling system of this home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection is not meant to be technically exhaustive. The inspection does not involve removal and inspection behind service door or dismantling that would otherwise reveal something only a licensed heat contractor would discover. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
9. Insulation and Ventilation

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics and foundation areas; Kitchen, bathroom, and laundry venting systems; and the operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control. The home inspector shall describe: Insulation in unfinished spaces; and Absence of insulation in unfinished space at conditioned surfaces. The home inspector shall: Move insulation where readily visible evidence indicates the need to do so; and Move insulation where chimneys penetrate roofs, where plumbing drain/waste pipes penetrate floors, adjacent to earth filled stoops or porches, and at exterior doors. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances.

### Styles & Materials

- **9.0 Insulation in Attic**
  - IN: •

- **9.1 Insulation Under Floor System**
  - IN: •

- **9.2 Vapor Retarders (in Crawlspace or basement)**
  - IN: •

**IN= Inspected, NI= Not Inspected, NP= Not Present, RR= Repair or Replace**

### The Insulation and Ventilation of the Home

The insulation and ventilation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Venting of exhaust fans or clothes dryer cannot be fully inspected and bends or obstructions can occur without being accessible or visible (behind wall and ceiling coverings). Only insulation that is visible was inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.
The following items or discoveries indicate that these systems or components do not function as intended or adversely affects the habitability of the dwelling; or warrants further investigation by a specialist, or requires subsequent observation. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

Recommend roof replacement with sagging roof deck at right side of home.

1.0 Item 1(Picture)
**Inspected, Repair or Replace**

1. Contact licensed contractor to repair damaged walls around the home covered with tarps/patching. Recommend further inspection of structure behind walls below repairs/tarps for water damage.

2. Repair wood rot at back patio.
2.1  Doors (Exterior)

**Inspected, Repair or Replace**

Repair rust on door frame at front of home.

2.1 Item 1(Picture)

2.2  Decks, Balconies, Stoops, Steps, Areaways, Porches, Patio/Cover, Applicable Railings and Driveway

**Inspected, Repair or Replace**

Have licensed contractor evaluate balconies with loose railings and cracking beams.

2.2 Item 1(Picture) 2.2 Item 2(Picture)

2.3  Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (With respect to their effect on the condition of the building)

**Inspected, Repair or Replace**

(1) Contact structural engineer evaluate front patio and leaning exterior walls with large settlement cracks and make necessary repairs.
(2) Recommend installation of Sea Wall to prevent erosion and other damage due to wave action and storm surge, such as flooding.

(3) Contact licensed Arborist to evaluate the large tree at front of home that is causing settlement to patios and walkways.
3. Garage

3.0 Garage Ceiling

Inspected, Repair or Replace

Contact licensed contractor to install new roof structure
4. Interiors

4.0 Interior

Inspected, Repair or Replace

(1) Due to extensive water intrusion to the inside of home, I recommend licensed mold inspector to evaluate the entire home and what may be hiding behind existing ceilings and walls.
(2) Numerous repairs were made to the existing structure of the home with no finalized permit. Recommend structural engineer evaluate the repairs and existing wood rot/damage to wall structure throughout the home.

(3) Contact licensed pest control company to evaluate the signs of wood destroying organism and white fungus throughout the interior of the home and make any necessary updates.
4.1 Ceilings
   Inspected, Repair or Replace
   Repair major ceiling damage throughout the home.

4.2 Walls
   Inspected, Repair or Replace
   Repair wall damage throughout home.

4.3 Floors
   Inspected, Repair or Replace
   Repair major flooring damage throughout the home.

4.6 Doors
   Inspected, Repair or Replace
   Have qualified professional repair doors to back patio that will not open.
4.7 Windows

**Inspected, Repair or Replace**

Repair/replace rusted and damaged window frames throughout the home.

---

5. Structural Components

5.0 Walls

**Inspected, Repair or Replace**

Recommend structural engineer evaluate the settlement cracks throughout the home.
5.1 Floors (Structural)

**Inspected, Repair or Replace**

Contact structural engineer to evaluate the rotted flooring in hallway downstairs for structural integrity and safety.

6. Plumbing System

6.0 Plumbing Drain, Waste and Vent Systems

**Inspected, Repair or Replace**

Contact licensed plumber to evaluate the old/rusted cast iron drain lines to home and make any necessary updates.
6.1 Plumbing Water Supply, Distribution System and Fixtures
Inspected, Repair or Replace
Repair damaged valve handles under sinks throughout the home for proper operation.

6.4 Showers, Tubs, Sinks and Drains
Inspected, Repair or Replace
Repair damaged tile in bathrooms throughout the home.
6.6 **Well Pump**

**Inspected, Repair or Replace**

Contact licensed landscaper repair/replace non functional irrigation pump.

---

### 7. Electrical System

#### 7.1 Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

**Inspected, Repair or Replace**

(1) Replace missing cover to main electrical panel for safety.
(2) Have licensed electrician replace 3 rusted panel boxes to HVAC system at back of home.

7.2 Branch Circuit Conductors, Overcurrent Devices and Wiring
Inspected, Repair or Replace
Have licensed electrician evaluate remove cloth wiring upstairs for safety.
7.2 Item 1(Picture)

7.2 Item 2(Picture)

7.3 Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the house, garage, and on the dwelling's exterior walls)

Inspected, Repair or Replace

Have licensed electrician evaluate all receptacles and junction boxes due to water leaks and possible corrosion.
8. Heating / Central Air Conditioning

8.0 Distribution Systems (including fans, pumps, ducts and piping, with supports, insulation, air filters, registers, radiators, fan coil units and convectors)

Inspected, Repair or Replace
Contact licensed HVAC technician evaluate duct work that has had water leaking on them throughout the home.

8.1 Chimneys, Flues and Vents (for fireplaces, gas water heaters or heat systems)

Inspected, Repair or Replace
Recommend chimney inspection by licensed professional for proper operation and safety.

8.2 HVAC System

Inspected, Repair or Replace
(1) Temperature differential (Delta-T) was 15 degrees +/- indicating a need for maintenance. The normal temperature differential is between 18 & 22 degrees. Have a licensed HVAC contractor service and clean the A/C system and make any necessary repairs.
8.2 Item 1(Picture)

(2) Replace 2 non function HVAC units in home. HVAC system is intended to pull excess moisture from the home and due to past moisture/water damage it is imperative to prevent activation of mold/mildew.

8.2 Item 2(Picture) 8.2 Item 3(Picture)

Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of
this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

On Point Home Inspection
3313 W Paul Ave
Tampa, FL 33611
813-810-9255
Inspected By: Mark Cornelius

**INVOICE**

Inspection Date: 3/16/2019
Report ID:

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| Tiffany Weidner | 2420 Driftwood Rd SE  
Saint Petersburg FL 33705 |

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Payment Method:
Payment Status:
Note:
Appendix C:
Condition Assessment Report
Schuh Residence  
2420 Driftwood Road SE  
St. Petersburg, Florida 33705  

CONDITION ASSESSMENT REPORT  
June 3, 2019  

Year built: 1937  
Living area: 2,991 square feet  
Garage/utility: 915 square feet  
Porch/balcony: 513 square feet  
Total: 4,419 square feet

CONDITION DESCRIPTION

Sitework and Landscaping
1. Property is located within AE8 flood zone.
2. Existing site walls are damaged with extensive settlement cracks. Walls should be demolished and replaced with new fencing or site walls.
3. Front patio slab has significant settlement cracks. Slab needs to be removed and replaced.
4. The property has no sea wall at the water's edge.
5. Landscaping is overgrown and requires trimming.

Structural Systems
1. Inadequate past structural repairs have been made in several places. New rafters and beams have been installed that do not match original sizes. This work does not appear to have been properly designed by a structural engineer.
2. Garage door and roof structure has been removed. New garage door and roof is required.
3. Utility/laundry roof is significantly deteriorated. It is currently covered with plastic sheeting. Exterior walls are damaged. Room needs to be re-built.
4. Second floor balcony wood balcony has significant deterioration. Recommend removal and replacement of lower columns and deck. Upper roof appears to be in acceptable condition.
5. First floor structural system consists of concrete slab on grade and concrete block wall. It appears to be in acceptable condition. There are some settlement cracks in interior plaster walls that indicate possible structural settlement. This should be further investigated.
6. Second floor structural system consists of wood joists and subflooring at second floor, wood stud walls at second floor and wood rafters and deck at roof. There are no sheathing boards on the wood stud walls. Second floor wood structural system has extensive water and termite damage. There is evidence of active water leaks. Estimate approximately 20% to 25% of second floor wood structural system needs to be removed and replaced. The capacity of the second floor to withstand hurricane force winds is unlikely due to lack of sheathing boards and metal straps connecting system.
Exterior Envelope Systems

1. Exterior walls consist of stucco on concrete block on the first floor and stucco on metal lath on felt paper on wood studs at the second floor. There is no sheathing board behind the second floor stucco. There is extensive damage to second floor stucco finish. In many places on the second floor the interior plaster has been removed exposing the exterior wall system. The felt paper has deteriorated and/or been removed in many locations. Currently the second floor stucco system has been severely compromised and is not watertight. Due to failure of stucco system, there have been water leaks over time which has resulted in water rot to wood studs and floors as well as mold throughout house. To repair the system, it is recommended that all second floor stucco be removed as well as damaged wood. New wood framing should be installed, and all wood framing should be tied together with metal straps to improve the house’s structural system. Structural sheathing should be installed and covered with a fluid applied waterproofing system before installation of new three-coat stucco.

2. Main roof is flat concrete tile. In area inspected there is significant cracking of tiles. Roofing system should be removed and replaced throughout house.

Doors and Windows

1. Most exterior windows were originally steel frame. Steel frames are extensively rusted, and many windows and doors are not operable at this time and many show evidences of water leaks. All exterior doors and windows need to be replaced.

2. In several locations replacement doors and windows have been installed. These too are in poor condition and require replacement. Several show evidence of active water leaks.

Interior Finishes

1. Interior walls and ceiling are gypsum plaster. There is some cracking in the first floor plaster but generally it is in acceptable condition.

2. On the second floor approximately half of the plaster has been removed from the walls and almost all the plaster has been removed from the ceiling. The remaining plaster is water damaged and has extensive mold. All remaining second floor plaster should be removed and replaced with new gypsum board.

3. Second floor has wood flooring which has extensive water and termite damage. All wood flooring needs to be removed and replaced. Second floor wood structural framing should be inspected before new flooring is replaced.

HVAC, Plumbing and Electrical Systems

1. The first floor air-conditioning unit is operational. However, there is evidence of mold and mildew at ducts and diffusers. System is old and will likely need to be replaced including ductwork and diffusers. Second floor air-conditioning system is not functional at this time. System will need to be replaced in its entirety.

2. Exposed plumbing lines are generally cast iron which would have been typical of the time when the house was built. These lines are now 80 years old and beyond their expected life span. They are likely highly rusted and deteriorated on the inside. All the plumbing fixtures are old. It is recommended that the entire plumbing system be replaced.
3. The house has a main 200-amp electrical panel in the laundry room. This panel was replaced at some time in the past. However, it is in a room that is not watertight, and it does not have a door or cover panel with the breakers and wiring exposed. This is a dangerous condition. There is a small sub-panel serving a portion of the first floor. It is older and appears to be original to the house. Due to the age of the equipment and condition of the house, it is recommended that the entire electrical system be removed and replaced.

CONCLUSIONS

The house has significant deferred maintenance. Currently the entire house and all of its systems are severely damaged due to lack of maintenance and related water intrusion. To renovate the house and restore it to meet building codes and to be livable would be an extensive undertaking. The roof and second floor stucco system would need to be removed. All damaged wood structural components would then need to be replaced. New exterior walls and roof would be installed. All existing exterior doors and windows would be removed and replace with new ones. All existing HVAC, plumbing and electrical systems would need to be removed and replaced with all new systems. New interior finishes would need to be installed throughout the entire second floor and a portion of the first floor.

Due to the labor intensive nature of such construction, the cost to properly renovate the house as described above would be at least equal to, and likely greater than, constructing a new house of equal size and quality. I estimate the construction cost to be approximately $150 to $200 per square foot for the air-conditioned portion of the house, $40 to $50 per square foot for the garage/utility spaces and $30 to $40 per square foot for the porches and balconies. Therefore, I estimate the total construction cost for the renovation would be between $500,000 to $650,000. This includes selective demolition costs but does not include mold remediation or architectural and engineering fees. These would add another $30,000 to $40,000 to the cost. These cost estimates have not been confirmed by a general contractor.

After renovation the house would be like new in most respects. However, the basic structural system would be 80 years old and although significantly improved over its current condition it would not be as structurally strong as a new house nor have the same expected life expectancy. Further the first floor would still be located below base flood elevation.

It is not practical, or likely even possible, to relocate the house. The first floor structural system is concrete block and therefore difficult and expensive to lift. The block walls would likely suffer extensive cracking. The second floor wood structure would also be damaged during the move and would need to be extensively shored and protected during the move. After relocation the house would still need all the repairs previously described so the cost would be prohibitive.

END OF REPORT

Timothy N. Clemmons, AIA
Appendix D:

Mold Inspection and Testing Report
**Introduction:**

Breathe Easy Mold Removal Inc. (BEMR) was retained to inspect and test the Home located at 2420 Driftwood, St. Petersburg, Florida, for unusual and/or abnormal mold contamination and air quality concerns. Inspection and testing was conducted on 05/28/2019 by Jerry Bender of BEMR.

This report of findings and recommendations is based on information available at the time of inspection. BEMR reserves the right to revise and/or append these opinions, conclusions, and recommendations based on the discovery of new or additional information.

There are currently no federal or state standards, legally binding statutes, or absolute criteria for indoor airborne mold spore levels. The criteria used for this report are based upon the standards set forth by the Indoor Environmental Standards Organization (IESO) and the American Conference of Governmental
Industrial Hygienists (ACGIH).

The findings, opinions, and recommendations contained herein are not intended to reflect all problems associated with water intrusion and mold contamination at the residence. These findings, opinions, and recommendations are limited to those areas inspected and/or tested by BEMR as requested by the Client. BEMR did not undertake to expand the scope of the investigation beyond that requested by the Client. Accordingly, other problems may exist that are not identified in this report, as they may have fallen outside the scope of this investigation. The findings, opinions, and recommendations contained herein are intended solely for the benefit of the Client and/or his/her representative(s), and are not intended to benefit any third party.

**Inspection Findings:**

Close visual inspection of the Residence revealed many areas of concern with respect to abnormal/unalusual mold contamination, water damages, or excessive moisture. Some other minor findings were also noted.

1. **Visible mold, water staining and water damage** were observed at the Walls, Ceilings and Flooring on the 2nd Floor in the Front Bedroom, Hallway, Book Nook, Master Bedroom, HVAC Closet, Master Bathroom and Guest Bedroom. Air conditioning is not in use on the 2nd Floor, allowing for a favorable environment for mold to form. **Visible damage** was observed at all the Windows and Window Trim on the 2nd Floor as well. **No excessive moisture** was detected at the time of inspection, but it is expected that further damage and contamination are present in all the afore mentioned areas.

2. **Visible mold, water staining and water damage** were observed at the Walls, Ceiling and Flooring on the 1st Floor in the Front Entry, Livingroom, Dining Room, Kitchen, Kitchen Cabinetry, Florida Room, Staircase Landing and Guest Bathroom. **Visible rust and loss of integrity** was noted at all Windows and the Front Doors at the time of inspection. Although no excessive moisture was detected at the time of inspection, it is expected that further damage and contamination are present in all the afore mentioned areas.
3. **Visible mold, water staining and water damage** were observed at the Walls, Ceiling and Flooring on the 1st Floor in the Laundry Wing, which includes the Laundry Room, Guest Bathroom, Hot Water Heater Closet, HVAC Closet, Hallway and Guest Bedroom. **Loss of integrity and gaping holes** at the Subfloor were observed in this area at the time of inspection. Although **no excessive moisture** was detected, it is expected that **further damage and contamination** are present in all the aforementioned areas.

4. **Visible mold, dust, dirt and debris** were observed in the one HVAC Unit, as well as all of its accompanying Ductwork, that is currently in use on the 1st Floor and which is housed in an Outside Closet off of the Front Porch.

**Test Findings:**

Five (5) Zefon 5™ air samples were taken at the Property on 05/28/2019 by Breathe Easy Mold Removal Inc. These samples were analyzed by Pro Lab Reliable Laboratories, Inc, and the results (included herein) indicated that **there is an elevated airborne mold** concern in the Indoor air samples.

The total airborne spores detected in the air samples taken at the Living Room (1,560/m³), Upstairs Front Bedroom (2,280/m³), Upstairs Back Bedroom (1,520/m³) and Laundry Wing (1,880/m³) **were more than those detected in the Outdoor Control Sample** (240/m³).

There was also a **concerning presence of a toxigenic marker mold, Chaetomium**, at the Laundry Room and several areas of the 2nd Floor.

**Information:**

**Chaetomium:**
Chaetomium is found worldwide on a variety of substrates including paper, damp sheetrock, carpet, plant compost, soil, and between layers of wet plywood. Several species have been reported to play a major role in decomposition of cellulose-based materials, and is often found indoors with Stachybotrys. These fungi are able to dissolve the cellulose fibers in cotton and paper and thus cause the materials to disintegrate. The process is especially rapid under moist conditions. During the
Second World War, countries lost a great deal of equipment to these species. *Chaetomium* is reported to have type I & III allergens, and can produce sterigmatocystin, a mycotoxin shown to cause kidney and liver damage in laboratory animals. It is not a common human pathogen, but it has been known to cause skin and nail infections.

**Stachybotrys:**
This dark colored fungus grows slowly on moistened building materials, and is known to produce a mycotoxin (Satratoxin H) **harmful to humans.** Satratoxin H is produced on the surfaces of both spores and vegetative cells of *Stachybotrys.* Chronic exposure to this toxin has led to skin rash, burning and blistering of mouth and nose, nosebleed, chest pain, sore throat, cough, headache, diarrhea, fatigue, intermittent local hair loss, and generalized malaise (flu-like symptoms). Additionally, Satratoxin H has been implicated in cases of pulmonary hemorrhage (bleeding in the lungs) where *Stachybotrys* colonies may have colonized human lung tissue. This can be a dangerous organism, and care should be taken during remediation to avoid further dispersal.

See more at: [http://www.doctorfungus.org](http://www.doctorfungus.org)

**Summary:**
These findings together provide ample evidence of an abnormal/unusual mold contamination in the Home, and give cause to restrict usage and/or occupancy of the 2nd Floor and Laundry Wing of the Home until such time as a Condition 1 (Environment) normal fungal ecology can be achieved.

**Recommendations:**
- It is **highly recommended** that a complete and proper mold remediation be performed to the Entire Residence to include all areas affected by water damage and Mold contamination (airborne and otherwise). The intent of this remediation work is to return all areas to a Condition 1 environment as defined by IICRC S520 Standard and Reference Guide for Professional Mold Remediation, and according to established protocols for professional mold remediation. **This should include but not be limited to containment**
of affected areas, negative air pressures, invasive investigation of water damaged areas, removal of all disposable and water damaged materials 18-24” beyond visible mold growth, HEPA vacuuming, and physical wipe down of all exposed surfaces throughout the entire Home.

- It is also **suggested** that the HVAC Unit housed in the Front Porch Closet, along with its accompanying Ductwork be assessed/repaired/cleaned by a licensed AC Professional

Thank you for the opportunity to inspect your Home for fungal contamination. If you have any further questions, comments, please do call.

Jerry Bender, Inspector

**Figures:**
BREATHE EASY MOLD REMOVAL INC.
6010 DUNBEATH ST N
SAINT PETERSBURG, FL 33709

Certificate of Mold Analysis

Prepared for: BREATHE EASY MOLD REMOVAL INC.
Phone Number: (727) 564-8065
Fax Number:
Project Name: SUDHAH
Test Location: 2420 DRIFTWOOD
ST PETERSBURG, FL 33705
Report Number: 1239543
Received Date: May 29, 2019
Report Date: May 29, 2019

Elena Santiago, Technical Manager
Olmedo Ferrer, Quality Control Manager

Currently there are no Federal regulations for evaluating potential health effects of fungal contamination and remediation. This information is subject to change as more information regarding fungal contaminants becomes available. For more information visit http://www.epa.gov/mold or www.nyc.gov/html/doh/html/epi/mold.shtml. This document was designed to follow currently known industry guidelines for the interpretation of microbial sampling, analysis, and remediation. Since interpretation of mold analysis reports is a scientific work in progress, it may as such be changed at any time without notice. The client is solely responsible for the use or interpretation. PRO-LAB/SSPTM Inc. makes no express or implied warranties as to health of a property from only the samples sent to their laboratory for analysis. The Client is hereby notified that due to the subjective nature of fungal analysis and the mold growth process, laboratory samples can and do change over time relative to the originally sampled material. PRO-LAB/SSPTM Inc. reserves the right to properly dispose of all samples after the testing of such samples are sufficiently completed or after a 7 day period, whichever is greater.

For more information please contact PRO-LAB at (954) 384-4446 or email info@prolabinc.com
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**TOTAL SPORES**: 58 2,280 100 38 1,520 100 39 1,560 100 47 1,880 100

**MINIMUM DETECTION LIMIT**: 1 40 1 40 1 40

**BACKGROUND DEBRIS**: Present Present Present Present

**OBSERVATIONS & COMMENTS**
- Debris: Moderate
- Debris: Moderate
- Debris: Moderate
- Debris: Moderate

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is 'Heavy' or 'Too Heavy for Accurate Count'. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relate only to the items tested.

Minimum Detection Limit. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.
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SAMPLE TYPE & VOLUME | ZS - 25L | | | |
SERIAL NUMBER | Q706961 | | | |
COLLECTION DATE | May 28, 2019 | | | |
ANALYSIS DATE | May 29, 2019 | | | |
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Cladosporium | 2 | 80 | 33 | | | | | |
Ganoderma | 1 | 40 | 17 | | | | | |
Other Basidiospores | 2 | 80 | 33 | | | | | |
Penicillium/Aspergillus | | | | | | | | |
Smuts, myxomycetes | 1 | 40 | 17 | | | | | |
Stachybotrys | | | | | | | | |
TOTAL SPORES | 6 | 240 | 100 | | | | | |
MINDUM DETECTION LIMIT* | 1 | 40 | | | | | | |
BACKGROUND DEBRIS | Present | | | | | | | |
Pollen | 2 | 80 | | | | | | |
OBSERVATIONS & COMMENTS | Debris: Moderate | | | | | | | |

Background debris qualitatively estimates the amount of particles that are not pollen or spores and directly affects the accuracy of the spore counts. The categories of Light, Moderate, Heavy and Too Heavy for Accurate Count, are used to indicate the amount of deposited debris. Light (None to up to 25% obstruction); Medium (26% to up to 75% obstruction); Heavy (76% to up to 90% obstruction); Too Heavy (Greater than 90% obstruction). Increasing amounts of debris will obscure small spores and can prevent spores from impacting onto the slide. The actual number of spores present in the sample is likely higher than reported if the debris estimate is ‘Heavy’ or ‘Too Heavy for Accurate Count’. All calculations are rounded to two significant figures and therefore, the total percentage of spore numbers may not equal 100%. The effect of the results relates only to the items tested.

*Minimum Detection Limit. Based on the volume of air sampled, this is the lowest number of spores that can be detected and is an estimate of the lowest concentration of spores that can be read in the sample. NA = Not Applicable.

Spores that were observed from the samples submitted are listed on this report. If a spore is not listed on this report it was not observed in the samples submitted.
Chain of Custody # 1239543

Stachybotrys

Smuts, myxomycetes

Other Basidiospores

Ganoderma

Cladosporium

Chaetomium

Spores per cubic meter

1 10 100 1000 10000
Chaetomium
Cladosporium
Ganoderma
Other Basidiospores
Smuts, myxomycetes
Stachybotrys
Chain of Custody # 1239543

- Smuts, myxomycetes: 120 spores
- Penicillium/Aspergillus: 400 spores
- Other Basidiospores: 400 spores
- Ganoderma: 40 spores
- Cladosporium: 80 spores
- Chaetomium: 1000 spores

Spores per cubic meter

- Upstairs Back Bedrm
- Outside
<table>
<thead>
<tr>
<th>Identification</th>
<th>Outdoor Habitat</th>
<th>Indoor Habitat</th>
<th>Possible Allergic Potential</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Chaetomium</td>
<td>Growing on dung, dead leaves, wood.</td>
<td>Cellulose substrates, especially wallboard, cardboard and wood.</td>
<td>Type I (hay fever and asthma) allergies.</td>
<td>Chaetomium is a water-indicating mold. Spores of this type of mold should not be observed in significantly higher numbers in the air above background/control. If growth and/or significantly higher than background/control spore numbers are reported, corrective action should be considered to reduce the source of water, moisture levels and/or spore numbers in the living space.</td>
</tr>
<tr>
<td>Cladosporium</td>
<td>The most common spore type reported in the air worldwide. Found on dead and dying plant litter, and soil.</td>
<td>Commonly found on wood and wallboard. Commonly grows on window sills, textiles and foods.</td>
<td>Type I (hay fever and asthma), Type III (hypersensitivity pneumonitis) allergies.</td>
<td>A very common and important allergen source both outdoors and indoors.</td>
</tr>
<tr>
<td>Ganoderma</td>
<td>Common everywhere growing on hardwood trees.</td>
<td>None known.</td>
<td>None known.</td>
<td></td>
</tr>
<tr>
<td>Basidiospores</td>
<td>Commonly found everywhere, especially in the late summer and fall. These spores are from Mushrooms.</td>
<td>Mushrooms are not normally found growing indoors, but can grow on wet lumber, especially in crawspaces. Sometimes mushrooms can be seen growing in flower pots indoors.</td>
<td>Some allergenicity reported. Type I (hay fever, asthma) and Type III (hypersensitivity pneumonitis).</td>
<td>Among the group of Mushrooms (Basidiomycetes) are dry rot fungi Serpula and Poria that are particularly destructive to buildings.</td>
</tr>
<tr>
<td>Penicillium/Aspergillus</td>
<td>Common everywhere. Normally found in the air in small amounts in outdoor air. Grows on nearly everything.</td>
<td>Wetted wallboard, wood, food, leather, etc. Able to grow on many substrates indoors.</td>
<td>Type I (hay fever and asthma) allergies and Type III (hypersensitivity pneumonitis) allergies.</td>
<td>This is a combination group of Penicillium and Aspergillus and is used when only the spores are seen. The spores are so similar that they cannot be reliably separated into their respective genera.</td>
</tr>
<tr>
<td>Smuts, myxomycetes</td>
<td>Commonly found everywhere, especially on logs, grasses and weeds.</td>
<td>Smuts don’t normally grow indoors, but can occasionally be found on things brought from outside and stored in the house. Myxomycetes can occasionally grow indoors, but need lots of water to be established.</td>
<td>Type I (hay fever and asthma) allergies.</td>
<td>Smuts and myxomycetes are a combined group of organisms because their spores look so similar and cannot be reliably distinguished from each other.</td>
</tr>
<tr>
<td>Stachybotrys</td>
<td>Grows in the soil and decaying plant material.</td>
<td>Wallboards and other paper products that are wetted. Needs high water content in the substrate to grow. Not normally seen growing indoors unless the building material has been wetted. Unusual / Not Normal to be growing indoors.</td>
<td>Type I (hay fever and asthma) allergies.</td>
<td>Wet spored mold that generally must be dried out and disturbed before spores can be found in the air. Spores of this type of mold should not be observed in significant numbers in the air above background/control. If growth and/or significantly higher than background/control spore numbers are reported, corrective action should be considered to eliminate the water source, reduce moisture levels and/or spore numbers in the living space.</td>
</tr>
</tbody>
</table>
Updated August 1, 2019

31-31-17-22590-000-0010

Property Appraiser General

SCHULTZ, DAVID F
2420 DRIFTWOOD RD SE
ST PETERSBURG, FL 33705-3219

Property Use: 0101 (Single Family Home)

<table>
<thead>
<tr>
<th>Tax Estimator</th>
<th>File for Homestead Exemption</th>
<th>2019 Parcel Use</th>
</tr>
</thead>
<tbody>
<tr>
<td>Exemption</td>
<td>2019</td>
<td>2020</td>
</tr>
<tr>
<td>Homestead</td>
<td>Yes</td>
<td>No</td>
</tr>
<tr>
<td>Government</td>
<td>No</td>
<td>No</td>
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<tr>
<td>Institutional</td>
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<td>No</td>
</tr>
<tr>
<td>Historic</td>
<td>No</td>
<td>No</td>
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Parcels Information

<table>
<thead>
<tr>
<th>Most Recent Recording</th>
<th>Sales Comparison</th>
<th>Census Tract</th>
<th>Evacuation Zone</th>
<th>Flood Zone</th>
<th>Plat Book/Page</th>
</tr>
</thead>
<tbody>
<tr>
<td>173404/5951</td>
<td>$1,014,000</td>
<td>S014,000</td>
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2019 Preliminary Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Assessed Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2019</td>
<td>$784,619</td>
<td>$208,155</td>
<td>$219,135</td>
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</table>

[click here to hide] Value History as Certified (yellow indicates correction on file).

<table>
<thead>
<tr>
<th>Year</th>
<th>Homestead Exemption</th>
<th>Assessed Value</th>
<th>School Taxable Value</th>
<th>Municipal Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>Yes</td>
<td>$722,213</td>
<td>$248,110</td>
<td>$259,110</td>
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<td>2017</td>
<td>Yes</td>
<td>$616,945</td>
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<td>2014</td>
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<td>Yes</td>
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<td>2010</td>
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<td>$502,932</td>
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<td>Yes</td>
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<td>2007</td>
<td>Yes</td>
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<td>2006</td>
<td>Yes</td>
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<td>2005</td>
<td>Yes</td>
<td>$507,400</td>
<td>$206,900</td>
<td>$211,900</td>
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<td>2004</td>
<td>Yes</td>
<td>$472,800</td>
<td>$200,900</td>
<td>$205,900</td>
</tr>
<tr>
<td>2003</td>
<td>Yes</td>
<td>$344,300</td>
<td>$197,200</td>
<td>$202,200</td>
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<tr>
<td>2002</td>
<td>Yes</td>
<td>$338,000</td>
<td>$192,600</td>
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<td>2001</td>
<td>Yes</td>
<td>$331,000</td>
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<td>$194,600</td>
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<td>2000</td>
<td>Yes</td>
<td>$235,900</td>
<td>$184,100</td>
<td>$189,100</td>
</tr>
<tr>
<td>1999</td>
<td>Yes</td>
<td>$220,300</td>
<td>$179,300</td>
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<tr>
<td>1998</td>
<td>Yes</td>
<td>$226,500</td>
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<td>$182,500</td>
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<tr>
<td>1997</td>
<td>Yes</td>
<td>$217,500</td>
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<tr>
<td>1996</td>
<td>Yes</td>
<td>$200,300</td>
<td>$168,600</td>
<td>$174,600</td>
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</table>

2019 Land Information

<table>
<thead>
<tr>
<th>Land Use</th>
<th>Land Size</th>
<th>Unit</th>
<th>Total Adjustments</th>
<th>Adjusted Value</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single Family (01)</td>
<td>121x187</td>
<td>6250.00</td>
<td>119.0000</td>
<td>1.0822</td>
<td>$764,724</td>
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</table>

2018 Tax Bill

Tax District: 5P

2018 Final Millage Rate: 21.714

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, most of the Save Our Homes or 10% Cap. and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

2019 Building 1 Structural Elements

Building Type: Single Family

Quality: Above Average

Foundation: Continuous Footing

Floor System: Wood

Exterior Wall: Ch Stucco/Ch Reclad

Roof Frame: Gable Or Hip

Roof Cover: Concrete Tile/Metal

Stories: 2

Living units: 1

Floor Finish: Carpet/Hardbl./Hardwood

Interior Finish: Drywall/Plaster

Fixtures: 13

Year Built: 1937

Effective Age: 27

Heating: Central Heat

Cooling: Cooling (Central)

Description: Open air in New Window

Building 1 Sub Area Information

Living Area SF: 0

Gross Area SF: 0

<table>
<thead>
<tr>
<th>Property Information</th>
<th>Summary</th>
<th>Method</th>
</tr>
</thead>
<tbody>
<tr>
<td>Utility Unfinished</td>
<td>0</td>
<td>35</td>
</tr>
<tr>
<td>Open Story</td>
<td>0</td>
<td>1,097</td>
</tr>
<tr>
<td>Open Porch Unfinished</td>
<td>0</td>
<td>393</td>
</tr>
<tr>
<td>Open Porch</td>
<td>0</td>
<td>60</td>
</tr>
<tr>
<td>Garage Unfinished</td>
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<td>60</td>
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<tr>
<td>Enclosed Porch</td>
<td>0</td>
<td>240</td>
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</tbody>
</table>
[click here to hide] 2019 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE</td>
<td>$3,500.00</td>
<td>2.00</td>
<td>$7,000.00</td>
<td>$2,940.00</td>
<td>1970</td>
</tr>
</tbody>
</table>

[click here to hide] Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>16-10001649</td>
<td>ROOF</td>
<td>20 Oct 2016</td>
<td>$7,200</td>
</tr>
<tr>
<td>13-04001060</td>
<td>ROOF</td>
<td>23 Apr 2013</td>
<td>$12,000</td>
</tr>
<tr>
<td>99-11000377</td>
<td>ROOF</td>
<td>15 Dec 1999</td>
<td>$3,200</td>
</tr>
</tbody>
</table>

Use of this PARCEL MAP is subject to terms of use at: http://www.pcpao.org/Terms_of_Use.html
Property Appraiser General Information

Updated August 1, 2019

Tax Estimator

Ownership/Mailing Address: Change Mailing Address
2050 DRIFTWOOD ROAD LLC
PO BOX 23114
SEATTLE WA 98102-0414

Site Address:
2600 DRIFTWOOD RD S
ST PETERSBURG

Property Use: 0110 (Single Family Home)

1 of 2

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a change in ownership due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

2019 Parcel Use

Exemption
Homestead
No
No
Government
No
No
Institutional
No
No
Historic
No
No

Crime Stoppers
(813)244-7853

2018 Preliminary Value Information

<table>
<thead>
<tr>
<th>Year</th>
<th>Assessed Value</th>
<th>Just/Market Value</th>
<th>School Taxable Value</th>
<th>Municipally Taxable Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>2018</td>
<td>$1,153,137</td>
<td>$1,184,556</td>
<td>$1,184,556</td>
<td>$1,184,556</td>
</tr>
</tbody>
</table>

2018 Final Millage Rate

21.714%

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a change in ownership due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

2019 Final Millage Rate

20/75

Updated August 1, 2019

2019 Tax Bill

Sale Date: 29 Mar 2017

Book/Page: 19578 / 0100

Price: $1,600,000

OK  1

2019 Land Information

Site Address: 2600 DRIFTWOOD RD S

Property Use: 0110 (Single Family Home)

Building Type: Single Family

Quality: Average Above

Foundation: Continuous Footing

Floor System: Wood

Exterior Wall: Ch Stucco/C/Cl Reclad

Roof Type: Gable Or Hip

Roof Cover: Concrete Tile/Metal

Stories: 2

Living units: 1

Floor Finish: Hard Tile/Wood/Marble

Interior Finish: Upgrade

Finish: FT

Year Built: 1940

Effective Age: 65

Heating: Central Duct

Cooling: Central Duct

Building 1 Sub Area Information

Description

Living Area SF

Gross Area SF

Utility

0

384

Upper Story

0

1,689

Screen Porch

0

408

Open Porch

0

362

Carport

0

1,689

Basement

0

$14

Total Living SF: 3,358

Total Gross SF: 5,546

2018 Tax Information

Tax District: SP

2018 Final Millage Rate

21.714%

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2019 Preliminary Value Information

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<tbody>
<tr>
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<td>$1,153,137</td>
<td>$1,184,556</td>
<td>$1,184,556</td>
<td>$1,184,556</td>
</tr>
</tbody>
</table>

8/6/2019, 9:49 AM

https://pcpao.org/general.php?strap=173131225540000060
### 2019 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>DOCK</td>
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<td>504.00</td>
<td>$15,120.00</td>
<td>$6,048.00</td>
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</tr>
<tr>
<td>PATIO/DECK</td>
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<td>300.00</td>
<td>$7,800.00</td>
<td>$3,120.00</td>
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<tr>
<td>SHED</td>
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<td>120.00</td>
<td>$3,000.00</td>
<td>$1,380.00</td>
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</tr>
<tr>
<td>FIREPLACE</td>
<td>$6,000.00</td>
<td>1.00</td>
<td>$6,000.00</td>
<td>$2,820.00</td>
<td>1975</td>
</tr>
</tbody>
</table>

### Permit Data

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<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
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<tbody>
<tr>
<td>12-060000278</td>
<td>HEAT/AIR</td>
<td>07 Jun 2012</td>
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<td>RP79333108</td>
<td>DOCK</td>
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<td>TD-30000500</td>
<td>RESIDENTIAL ADD</td>
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<td>TD-30000500</td>
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<tr>
<td>00-10000060</td>
<td>ROOF</td>
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<td>08-01000060</td>
<td>RESIDENTIAL ADD</td>
<td>05 Jun 2000</td>
<td>$136,000</td>
</tr>
</tbody>
</table>

Use of this PARCEL MAP is subject to terms of use at: http://www.pcpao.org/Terms_of_Use.html
**Compact Property Record Card**

**Tax Estimator**

**Updated August 1, 2019**

**Site Address**

2620 DRIFTWOOD RD S
ST PETERSBURG

**Property Use**

6010 (Single Family Home)

**Legal Description**

[click here to hide]

**Building Information**

- **Year Built:** 1948
- **Effective Age:** 36
- **Foundation:** Continuous Footing
- **Floor System:** Wood
- **Exterior Walls:** Ch Stucco/Ch Braced
- **Roof:** Gable Or Hip
- **Roof Cover:** Concrete Tile/Metal
- **Stories:** 2
- **Living units:** 1
- **Floor Finish:** Carpet/Hardies/Hardwood
- **Interior Finish:** Upgrade
- **Fixtures:** 8

**Description**

[click here to hide]

**Parcel Information**

- **Total Gross SF:** 1,960
- **Total Living Units:** 1

**Tax Exemption**

- **2019:**
  - No

**Assessed Value**

- **2018:**
  - Yes
  - $913,843
- **2017:**
  - Yes
  - $893,459
  - $208,368
- **2016:**
  - Yes
  - $891,459
  - $208,368
- **2015:**
  - Yes
  - $891,459
  - $208,368
- **2014:**
  - Yes
  - $891,459
  - $208,368
- **2013:**
  - Yes
  - $891,459
  - $208,368
- **2012:**
  - Yes
  - $891,459
  - $208,368
- **2011:**
  - Yes
  - $891,459
  - $208,368
- **2010:**
  - Yes
  - $891,459
  - $208,368
- **2009:**
  - Yes
  - $891,459
  - $208,368
- **2008:**
  - Yes
  - $891,459
  - $208,368
- **2007:**
  - Yes
  - $891,459
  - $208,368
- **2006:**
  - Yes
  - $891,459
  - $208,368
- **2005:**
  - Yes
  - $891,459
  - $208,368
- **2004:**
  - Yes
  - $891,459
  - $208,368
- **2003:**
  - Yes
  - $891,459
  - $208,368
- **2002:**
  - Yes
  - $891,459
  - $208,368
- **2001:**
  - Yes
  - $891,459
  - $208,368
- **2000:**
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  - $891,459
  - $208,368
- **1999:**
  - Yes
  - $891,459
  - $208,368
- **1998:**
  - Yes
  - $891,459
  - $208,368
- **1997:**
  - Yes
  - $891,459
  - $208,368
- **1996:**
  - Yes
  - $891,459
  - $208,368
- **2019 Preliminary Value Information**
  - **Year:** 2019
  - **Assessed Value:** $916,380
  - **County Taxable Value:** $916,380
  - **School Taxable Value:** $916,380
  - **Municipal Taxable Value:** $916,380

**Certificate of Title**

[click here to hide]

**Adjusted Value**

- **2018:**
  - $913,843
- **2017:**
  - $893,459
- **2016:**
  - $891,459
- **2015:**
  - $891,459
- **2014:**
  - $891,459
- **2013:**
  - $891,459
- **2012:**
  - $891,459
- **2011:**
  - $891,459
- **2010:**
  - $891,459
- **2009:**
  - $891,459
- **2008:**
  - $891,459
- **2007:**
  - $891,459
- **2006:**
  - $891,459
- **2005:**
  - $891,459
- **2004:**
  - $891,459
- **2003:**
  - $891,459
- **2002:**
  - $891,459
- **2001:**
  - $891,459
- **2000:**
  - $891,459
- **1999:**
  - $891,459
- **1998:**
  - $891,459
- **1997:**
  - $891,459
- **1996:**
  - $891,459

**2019 Land Information**

- **Land Use:** Single Family (61)
- **Land Size:** 127,200
- **Unit Value:** $580.00
- **Total Adjustments:** 1,020
- **Adjusted Value:** $1,816,183
- **Method:** FF

**2018 Tax Information**

- **Sale Date:** 16 Jun 2018
- **Book/Page:** 19915 / 0708
- **Price:** $1,050,000
- **Tax District:** SP
- **Final Millage Rate:** 21.714

**2018 Final Millage Rate**

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 10% Cap, or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.
### 2019 Extra Features

<table>
<thead>
<tr>
<th>Description</th>
<th>Value/Unit</th>
<th>Units</th>
<th>Total Value as New</th>
<th>Depreciated Value</th>
<th>Year</th>
</tr>
</thead>
<tbody>
<tr>
<td>FIREPLACE</td>
<td>$3,500.00</td>
<td>1.00</td>
<td>$3,500.00</td>
<td>$1,400.00</td>
<td>1975</td>
</tr>
<tr>
<td>DOCK</td>
<td>$30.00</td>
<td>440.00</td>
<td>$13,440.00</td>
<td>$5,376.00</td>
<td>1975</td>
</tr>
</tbody>
</table>

### Permit Data

Permit information is received from the County and Cities. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the permitting jurisdiction in which the structure is located.

<table>
<thead>
<tr>
<th>Permit Number</th>
<th>Description</th>
<th>Issue Date</th>
<th>Estimated Value</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-12000899</td>
<td>ROOF</td>
<td>17 Dec 2018</td>
<td>$25,000</td>
</tr>
<tr>
<td>18-05001218</td>
<td>RESIDENTIAL ADD</td>
<td>01 Nov 2018</td>
<td>$528,000</td>
</tr>
<tr>
<td>18-07010145</td>
<td>ROOF</td>
<td>23 Sep 2018</td>
<td>$5</td>
</tr>
<tr>
<td>18-07051349</td>
<td>POOL</td>
<td>31 Jul 2018</td>
<td>$66,664</td>
</tr>
<tr>
<td>18-06001218</td>
<td>RESIDENTIAL ADD</td>
<td>22 Jun 2018</td>
<td>$528,000</td>
</tr>
<tr>
<td>11-09000381</td>
<td>HEAT/AIR</td>
<td>13 Sep 2011</td>
<td>$7,322</td>
</tr>
<tr>
<td>03-10001459</td>
<td>ROOF</td>
<td>12 Nov 2003</td>
<td>$33,250</td>
</tr>
</tbody>
</table>
31-31-17-00000-130-0200

Compact Property Record Card

Updated August 6, 2019

Tax Estimator

Ownership/Mailing Address: GANNEY, JAMIE 4600 WATERFORD CT. NE ST PETERSBURG, FL 33703-4848

Site Address: 2700 DRIFTWOOD RD S ST PETERSBURG

Property Use: 0900 (Vacant Residential Land w/XFS8)

Property Appraiser General

Interactive Map of this parcel

Tax Estimator

Tax Collector Home Page

Back to Query Results

New Search

Contact Us

Total Living: SF: $1,025,800

Total Gross: $1,730,000

[click here to hide] Legal Description

FROM SE COR OF LOT 2 PEARSON SUB RUN SE'LY

TO SHORELINE OF BIG BAYOU 325 FT (S) TH SHWL ALG BWLY 178 FT (S) TH NWLY 290 FT (S) TH WNWLY 183 FT TO POB CONT 1.32 AC (C)

[click here to hide] 2019 Parcel Use

[click here to hide] File for Homestead Exemption

[click here to hide] 2019 Preliminary Value Information

[click here to hide] Most Recent Recording

[click here to hide] Sales Comparison

[click here to hide] Current Trust

[click here to hide] Most Recent

Exemption

2019

2020

Homestead

No

No

Govtment

No

No

Institutional

No

No

Historic

No

No

[click here to hide] Homestead Use Percentage: 0.00%

[click here to hide] Non-Homestead Use Percentage: 100.00%

[click here to hide] Classified Agriculture: No

[click here to hide] Recording

[click here to hide] Year

[click here to hide] Assessed Value

[click here to hide] County Taxable Value

[click here to hide] School Taxable Value

[click here to hide] Municipally Taxable Value

[click here to hide] County Taxable Value

[click here to hide] School Taxable Value

[click here to hide] Municipally Taxable Value

[click here to hide] Year

2018

No

$1,621,742

$1,621,742

$1,621,742

$1,621,742

2017

No

$984,701

$977,893

$986,701

$977,893

2016

No

$888,994

$890,994

$889,994

$889,994

2015

Yes

$873,327

$801,462

$235,962

$275,962

2014

Yes

$761,440

$299,069

$248,569

$273,569

2013

Yes

$601,295

$294,649

$244,149

$269,149

2012

Yes

$629,376

$299,724

$240,243

$264,243

2011

Yes

$688,121

$281,285

$270,785

$305,785

2010

Yes

$589,294

$277,128

$251,628

$286,628

2009

Yes

$739,651

$286,842

$244,342

$279,342

2008

Yes

$770,700

$289,572

$219,072

$244,072

2007

Yes

$822,900

$261,720

$236,220

$261,220

2006

Yes

$895,400

$255,337

$221,917

$250,917

2005

Yes

$532,200

$247,900

$222,400

$247,400

2004

Yes

$474,500

$240,700

$215,200

$240,200

2003

Yes

$349,900

$236,700

$210,700

$235,700

2002

Yes

$462,600

$230,700

$205,200

$230,200

2001

Yes

$413,500

$227,100

$201,600

$226,600

2000

Yes

$266,400

$220,300

$193,800

$218,800

1999

Yes

$251,700

$214,700

$190,200

$215,200

1998

Yes

$250,300

$211,400

$183,900

$208,900

1997

Yes

$247,700

$207,900

$182,400

$207,400

1996

Yes

$201,900

$201,900

$176,400

$176,400

2018 Tax Information

Tax District: SP

Tax Millage Rate: 21.714

2018 Final Millage Rate

Do not rely on current taxes as an estimate following a change in ownership. A significant change in taxable value may occur after a transfer due to a loss of exemptions, reset of the Save Our Homes or 15% Cap, and/or market conditions. Please use our new Tax Estimator to estimate taxes under new ownership.

Sale Date: 06 Oct 2017

Book/Page: 19790 / 0389

Price: $1,730,000

Q: 0

V: 1

2019 Land Information

Land Use: Vacant (00)

Land Size: 164x335

Unit Value: $26.00

Units: 0625.00

Total Adjustments: 0.9860

Adjusted Value: $11,790.00

Method: FF

[click here to hide] 2019 Extra Features

Value/Unit

Total Value as New

Depreciated Value

Year

Dock

$30.00

$11,790.00

$6,312.00

1975

[click here to hide] Permit Data

[click here to hide] Permit Information is received from the County of Hillsborough. This data may be incomplete and may exclude permits that do not result in field reviews (for example for water heater replacement permits). We are required to list all improvements, which may include unpermitted construction. Any questions regarding permits, or the status of non-permitted improvements, should be directed to the County. See all transactions

[click here to hide] Permit Number

[click here to hide] Description

[click here to hide] Issue Date

[click here to hide] Estimated Value

24-0900246

NEW RESIDENCE

15 Feb 2019

$1,600,000

24-0900279

DESTRUCTION

27 Mar 2018

$4,400

24-0900239

DESTRUCTION

27 Mar 2018

$4,400

24-0900233

ROOF

08 Jun 2010

$1,838

24-0900235

ROOF

21 Sep 2009

$1,740

https://pcpao.org/general.php?strap=173131000001300200

1 of 2

8/6/2019, 3:25 PM
Appendix F:

Public Comments Received as of August 7, 2019
To: CPPC, City of St. Petersburg, FL
c/o Derek Kilborn

From: Chris Keller
2680 Driftwood Rd S
St Petersburg, FL 33705

Subject: Demo Permit for 2420 Driftwood Rd SE
File # 19-90200031

Date: August 2, 2019

To whom it may concern,

I am writing in support of the request for demolition of the structure at 2420 Driftwood Rd SE. This home has been in disrepair for many years, and I’m certain would be better demolished in favor of a new structure rather than to have an owner go through exorbitant expense, and inordinate time to rebuild.

Regards,

Chris Keller
Dear Committee Members:

I am very familiar with Dan Schuh’s home at 2420 Driftwood Rd. S.E. Since 1972 I have been in it more times than any other neighbor. Not only am I very familiar with this home and the three generations of Schuhs who have lived in the neighborhood, I also have expertise in building construction, having developed 850 properties over my lifetime.

Based on my intimate knowledge of the situation, the Schuh family and the home, I urge you to support the COA for the demolition of the Schuh homestead, in order to facilitate its sale – which is now sadly necessary given its extreme disrepair and Dan’s serious medical and financial problems.

Since the 1940’s the Schuh family has fought for the wonder of Driftwood -- from creating and preserving parkland in the neighborhood to preserving the bayou to faithfully mowing the parks for the neighbors to inviting the neighborhood on a regular (and at times weekly) basis to their backyard to enjoy, create and foster traditions the neighborhood boosts today. They now deserve some respect and payback.

Over the past 47 years, I have witnessed large remodeling projects at the Schuh home including; a total remodel of the interior removing many of original historic features for a modern design, a modern garage which takes up about 1/3 of the front façade, the addition of multiple, sliding glass doors and large plate glass as well as other more modern windows replacing about 75% of the historic windows. I’ve listened to the woes of recurring problems where fixes turned out to be patches with ever elusive solutions. I’ve also witnessed the decline of the home as family members left through divorce and the course of growing up, leaving my friend and neighbor, Dan Schuh, in the home he loves with his dependent son. Some repairs were put off due to health and/or finances, storm damage brought fights with insurance companies, and the problems associated with aging and neglect both in structure and in body hindered Dan’s dream to spend his final days in his much-loved home or to reverse the continually increasing damage. The house is clearly beyond the point of reasonable restoration to livability, let alone historical authenticity.
I find myself in a similar situation as Dan’s. As my family grew, I added on to our small home making a quirky but much-loved home that any other person interested in the neighborhood would want to tear down and replace with more attractive and functional home. However, due to the historic district, it will be hard to find a buyer willing to pay market price who will to enter into the uncertain historic agreement with the City without knowing if they will be allowed to follow through with their plans. I find myself with deepening medical bills and failing health with the need to move to a care facility for more frequent, professional care. In order to do this, I will need to sell my home for the funds necessary to care for my wife and myself in our declining years. As this time quickly approaches, how long will the City trap me in my home without the ability to pay for the care I need? Driftwood is one of the more affluent neighborhoods in the city but residents still encounter financial difficulties and this situation will be more abundant as the City and Preserve the Burg move to preserve neighborhoods with lower incomes while giving no consideration to the structural integrity of homes nor the owner’s ability to restore or sell a “historic” property. The historical designation process needs to be more respectful of property rights, and more fairly applied than it was in the case of Driftwood.

While I was assured during the designation process no one would think about protesting the Schuh’s demolition permit nor mine, I have lost trust in the process, the players and some of my neighbors. Driftwood’s unique charm would not be compromised by demolition of homes such as Dan’s and mine, or their exclusion from historical designation. I request you to approve this COA for demolition as well as to fix the flawed preservation process.

Sincerely,

Peter Pav