

RECEIVED

By Danielle McKissic at 11:38 am, Oct 28, 2022



404.371.2155 (o) 178 Sams Street
404.371.4556 (f) Decatur, GA 30030
DeKalbCountyGa.gov

Chief Executive Officer
Michael Thurmond

DEPARTMENT OF PLANNING & SUSTAINABILITY

Director
Andrew A. Baker, AICP

Application for Certificate of Appropriateness

Date Received _____ Application No. _____

Address of Subject Property: 1853 North Decatur Road

Applicant: Linda I. Dunlavy, Dunlavy Law Group, LLC E-Mail: ldunlavy@dunlavylawgroup.com

Applicant Mailing Address: 245 North Highland Ave NE, Suite 230, #905, Atlanta 30316

Applicant Phone(s): 404-371-4101 /404-664-0895 Fax: _____

Applicant's relationship to the owner: Owner Architect Contractor/Builder Other Attorney

Owner(s): Naomi Johnson Singleterry E-Mail: NSJohnson8@gmail.com

Darell Johnson Singleterry E-Mail: djsingleterry@gmail.com

Owner(s) Mailing Address: 1819 Fair Oaks Place, Decatur, GA 30033

Owner(s) Telephone Number: 302-858-6484

Approximate age or date of construction of the primary structure on the property and any secondary structures affected by this project: 1941

Nature of work (check all that apply):

- New construction Demolition Addition Moving a building Other building changes
- New accessory building Landscaping Fence/Wall Other environmental changes
- Sign installation or replacement Other

Description of Work:

Demolition of the existing home on the property.

This form must be completed in its entirety and be accompanied by supporting documents, such as plans, list of materials, color samples, photographs, etc. All documents should be in PDF format, except for photographs, which may be in JPEG format. Email the application and supporting material to plansustain@dekalbcountyga.gov. An incomplete application will not be accepted.

Signature of Applicant/Date

Revised 10/5/2020



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dekalbcountyga.gov

DEPARTMENT OF PLANNING & SUSTAINABILITY

Authorization of a Second Party to Apply for a Certificate of Appropriateness

This form is required if the individual making the request is not the owner of the property.

I/ We, Naomi Johnson Singleterry and Darell Johnson Singleterry

being owner(s) of the property at 1853 North Decatur Road

hereby delegate authority to Linda I. Dunlavy, Dunlavy Law Group, LLC

to file an application for a certificate of appropriateness in my/our behalf.


Signature of owner(s)

Date

Please review the following information

Approval of this Certificate of Appropriateness does not release the recipient from compliance with all other pertinent county, state, and federal regulations.

Before making any changes to your approved plans, contact the preservation planner (404/371- 2155). Some changes may fall within the scope of the existing approval, but others will require review by the preservation commission. If work is performed which is not in accordance with your certificate, a Stop Work Order may be issued.

If your project requires that the county issue a Certificate of Occupancy at the end of construction, an inspection may be made to verify that the work has been completed in accord with the Certificate of Appropriateness. If the work as completed is not the same as that approved in the Certificate of Appropriateness you will not receive a Certificate of Occupancy. You may also be subject to other penalties including fines and/or required demolition of the non-conforming work.

If you do not commence construction within twelve months of the date of approval, your Certificate of Appropriateness will become void and you will need to apply for a new certificate if you still intend to do the work.

STATEMENT IN SUPPORT OF
APPLICATION FOR CERTIFICATE OF APPROPRIATENESS

Owners:

NAOMI SINGLETERRY AND DARRELL SINGLETERRY

Property Location:

1853 North Decatur Road

**Request for Certificate of Appropriateness to
Demolish Existing Structures**

Submitted for Applicant by:

Linda I. Dunlavy
Dunlavy Law Group, LLC
245 North Highland Avenue
Suite 230, #905
Atlanta, Georgia 30030
(404) 371-4101 Office Phone
(404) 664-0895 Mobile
ldunlavy@dunlavylawgroup.com

BACKGROUND

Subject Property. The Subject Property is located in the local Druid Hills Historic District at 1853 North Decatur Road (Tax parcel ID #18-052-05-035). The property is also within the University Park-Emory Highlands-Emory Estates Character Area. It is on the south side of North Decatur Road between Emory Circle and Ridgewood Drive. It is on the northern edge of the local historic district. Emory University land is immediately across North Decatur to the north and is currently being redeveloped by the demolition of older ranch style homes to make way for student housing. DJ and Naomi purchased the property in 2018. The couple were attracted to the area because both graduated from Emory and liked the prospect of living close to their alma mater. They also believed the property had potential for expansion to create their forever home. Four years and one newborn child (4 months old) later the house is too small for their needs, especially since they are planning to have one set of parents live with them at some point in the future. After investigation, regrettably they discovered that adding on to the house is not really a viable option.

Existing structures. The Subject Property is currently developed with two-story wood frame house in the minimal traditional style built in 1941 with a partial basement. A metal carport adjacent to the home was built in 1983. The home itself is less than 1900 square feet. The existing residence and associated structures are in very poor condition. See attached photographs depicting home and associated structures along with those photographs in the engineer's report. While listed as a "contributing structure", the home was not designed by an architect to the best of the Singleterry's knowledge and does not otherwise appear to have significant architectural value. It was seemingly constructed by

a builder on site using accepted building techniques of the day and poorly so. The foundation system of the home is non-conforming and the floor systems for both the first and second floors are over spanned. None of the brick foundation walls have footings to support them and these walls are made of unreinforced, ungrouted brick. There are significant signs of instability in the exterior foundation wall and transverse brick basement walls. While previous owners appear to have attempted to shore up walls in various locations, this shoring has been insufficient to prevent the continued deflection of the walls. To renovate the existing structure such that it is stable and capable of supporting future additions, significant work would need to be done. The work needed is detailed in a Field Inspection Report by Harrington Engineers dated September 29, 2022 and included contemporaneously with the COA application herein¹. Mr. Harrington, a licensed structural engineer, noted that “Even though the house may visually appear to be functioning alright now, the deficiencies noted above still exist and should be addressed... due to the extensive work required by Alternative 2 (renovation)...my recommendation is to select Alternative 1, demolish and rebuild. I think that is the most realistic and viable solution.”

Cost to renovate. To assess the economic viability of renovation, an estimate from Homeside Construction was secured. Homeside estimated that replacement of the non-conforming foundation system to prevent further deflection and destabilization of the house and correcting the over spanned floor system would cost at least \$267, 220. Details

¹ The Historic Preservation Commission (HPC) may recall that it denied demolition on the subject property recently based on a report from Harrington Engineers. That report however, did not contain the detailed photographs and conclusions that are present in the September 29th report. The HPC encouraged the Owners to submit a report with more detail to it after denying the first application. Applicant submits that this report contains the detail necessary to support a demolition approval under the Guidelines and ordinances of DeKalb County.

of the cost estimate can be seen in the Project Scope and Cost Estimate from Homeside filed contemporaneously with the COA application. The tax appraisal for the house is currently \$284,100. In other words, it would cost as much to renovate the house as it is currently valued. Relevant tax records are included with the COA application. The combination of the Harrington Engineers report and the Cost Estimate demonstrate that even if the home could practically be rehabilitated, the cost to cure deficiencies to bring the existing structure to code, stabilize it, and to make it safely habitable would be equal to or in excess of the fair market value of the home. As such, the Applicant is requesting a Certificate of Appropriateness to demolish the existing structures on site—the house and the carport.² The Applicant requests that this approval be conditioned upon the subsequent approval of new house plans by the HPC.

PROPOSED DEMOLITION

The Applicant desires to take the current Failing structure and demolish it along with the carport, concrete pads, driveway and walkways on site.

BASIS FOR THE DEMOLITION PROPOSAL

As noted above, like many homes in Druid Hills the house on the Subject Property was not designed by a professional but simply built using accepted building techniques of the day, techniques which the engineer notes in his report “would not be acceptable today”. As such, many of the elements of the existing home are seriously deficient relative to current building codes and standards. These serious deficiencies,

² The Applicant recognizes that the HPC prefers not to approve demolition without having a parallel application for new construction, however, nothing in the Historic Preservation Ordinance or the Guidelines require simultaneous applications. Before expending massive amounts of money on an architect, the Owners need to establish whether the existing house can be approved for demolition. They have already expended more than \$50,000 on plans that have been rejected by the HPC as have previous efforts to secure demolition approval.

include, but are not limited to, the absence of footings for the foundation, over spanned flooring systems for the first and second floors, overly stressed and deflecting foundation walls. Moreover, the house is not a good representative of any particular style or house type and does not appear to have any architectural or historical significance.

Applicable standards for demolition.

Historic Preservation Ordinance. Section 13.5-8 (3) of the Historic Preservation Ordinance (HPO), regarding review of certificates of appropriateness (COA) applications, specifically states that, in considering applications for existing buildings, the HPC is to consider the Secretary of Interior's Standards for Rehabilitation and Standards for Historic Preservation Projects (36 CFR 67). "Rehabilitation" is defined as "the process of returning a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values. The Standards are to be applied to specific rehabilitation projects in a reasonable manner, **taking into consideration economic and technical feasibility.** This same section also requires consideration of historical and architectural value and significance, architectural style, scale, height, setback, landscaping, general design, arrangement, texture and materials of architectural features, and pertinent features of other properties in the immediate neighborhood and Section 13.5-8(7) requires ("shall approve") the HPC to approve a COA application if the proposed material change would not have a substantial adverse effect on the...significance and value of the historic property or the historic district." Section 13.5-8(5) specifically allows for the demolition of buildings, structures, sites or objects within a local historic district.

Finally, in evaluating a request for demolition the HPC is required to determine if the existing structure is “so unsound that rehabilitation is not possible”. Guideline 7.3.3. Applicant submits that this **guideline** must be interpreted and applied against the backdrop of the admonition from the Secretary of the Interior that economic and technical feasibility must be evaluated and in a reasonable manner and against the overarching legal standard under local and state law that the proposed change would not have a **substantial adverse effect** on historic property an historic district.

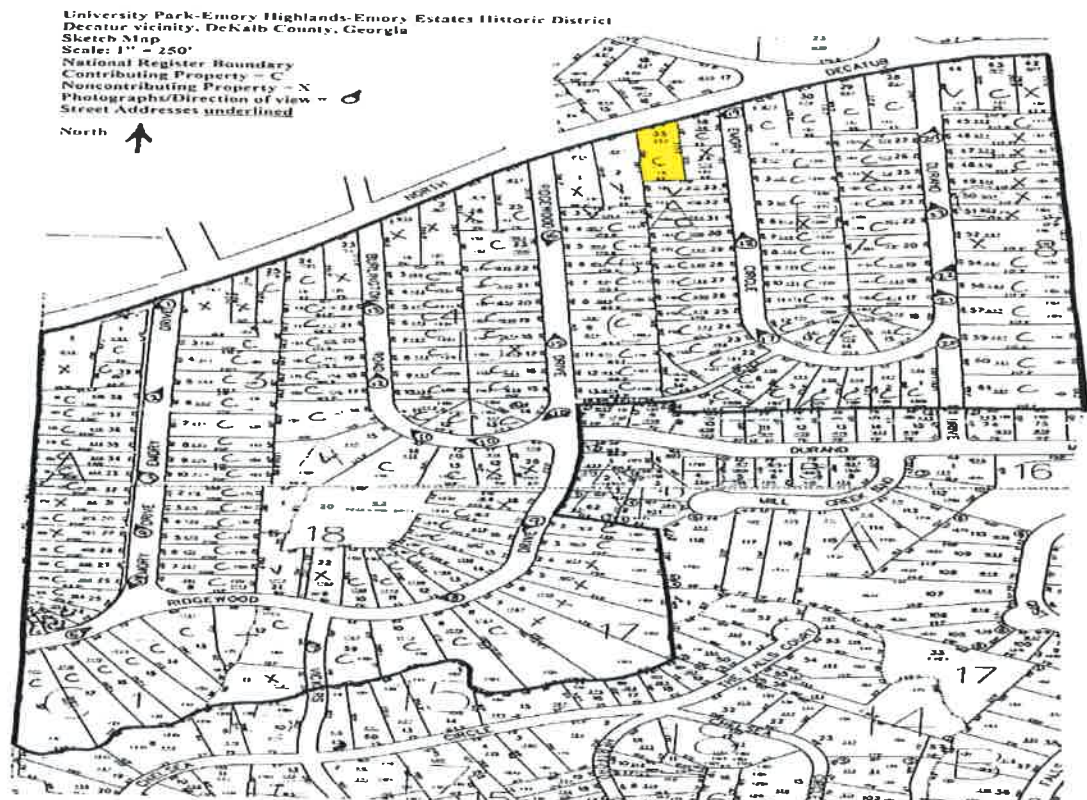
Application of Standards to current COA application.

Secretary of Interior Standards. Under the Secretary’s Standards, demolition should occur only if rehabilitation is not reasonably attainable technically and economically. The rehabilitation of the residence on the Subject Property is clearly not economically feasible and may not be technically feasible. The Homeside Construction estimate shows that renovation/rehabilitation of the house would cost a minimum of \$267, 200, almost as much as the current tax appraisal for the residence³. This makes rehabilitation economically infeasible. Moreover, Homeside notes that the “estimate is subject to change upon hidden or concealed conditions”. Finally, the shoring of the walls necessary for the pouring of needed footings can be a difficult job and result in compromising the structural integrity of the walls during the process.

HPO Section 13.5-8. Taking into consideration any historical or architectural value of the existing residence and significance, architectural style, scale, height, setback, landscaping, general design, arrangement, texture and materials of architectural features, and pertinent features of other properties in the immediate neighborhood, it is clear that

³ The County Tax Assessor notes that the home is 90% economically obsolete.

the proposed demolition would not have a substantial adverse effect on the...significance and value of the historic property or the historic district per Section 13.5-8(7). The Subject Property , as can be seen below, abuts a contributing property at 526 Emory Circle and is itself designated as contributing⁴:



However, there are no contributing structures on the block face of North Decatur Road other than on the Subject Property. 526 Emory Circle fronts on Emory Circle with its rear yard abutting the eastern side yard of the subject property and, as evident from the photos submitted with this application cannot be seen from the Subject Property due to topography and dense vegetation between the two properties. Across North Decatur Road aging homes are in the process of demolition by Emory University for the construction of

⁴ Although denominated as “contributing”, applicant submits that there is nothing architecturally or historically significant about the home on the Subject Property. It is simply old but was purpose built with no apparent architect and poorly built more than 80 years ago and has reached the end of its practical life span.

student housing and the other two lots within the same block as the Subject Property contain homes newly constructed at 1925 Ridgewood Drive (built in 2017) and 1917 Ridgewood Road (f/k/a 1847 North Decatur Road and built in 2017). *See Tax Records filed with this application.* Of the homes fronting North Decatur Road in the same block of the Subject Property, only 1925 Ridgewood and the Subject property can be seen by the walking public and due to the speed of traffic along North Decatur Road and the sharp drop in topography from the road, the residence on the Subject Property is not realistically visible to the motoring public along North Decatur Road. Because of the lack of a coherent historic fabric on the block face where the Subject Property is located and because of the lack of visual relationships between it and historic properties, it cannot be said that removal of the home on the Subject Property would have “**a substantial adverse effect on the...significance and value of the historic property or the historic district**”. As such demolition is authorized as requested.

Guideline 7.3.3. The HPC has approved demolition of numerous structures within the District since its inception in 1996. These structures include historic (highlighted) and non-historic structures. The chart below summarizes the residences approved for demolition in the District:

SAMPLED DEMOLITIONS IN HISTORIC DISTRICT⁵

Address	Year Built	Demo Approved	Reasons
267 Chelsea Circle	1958	March 2005	Nonhistoric
957 Briarcliff		September 2017	Mold, no footings, fire damage
315 Vickers Drive		June 2005	
519 Durand Drive	1935	October 2006	fire

⁵ There are likely other approved demolitions since there is no searchable data base to assure complete information maintained and accessible to the public in DeKalb County Planning Department.

1000 Clifton	1953		nonhistoric
1164 Clifton Road	1952		
1000 Springdale	1952	January 2005	nonhistoric
995 Springdale	1923	January 2009	Damage to framing and foundation
1182 the ByWay		2018	Grading caused drainage issues and joist not supported with hangers
1185 the ByWay	1941	Court order demolition 2009	Mold and structural damage
1254 Stillwood	1925	2017	No footings
1169 Lullwater	1929	August 2005	Mold, floor joists and foundation could not take additional loads
1203 The ByWay	1953	November 2001	nonhistoric
1209 The ByWay	1947	November 2001	nonhistoric
1247 University	1948	December 2005	
1282 Briardale	1950	August 2006	nonhistoric
1287 The ByWay	1950	April 2003	nonhistoric
1288 Briardale Lane		July 2004	
1256 Briarcliff	1960s		Nonhistoric GMHI cottages
1302 Stillwood	1925	August 2006	profound structural; lacks significance; foundation problems
1314 University		March 2005	
1444 Oxford Road		August 2006	
1595 Emory Road	1929	November 2001	Extreme structural and neglect
1739 Coventry		March 2005	
1839 North Decatur	1950	2015	Nonhistoric
1741 Coventry		March 2005	
1745 Coventry		January 2005	
2015 North Decatur	1930		Nonsignificant;

			poor condition
1100 Dan Johnson	1930s	2012	Not significant architecturally
2049 North Decatur	1930		Nonsignificant; poor condition
1141 Dan Johnson	1955	Dec-99	nonhistoric Not significant, inadequate footings, stressed foundation walls and no foundation anchors
1097 Dan Johnson	1940	2012	

Of the documented approvals Applicant was able to locate, 32 demolitions have been approved by the HPC since 1999; 11 (highlighted) of those 32 approved for demolition were historic structures. Demolition of several of the historic structures (i.e., 1097 Dan Johnson, 1302 Stillwood, 1254 Stillwood, and 995 Springdale) was approved on similar grounds and based on similar evidence to that presented by the Applicant in support of its demolition request herein—structural and foundation problems; no footings. Relevant documents from these applications and approvals are included with this submission. The home on the Subject Property is in deplorable condition. Similar to the historic homes above approved for demolition, it suffers from profound structural problems and its current condition militates against requiring rehabilitation and preservation. Two reports (Homeside Construction and Harrington Engineering) documenting this condition are filed contemporaneously with this written justification.

The first expert report in support of demolition is a structural report from Gus Harrington wherein he evaluates the suitability of the existing structure for renovation. Mr. Harrington, a licensed professional engineer, notes that extensive work would be required to rehabilitate the home, largely because there are no footings under the

foundation walls, unsafe interior brick retaining walls, and over spanned floor joist throughout the first and second floors of the house. Because of this existing dangerous condition, Mr. Harrington indicates that to properly attach the house to the foundation, the brick foundation should be removed and replaced new foundation walls bearing on newly poured footings. This may be accomplished in sections by bracing the floor system and wall above, excavating both sides of the wall, removing the wall, pouring a new footing, and building a new wall. Mr. Harrington concludes that demolition of the existing structure and rebuilding is the “most realistic and viable solution”.

The second report submitted is that of Homeside Construction. Dennis Brown of Homeside Construction inspected the home at 1853 North Decatur Road to determine the need for repairs and the estimated cost for making needed repairs to bring the home into compliance with current codes (i.e. “rehabilitate” defined in the Guidelines as “the process of returning a building to a state of utility while retaining those elements essential to its architectural, historical and/or aesthetic significance”). He identifies numerous concerns and estimates the “cost to cure” these concerns to be more than \$267,220.00.

Due to the structural condition of the home, and the need for major reworking of the systems within the home to bring it up to current code, Applicant submits that this home is not of a character worthy or even capable of effective rehabilitation and preservation. The current condition of the home as reflected in the reports make it clear that the house is so unsound that rehabilitation is not practically possible. As such, the Application meets the Guidelines for demolition and, pursuant to the Historic Preservation Ordinance, the HPC is required (“shall approve the application”) to approve

the demolition request. To deny the request would be inconsistent with previous approvals and result in an arbitrary and capricious decision.

CONCLUSION AND REQUEST

Based on the foregoing and for all the reasons set forth above, the DeKalb County Historic Preservation Commission should grant the Applicant's request for a Certificate of Appropriateness so that the existing structures on the Subject Property can be demolished.

PRESERVATION OF CONSTITUTIONAL RIGHTS

The Applicant respectfully submits that, should the DeKalb County Historic Preservation Commission refuse to grant the requested Certificate of Appropriateness, such an action would be unconstitutional as a taking of property, a denial of equal protection, an arbitrary and capricious act, and a denial of due process of law under the United States Constitution and the Constitution of the State of Georgia.

Refusal to issue the requested Certificate of Appropriateness would deprive the Applicant of any alternative reasonable use and development of the Subject Property without just compensation and would be insubstantially related to the health and welfare of the public while substantially harming the Property owner.

Applicant specifically objects to the standing of any party that opposes this Application for Certificate of Appropriateness.

This 28th day of October 2022.

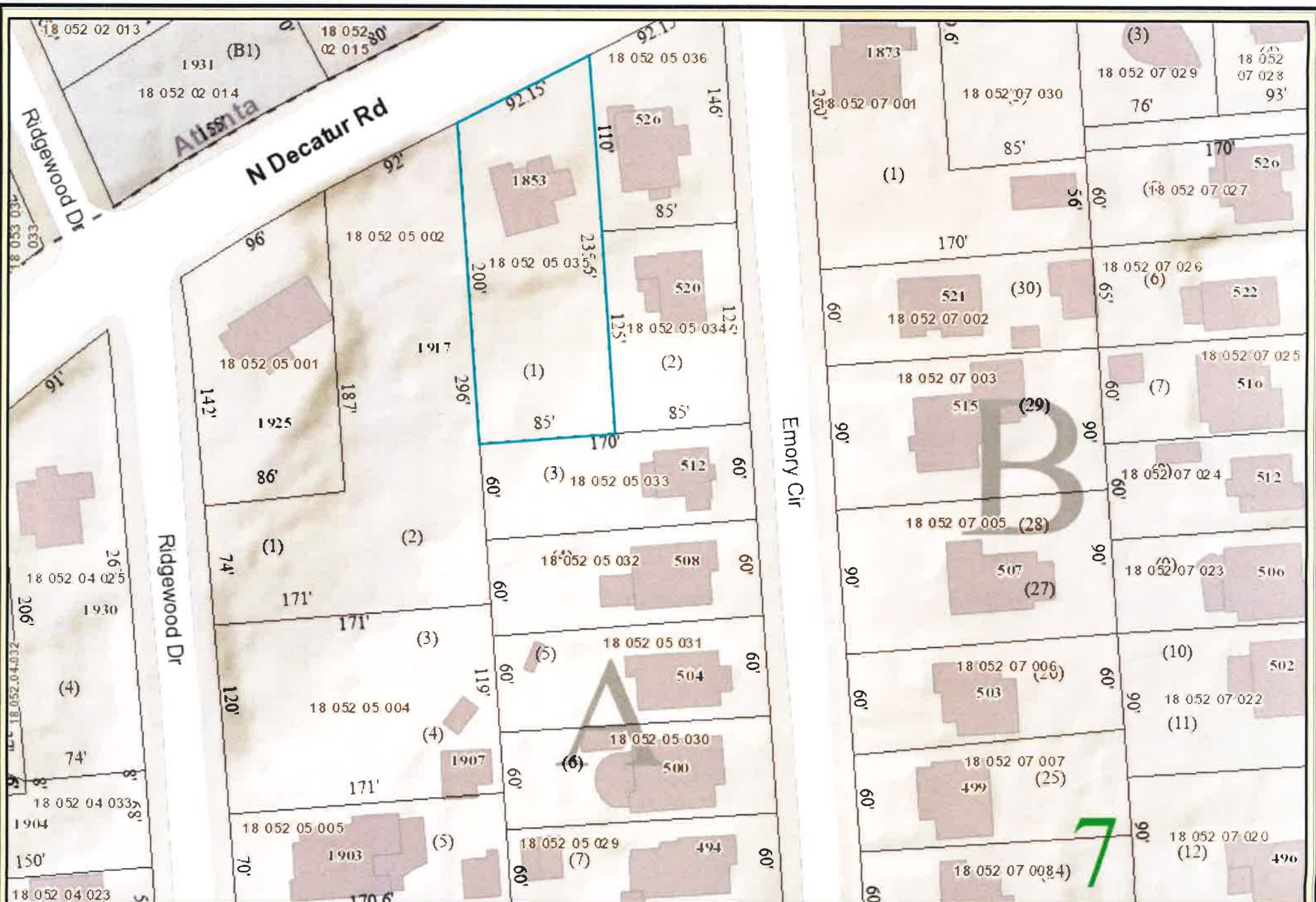
Respectfully submitted,



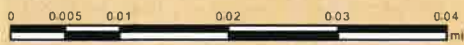
Linda I. Dunlavy

Attorney for Applicant

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DeKalb County Parcel Map



Date Printed: 8/29/2022



DeKalb County GIS Disclaimer

The maps and data, contained on DeKalb County's Geographic Information System (GIS) are subject to constant change. While DeKalb County strives to provide accurate and up-to-date information, the information is provided "as is" without warranty, representation or guarantee of any kind as to the content, sequence, accuracy, timeliness or completeness of any of the database information provided herein. DeKalb County explicitly disclaims all representations and warranties, including, without limitation, the implied warranties of merchantability and fitness for a particular purpose. In no event shall DeKalb County be liable for any special, indirect, or consequential damages whatsoever resulting from loss of use, data, or profits, whether in an action of contract, negligence, or other actions, arising out of or in connection with the use of the maps and/or data herein provided. The maps and data are for illustration purposes only and should not be relied upon for any reason. The maps and data are not suitable for site-specific decision-making nor should it be construed or used as a legal description. The areas depicted by maps and data are approximate, and are not necessarily accurate to surveying or engineering standards.

SUBJECT PROPERTY-1853 NORTH DECATUR ROAD











526 EMORY CIRCLE

526 Emory circle



01/26/2022

ACROSS ROAD FROM SUBJECT PROPERTY ON NORTH DECATUR ROAD





1873 NORTH DECATUR ROAD



PROTECTED BY
NEIGHBORHOOD
WATCH
DEKALB POLICE
DIAL 911


8 AM
TO
5 PM
MON - FRI

VEGETATION BETWEEN SUBJECT PROPERTY AND 526 EMORY CIRCLE

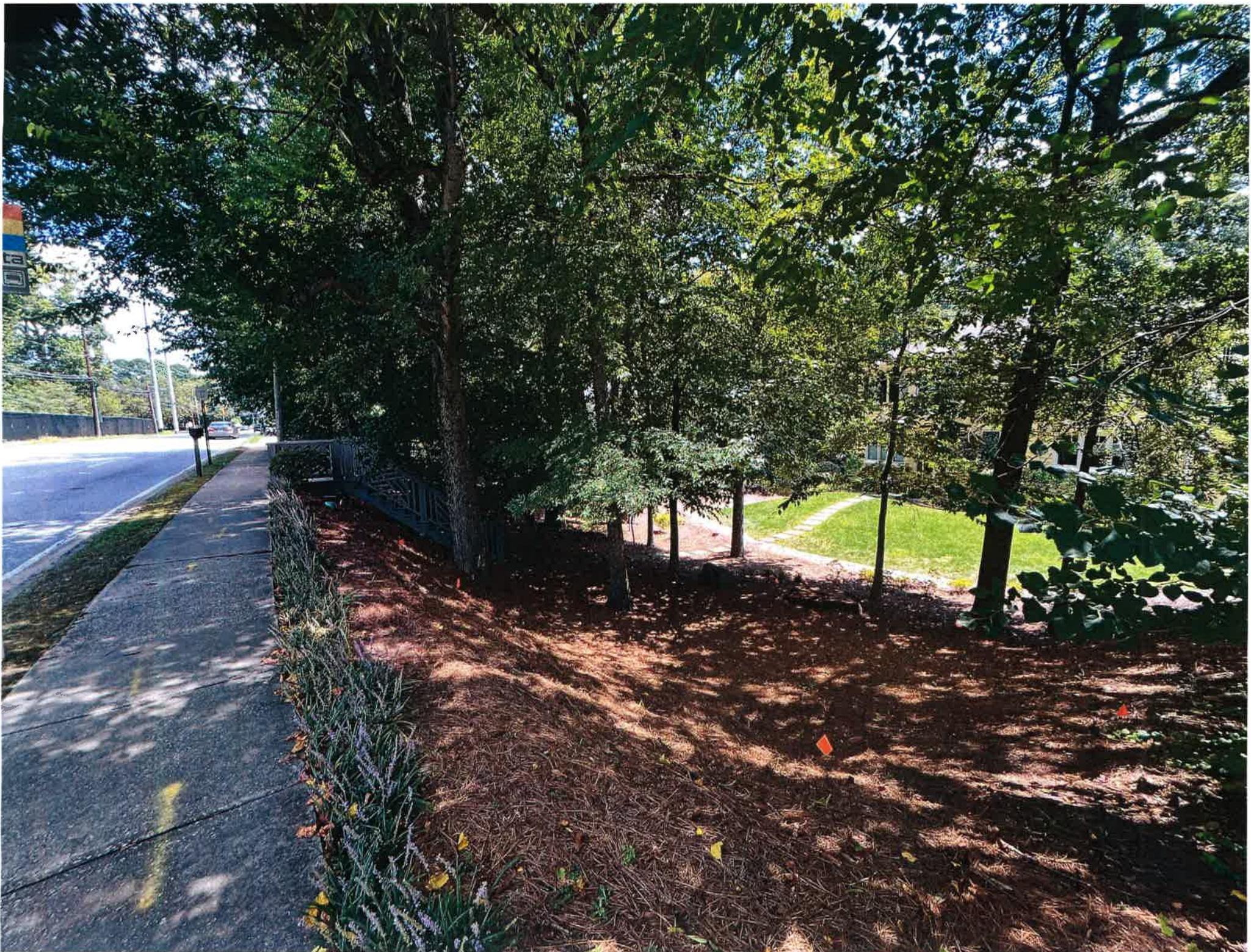


THANK YOU
Enjoy
HealthCare
Weekend

**VIEW FROM SIDE YARD OF SUBJECT PROPERTY TOWARDS 1917 AND 1925
RIDGEWOOD ROAD**



**VIEW OF FRONTAGE ALONG NORTH DECATUR ROAD FROM 1925 RIDGEWOOD
ROAD TOWARDS SUBJECT PROPERTY**



1925 RIDGEWOOD ROAD



TAX RECORDS



[Property Appraisal Home](#)
[Real Estate Search](#)
[Personal Property Search](#)
[Advanced/Sales Search](#)
[Map Search](#)

Profile **PARID: 18 052 05 035**
 Tax Dist: 04-UNINCORPORATED
 SINGLETERRY DARELL JOHNSON **1853 DECATUR RD NE N**

1 of 1

- Value History
- Appeals History
- Appeal by Year
- Current Values
- Commercial
- Detached Improvements
- Land
- Map
- Pictometry
- Permits
- Photos
- Residential Structure
- Sales
- Sketch
- Exemptions

Residential Structure

Building #	1
Land Class	R3 - RESIDENTIAL LOT
Stories	1.5
Construction	1 - FRAME
Style	15 - TRADITIONAL
Living Area	1,893
Quality Grade	025
Condition	AV
Year Built	1941
Remodeled Year	
Effective Year	
Bedrooms	5
Full Baths	3
Half Baths	0
Total Fixtures	13
Fireplaces	1
AC	4 - CENTRAL WITH A/C
Basement	1 - SEE ADDITIONS
Unfinished Area	
Finished Basement Living Area	
Functional Obsolescence	
Economic Obsolescence	90
% Complete	100

- Actions**
- Printable Summary
 - Printable Version

Additions

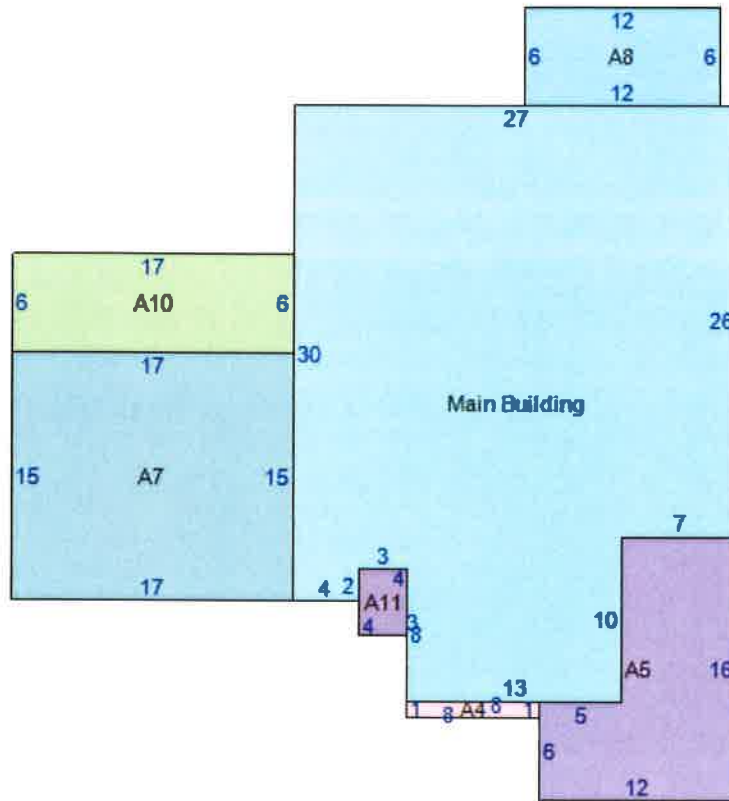
Addition Number	Description	Area
0	---	854
1	BSMT UNDER DWELLING---	854
3	-COMP ATTIC FIN-	634
4	-OVERHANG-	8
5	-ADD FRAME FULL STORY AFO/AFT--	142
6	FINISH BASEMENT--	750
7	-FULL STORY FRAME--	255
8	PATIO---	72
9	FINISH BASEMENT--	255
10	PATIO---	102
11	-OPEN PORCH--	12

PARID: 18 052.05 035

Tax Dist: 04-UNINCORPORATED

SINGLETERRY DARELL JOHNSON

1853 DECATUR RD NE N



Item	Area
Main Building	854
- 90:BSMT UNDER DWELLING	854
ALUM/F'GLS - CPA:ALUM/F'GLS CP	440
A10 - 88:PATIO	102
A11 - 84:OPEN PORCH	12
- 52:COMP ATTIC FIN	634
A4 - 45:OVERHANG	8
A5 - 10A:ADD FRAME FULL STORY AFO/AFT	142
- 96:FINISH BASEMENT	750
A7 - 10:FULL STORY FRAME	255
A8 - 88:PATIO	72

	- 96:FINISH BASEMENT	255
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Printed on Monday, August 29, 2022, at 10:45:44 AM EST

2018	Assessment Notice	1	\$359,400
2019	Assessment Notice	1	\$429,200
2020	Appeal to Board of Assessors	1	\$402,900
2020	Assessment Notice	1	\$434,800
2021	Assessment Notice	1	\$402,900
2022	Assessment Notice	1	\$402,900

Notices

Tax Year	Hearing Type	Subkey	Notice Type	Mail Date
2013	Board of Equalization	1	BOE Decision Form	09/17/2013
2013	Board of Equalization	1	BOE Appointment Letter	08/26/2013
2013	Appeal to Board of Assessors	1	Appeal No Changes - Real Estate	08/22/2013
2013	Appeal to Board of Assessors	1	Res Review Form	07/11/2013
2015	Appeal to Board of Assessors	1	30 Day Letter	09/09/2015
2015	Appeal to Board of Assessors	1	Appeal Value Changes- Real Estate	09/03/2015
2015	Appeal to Board of Assessors	1	Res Review Form	07/20/2015
2020	Appeal to Board of Assessors	1	306C	08/04/2020
2020	Appeal to Board of Assessors	1	Appeal Value Changes- Real Estate	07/30/2020
2020	Appeal to Board of Assessors	1	Res Review Form	07/03/2020
2022	Assessment Notice	1	Res Review Form	05/27/2022

Detached Improvements

Card #	Description	Year Built	Grade	Width	Length	Area
1	CPA : ALUM/F'GLS CP	1983	C	20	22	440

Land

Land Type	G - SITE
Land Code	2 - SITE VALUE
Square Feet	0
Calculated Acres	0
Deeded Acres	.4
Parcel ID	18 052 05 035
Address	1853 N DECATUR RD NE
Unit	
City	ATLANTA
Zip Code	30307-
Neighborhood	0931
Class	R3 - RESIDENTIAL LOT
Land Use Code	101-Residential 1 family
Super NBHD	
Zoning	R75 - SF RES DIST

Residential Structure

Building #	1
Land Class	R3 - RESIDENTIAL LOT
Stories	1.5
Construction	1 - FRAME
Style	15 - TRADITIONAL
Living Area	1,893
Quality Grade	025
Condition	AV

Year Built	1941
Remodeled Year	
Effective Year	
Bedrooms	5
Full Baths	3
Half Baths	0
Total Fixtures	13
Fireplaces	1
AC	4 - CENTRAL WITH A/C
Basement	1 - SEE ADDITIONS
Unfinished Area	
Finished Basement Living Area	
Functional Obsolescence	
Economic Obsolescence	90
% Complete	100

Additions

Addition Number	Description	Area
0	---	854
1	BSMT UNDER DWELLING---	854
3	--COMP ATTIC FIN-	634
4	--OVERHANG-	8
5	-ADD FRAME FULL STORY AFO/AFT--	142
6	FINISH BASEMENT---	750
7	-FULL STORY FRAME--	255
8	PATIO---	72
9	FINISH BASEMENT---	255
10	PATIO---	102
11	-OPEN PORCH--	12

Sales

Sale Date	Price	Tran Code	Grantor	Grantee	Instrument	Book / Page
06/16/2022	0	4 - Affiliated/Related Parties	SINGLETERRY JR DARELL	SINGLETERRY DARELL JOHNSON	LW - LIMITEDWARRANTY DEED	30407 / 00638
01/25/2018	407,500	0 - Valid Sale FMV	HOOMAN YASAMIN	SINGLETERRY DARELL JR	LW - LIMITEDWARRANTY DEED	26721 / 00358
05/18/2015	0	HA - Sales from Bank - Appeal Value	HAYDEN PATRICK LANCE	HAYDEN PATRICK LANCE	WD - WARRANTY DEED	24963 / 00105
05/18/2015	200,000	HA - Sales from Bank - Appeal Value	GEORGIA OWN CREDIT UNION	HAYDEN PATRICK LANCE	LW - LIMITEDWARRANTY DEED	24963 / 00087
01/06/2015	0	F - Foreclosure or Bankruptcy	DENNARD MICHAEL E	GEORGIA OWEN CREDIT UNION	DP - DEED UNDER POWER	24742 / 00723
02/28/1991	135,000	0 - Valid Sale FMV	LOWENDICK H DURANCE	DENNARD MICHAEL E	WD - WARRANTY DEED	06899 / 00634
12/01/1987	135,000	0 - Valid Sale FMV	LOWENDICK CAROLYN K	LOWENDICK H DURANCE	WD - WARRANTY DEED	06020 / 00186
05/12/1987	0	5 - Old Code No Longer Used	KENNEDY LILA A	LOWENDICK CAROLYN K	EX - EXECUTORS DEED	05842 / 00310
06/02/1978	0	0 - Valid Sale FMV			AD - ADMINISTRATORS DEED	03813 / 00436

Sale Details

Sale Date	06/16/2022
Price	\$0
Deed Book	30407
Deed Page	00638
Plat Book	
Plat Page	100 1 DOG
Buyer 1	SINGLETERRY DARELL JOHNSON
Buyer 2	SINGLETERRY NAOMI JOHNSON
Seller 1	SINGLETERRY JR DARELL
Seller 2	JOHNSON NAOMI S



Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

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<p style="text-align: center; color: #0056b3; font-weight: bold;">Property Information</p> <p>Parcel ID 18 052 05 001 Pin Number 0910180 Property Address 1925 RIDGEWOOD DR NE Property Type Real Estate Tax District 04 - UNINCORPORATED</p> <p style="text-align: center; color: #0056b3; font-weight: bold;">Owner Information</p> <p>Jan. 1st Owner HARTLEY RANDALL Co-Owner Current Owner HARTLEY RANDALL Co-Owner</p> <p>Owner Address 1925 RIDGEWOOD DR NE ATLANTA GA 30307-1160</p> <p>Care of Information</p> <p style="text-align: center; color: red; font-weight: bold;">** CHANGE MAILING ADDRESS **</p> <p style="text-align: center; color: #0056b3; font-weight: bold;">Homestead Exemption</p> <p>Exemption Type H1F - BASIC EXEMPTION WITH FREEZE Tax Exempt Amount \$7,578.14</p> <p style="text-align: center; color: #0056b3; font-weight: bold;">Other Exemption Information</p> <p>Exemption Type Value Exemption Amount \$0.00</p> <p style="text-align: center; color: #0056b3; font-weight: bold;">Deed Information</p> <p>Deed Type WARRANTY DEED Deed Book/Page 26432 / 00211 Plat Book/Page / 10 0</p> <p style="text-align: center; color: #0056b3; font-weight: bold;">Property Characteristics</p> <p>NBHD Code 0931 Zoning Type R75 - SF RES DIST Improvement Type 15-TRADITIONAL Year Built 2017 Condition Code AVERAGE Quality Grade VERY GOOD Air Conditioning YES Fireplaces 1 Stories 1.7 Square Footage 4,237 Sq. Ft. Basement Area 1,764 Sq. Ft. % Bsmt Finished 0 Sq. Ft. Bedrooms 4 Bathrooms 4.5 Last Deed Date 8/11/2017 Last Deed Amount \$995,000.00</p> <p style="text-align: center;">Click here to view property map</p>	<p style="text-align: center; color: #0056b3; font-weight: bold;">Tax Information Summary</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td>Taxable Year</td> <td style="text-align: right;">2022</td> </tr> <tr> <td>Millage Rate</td> <td style="text-align: right;">0.04389</td> </tr> <tr> <td>1st Installment Amount</td> <td style="text-align: right;">\$7,169.66</td> </tr> <tr> <td>2nd Installment Amount</td> <td style="text-align: right;">\$6,829.38</td> </tr> <tr> <td>DeKalb County Taxes Billed</td> <td style="text-align: right;">\$13,999.04</td> </tr> <tr> <td>DeKalb County Taxes Paid</td> <td style="text-align: right;">\$0.00</td> </tr> <tr> <td>DeKalb County Taxes Due</td> <td style="text-align: right;">\$13,999.04</td> </tr> <tr> <td>Total Taxes Billed</td> <td style="text-align: right;">\$13,999.04</td> </tr> <tr> <td>Total Taxes Paid</td> <td style="text-align: right;">(\$0.00)</td> </tr> <tr> <td>Total Taxes Due</td> <td style="text-align: right;">\$13,999.04</td> </tr> </table> <p style="text-align: right; margin-top: 10px;">Tax Bill Details</p> <p style="text-align: center; margin-top: 10px;">-- Choose a Tax Year -- ▼</p> <p style="text-align: right; margin-top: 10px;">Get Tax Payoff Info.</p> <p style="text-align: center; color: #0056b3; font-weight: bold;">Property Tax Mailing Address</p> <table style="width: 100%; border-collapse: collapse;"> <tr> <td style="width: 50%; vertical-align: top;"> <p style="text-align: center; color: #0056b3; font-weight: bold;">CURRENT YEAR PAYMENTS</p> DeKalb County Tax Commissioner Collections Division PO Box 117545 Atlanta, GA 30368-7545 </td> <td style="width: 50%; vertical-align: top;"> <p style="text-align: center; color: #0056b3; font-weight: bold;">PRIOR YEAR PAYMENTS</p> DeKalb County Tax Commissioner Collections Division PO Box 100004 Decatur, GA 30031-7004 </td> </tr> </table> <p style="text-align: center; margin-top: 10px;">Prior Years Tax *** Please note that payment posting information may be delayed due to batch processing***</p> <table style="width: 100%; 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Additional Property Information

Property Value Billing Assessment

Taxable Year	2022
<u>Land Value</u>	\$220,000
<u>Building Value</u>	\$963,500
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$1,183,500
<u>40% Taxable Assessment</u>	\$473,400

Information as of 10/28/2022

For additional information on the data above,
contact the Property Appraisal Department at 404-371-
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Property Tax Information Results

Any errors or omissions should be reported for investigation. No warranties, expressed or implied, are provided for the data herein, its use, or its interpretation.

Attention:

Our records indicate that a mortgage company or tax service is scheduled to pay the taxes for 2022. Would you like to continue with this payment?

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Property Identification	
Parcel ID	18 052 05 002
Pin Number	0910198
Property Address	1917 RIDGEWOOD DR
Property Type	Real Estate
Tax District	04 - UNINCORPORATED

Owner Information	
Jan. 1 st Owner	Last Name, First Name ZYGLIS MICHELLE
Co-Owner	ZYGLIS JASON
Current Owner	ZYGLIS MICHELLE
Co-Owner	ZYGLIS JASON
Owner Address	1917 RIDGEWOOD DR ATLANTA GA 30307
Care of Information	

**** CHANGE MAILING ADDRESS ****

Homestead Exemption	
Exemption Type	H1F - BASIC EXEMPTION WITH FREEZE
Tax Exempt Amount	\$5,293.89

Value Exemption Information	
Exemption Type	
Value Exemption Amount	\$0.00

Deed Information	
Deed Type	LIMITEDWARRANTY DEED
Deed Book/Page	26469 / 00417
Plat Book/Page	/ 100 1

Property Characteristics	
NBHD Code	0931
Zoning Type	R75 - SF RES DIST
Improvement Type	15-TRADITIONAL
Year Built	2017
Condition Code	AVERAGE
Quality Grade	VERY GOOD
Air Conditioning	YES
Fireplaces	1
Stories	2
Square Footage	3,938 Sq. Ft.
Basement Area	1,842 Sq. Ft.
% Bsmt Finished	0 Sq. Ft.
Bedrooms	4
Bathrooms	4.5

Tax Information Summary	
Taxable Year	2022
Millage Rate	0.04389
2 nd Installment Amount	\$7,375.03
DeKalb County Taxes Billed	\$14,750.06
DeKalb County Taxes Paid	\$7,375.03
DeKalb County Taxes Due	\$7,375.03
Total Taxes Billed	\$14,750.06
Total Taxes Paid	\$7,375.03
Total Taxes Due	\$7,375.03

DeKalb County Taxes	
First Payment Date	9/17/2022
First Payment Amount	\$7,375.03
Last Payment Date	9/17/2022
Last Payment Amount	\$7,375.03

[Tax Paid Receipt](#)

[Tax Bill Details](#)

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Current Year Payments		Prior Year Payments	
DeKalb County Tax Commissioner	DeKalb County Tax Commissioner	DeKalb County Tax Commissioner	DeKalb County Tax Commissioner
Collections Division	Collections Division	Collections Division	Collections Division
PO Box 117545	PO Box 117545	PO Box 100004	PO Box 100004
Atlanta, GA 30368-7545	Atlanta, GA 30368-7545	Decatur, GA 30031-7004	Decatur, GA 30031-7004

Prior Years Tax
 *** Please note that payment posting information may be delayed due to batch processing***

TaxYear	Total Owed	Total Paid	Total Due	Adjusted Bill Due Date
2022	\$14,750.06	\$7,375.03	\$7,375.03	
2021	\$14,091.96	\$14,091.96	\$0.00	
2020	\$14,102.30	\$14,102.30	\$0.00	
2019	\$13,936.60	\$13,936.60	\$0.00	
2018	\$13,242.04	\$13,242.04	\$0.00	
2017	\$11,100.62	\$11,100.62	\$0.00	
2016	\$1,983.81	\$1,983.81	\$0.00	
2015	\$1,952.30	\$1,952.30	\$0.00	

[Tax Sale File Number](#)
 FiFa-GED Book/Page
 Levy Date
[Sale Date](#)
[Delinquent Amount Due](#)

Last Deed Date 8/31/2017
Last Deed Amount \$999,000.00

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Additional Property Information

Property Value, Billing Assessment

<u>Taxable Year</u>	2022
<u>Land Value</u>	\$220,000
<u>Building Value</u>	\$902,700
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$1,122,700
<u>40% Taxable Assessment</u>	\$449,080

Information as of 10/28/2022

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Property Identification	
Parcel ID	18 052 05 036
Pin Number	0910457
Property Address	526 EMORY CIR NE
Property Type	Real Estate
Tax District	04 - UNINCORPORATED
Owner Information	
Jan. 1 st Owner	Last Name, First Name
Co-Owner	NELSON RENEE V
Current Owner	NELSON RENEE V
Co-Owner	
Owner Address	90 FAIRLIE ST NW 902 ATLANTA GA 30303
Care of Information	
** CHANGE MAILING ADDRESS **	
Municipal Exemption	
Exemption Type	H1F - BASIC EXEMPTION WITH FREEZE
Tax Exempt Amount	\$4,905.02
Other Exemption Information	
Exemption Type	
Value Exemption Amount	\$0.00
Deed Information	
Deed Type	QUIT CLAIM DEED
Deed Book/Page	26894 / 00775
Plat Book/Page	0 / 0
Property Characteristics	
Sales Information	
NBHD Code	0931
Zoning Type	R75 - SF RES DIST
Improvement Type	15-TRADITIONAL
Year Built	1925
Condition Code	VERY GOOD
Quality Grade	GOOD
Air Conditioning	YES
Fireplaces	0
Stories	2
Square Footage	2,674 Sq. Ft.
Basement Area	1,260 Sq. Ft.
% Bsmt Finished	0 Sq. Ft.
Bedrooms	4
Bathrooms	3
Last Deed Date	3/17/2018
Last Deed Amount	\$0.00

Tax Information Summary	
Taxable Year	2022
Millage Rate	0.04389
2 nd Installment Amount	\$4,284.66
DeKalb County Taxes Billed	\$8,569.32
DeKalb County Taxes Paid	\$4,284.66
DeKalb County Taxes Due	\$4,284.66
Total Taxes Billed	\$8,569.32
Total Taxes Paid	\$4,284.66
Total Taxes Due	\$4,284.66
DeKalb County Taxes	
First Payment Date	9/17/2022
First Payment Amount	\$4,284.66
Last Payment Date	9/17/2022
Last Payment Amount	\$4,284.66

[Tax Paid Receipt](#)

[Tax Bill Details](#)

-- Choose a Tax Year -- ▼

[Get Tax Payoff Info.](#)

Property Tax Mailing Address	
CURRENT YEAR PAYMENTS	PRIOR YEAR PAYMENTS
DeKalb County Tax Commissioner	DeKalb County Tax Commissioner
Collections Division	Collections Division
PO Box 117545	PO Box 100004
Atlanta, GA 30368-7545	Decatur, GA 30031-7004

Prior Years Tax
 *** Please note that payment posting information may be delayed due to batch processing***

DeKalb County Tax				
<u>TaxYear</u>	<u>Total Owed</u>	<u>Total Paid</u>	<u>Total Due</u>	<u>Adjusted Bill Due Date</u>
2022	\$8,569.32	\$4,284.66	\$4,284.66	
2021	\$8,569.48	\$8,569.48	\$0.00	
2020	\$7,396.88	\$7,396.88	\$0.00	
2019	\$7,336.56	\$7,336.56	\$0.00	
2018	\$7,331.08	\$7,331.08	\$0.00	
2017	\$6,920.50	\$6,920.50	\$0.00	
2016	\$6,791.94	\$6,791.94	\$0.00	
2015	\$6,991.36	\$6,991.36	\$0.00	

**Delinquent Taxes/
Tax Sale Information**

[Tax Sale File Number](#)
 FiFa-GED Book/Page
 Levy Date
[Sale Date](#)
[Delinquent Amount Due](#)

[Click here to view property map](#)

Additional Property Information

Property Value/Billing Assessment

Taxable Year	2022
<u>Land Value</u>	\$119,328
<u>Building Value</u>	\$626,473
<u>Misc. Improvement Value</u>	\$0
<u>Total Value</u>	\$745,800
<u>40% Taxable Assessment</u>	\$298,320

Information as of 10/28/2022

For additional information on the data above,
contact the Property Appraisal Department at 404-371-
2471

ENGINEERING REPORT

Harrington Engineers

4615 Jailette Trace.

Atlanta, Ga. 30349

FIELD INSPECTION REPORT

September 29, 2022

Location: 1853 N. Decatur Rd., Decatur, Ga.

Building Type: Single Family Dwelling

By: B.W. Harrington, Jr., P.E.

Description:

The building sits on a site that slopes down from the street, allowing the basement level to exit directly to grade at the rear. The site levels out in the rear for about 40ft. and then slopes down to a lower level.

The building on the lot is a 2 story wood framed single family dwelling with a partial basement. I understand it was originally constructed in 1941. All of the wood framing members appear to have been from that period. We were able to access the basement area to inspect the existing conditions. It should be noted that some construction practices, especially for single family homes from that period, the 1940's, would not be acceptable today.

The exterior foundation walls, and the interior basement walls, are constructed of brick. The brick walls appear to be two wythes of un-reinforced and un-grouted brick, which was typical for the 1940 time frame. The transverse interior basement walls are also brick and probably constructed the same as the exterior foundation walls described above. Most of the basement area has been finished to create a habitable space with a very low ceiling height. All of the exterior and interior brick foundation walls do not have footings supporting them. They are all erected off a 2" to 3" thick unreinforced concrete leveling slabs.

There is a diagonal, stair-stepped, crack in the driveway side exterior foundation wall that extends down from a small window to the end of the house. This crack has migrated thru the wall and is visible from the interior and exterior near the junction of the driveway foundation wall and the rear foundation wall. If no remedial action is taken to correct this, these cracks will continue to migrate and enlarge in width. This could lead to settlement of the structure and cause significant damage to the structure above.

There has been some remedial work done to the existing transverse brick basement walls that support the vertical cut in the soil that created the basement. Approximately half of this transverse wall, which is brick, has been sistered with a concrete masonry block wall at the interior face. The wall is now leaning, which is caused by the lateral pressure from the retained soil, and that there is no footing supporting these walls which help to resist the overturning forces from the retained soil. Over time the soil pressures will cause the wall to deflect, or lean, more which will negatively impact the existing structure. Since the floor framing is supported by these wall, a portion of these soil forces are transferred into the floor above. If these forces are not adequately resisted they can cause the floor to move in the direction of the forces, i.e., toward the rear of the house. push the structure out of alignment from its original position. I have seen similar cases where these forces have pushed the upper floors of the house as much as 2" to 3" out from their original position. The original transverse interior brick basement wall also has a slight lean to it.

It should also be noted that there are several permanent and temporary shores in various locations providing additional support for the original floor framing. The basic floor framing consist of 2x8's @16, which in most cases are too shallow to provide a safe and functional floor with the original spans. The original floor joist, 2x8 @16, exceed the allowable spans in most cases within the building, which is apparently why all the temporary shoring elements are in the basement level.

CONCLUSIONS:

It is my understanding that it is proposed to expand the building area and upgrade the infrastructure of the building to today's standards and requirements of the current building code. In order to accomplish this, there are three possible alternatives:

1. Demolish the existing structure and rebuild a new building with the spaces and infrastructure that would meet current codes, or:
2. Renovate the existing structure and add to it get the space desired.
3. Do nothing and leave as is.

Alternative 1 is pretty straight forward and will achieve the owner's goals in part. However, Alternative 2 would retain the exterior appearance but it will require major alterations to the existing structure. Based on my experience and attempting to adhere to the current Building Code, I would anticipate the following work would be required:

1. The exterior unreinforced and un-grouted brick foundation walls, as well as the interior brick foundation walls, do not have footings to support them, which is required by current Building Codes. New concrete footings for all of these walls will be required. This will require extensive shoring of the existing exterior wood frame walls and floors and removal of the existing brick foundation wall. New footings should be poured and new foundation walls rebuilt.
2. The 1st level floor joist will require new permanent supports to shorten the spans or deeper joist added to them so they can safely span to their original permanent supports. We would recommend that deeper or additional joist be added to safely span to the original supports so the temporary shoring can be removed. This will ensure continuous load paths to the foundations for the loads generated by the roof and 2nd and 1st floors.
3. The interior brick basement walls that are retaining approximately 5 to 6 feet of earth will have to be re-structured to function as conventional retaining walls. Currently, these walls do not have footings beneath them, nor are they reinforced. Based on their current construction, there is no way we can justify the structural integrity of these walls to retain the earth or support the building loads above. We recommend that new cantilevered masonry retaining walls and footings be constructed flush with the face of the existing brick walls; or construct masonry piers and footings perpendicular to the existing brick wall at approximately 4ft. on center.
4. The existing finished basement area is on two levels. Access between the levels is by a short stair, approximate 2-3 treads that each are about a foot high. Access to this stair is restricted by a kitchen counter constructed about 12" from the last tread. All of this area should be re-arranged to be more easily accessible.
5. The current ceiling height on both levels of the basement is very close to the minimum allowed by Building codes. The current ceiling height appears to be approximately 6'-6". It probably should be a minimum of 7ft everywhere in order to conform to the current building codes.
6. All of the electrical and mechanical systems will have to be brought up to current Code standards. However, any plumbing or electrical penetrating the existing joists will have to be removed in total, and rerouted, for the required new joist additions.

Alternative 3, If selected, will leave a building that will continue to deteriorate over the next few years and probably not be able to be sold to a new buyer. If the owner cannot implement the recommendations above and only renovates the interior, It is my opinion that the continuing settling and lateral movement of the foundations will cause structural problems that will require extensive work to repair in the future.

In summary, there are two major issues that need to be resolved before this structure can be accepted as conforming to the local building codes: 1) its non-conforming foundation system, i.e no footings under the foundation walls and unsafe interior brick retaining walls, and 2) the over spanned floor joist at the 1st and 2nd floors. Even though the house may visually appear to be functioning alright now, the deficiencies noted above still exist and should be addressed. We offered 3 alternatives; 1)Demolish and rebuild, 2)perform major renovation and rehabilitation, and 3)Do nothing. Due to the extensive work required by Alternative 2 to rehabilitate the building, and the fact that Alternative 3 does not benefit anyone, my recommendation is to select Alternative 1, demolish and rebuild, I think this is the most realistic and viable solution.

If you have any questions regarding the above, please call.



Cracking within the brick cavity stem wall indicate disproportionate settling throughout the foundation due to movement in the soil over time and a lack of footings to properly disperse the weight of the structure above.

Cracking is also seen in the concrete slab of the former screen room, another indication of movement within the foundation structure. This visual indicator reveals movement within the entire rear third of the structure.





Existing brick cavity stem walls throughout show multiple attempts to point, patch and stabilize settling damage. Attempts as late as 3 years ago are already showing signs of failure.

Extensive cracking in the poured concrete floor of the crawlspace show further settling and soil instability below due to the 15%+ grade and long-term drainage issues.



2x8 Floor joists are over spanned 36" average. Sagging entry level floors have been supported via multiple screw jacks in the Crawl/basement. However, 2nd floor joists would require removal of all ceilings, electrical and plumbing to facilitate 'sistering' of all joists.

In an effort to preserve and reinforce the existing structure, the owners had multiple screw jacks installed in addition to CMU walls to counteract the failure of the existing foundation system.

The photo to the right indicates persistent water intrusion under the original cavity stem walls and thru. the new CMU retaining wall



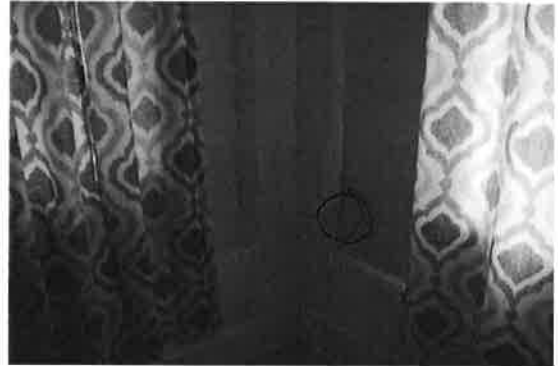
Retrofit steel bracing is supporting over-spanned floor joists, inadequate beams, and a suspended concrete slab. This level is rendered effectively unusable although the bracing employed is still insufficient.

The CMU wall installed three years ago is already showing signs of failure (leaning) and continued water intrusion.



The pillars are showing cracking and signs of settling and unsupported movement.

Terrace level Ceilings are showing deflection from the over spanned floor joists above



The tile flooring in the terrace level is uneven due to movement in the grade slab below.

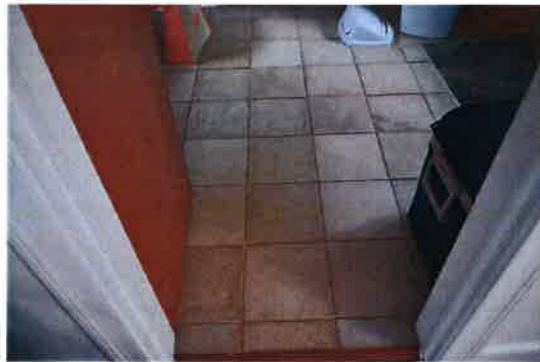
Metal columns have been installed in an effort to support the entry level above. It is unclear if footing were installed to support the columns.



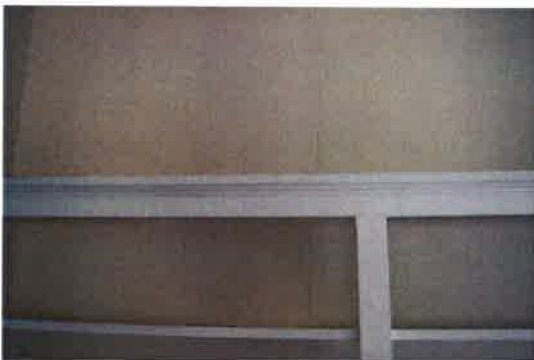
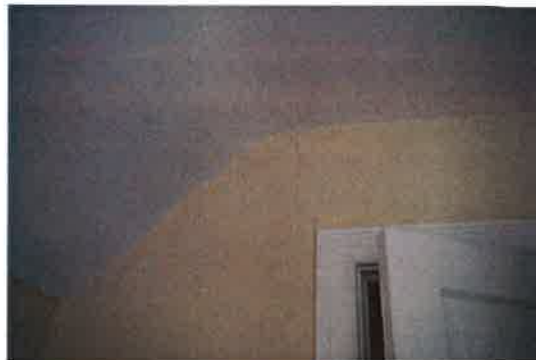
Within the scope of supporting the structure, the homeowners also performed cosmetic repairs throughout the interior of the home. Within 3 years the entry level walls show cracking in the drywall/plaster in numerous areas of the ceiling and wall surfaces, illustrating further movement of the structure post-repair.

In addition to cracking of drywall/plaster, extensive damage can be seen in the tile flooring of the kitchen, and separation within the hardwood flooring due to structure movement .

Uneven floor joists can be seen and felt throughout the entry level.



Walls on the upper-level present cracks over doorways, windows, and throughout walls in every room. Baseboard trim illustrates the movement of the floor joists below via gapping. Bathroom floor tiles have separated, unable to withstand the fluctuation of the over spanned floor joists below. Patching measures can be seen throughout that have already separated significantly in 3 years alone.



REHABILITATION ESTIMATE



PROJECT SCOPE & ESTIMATE

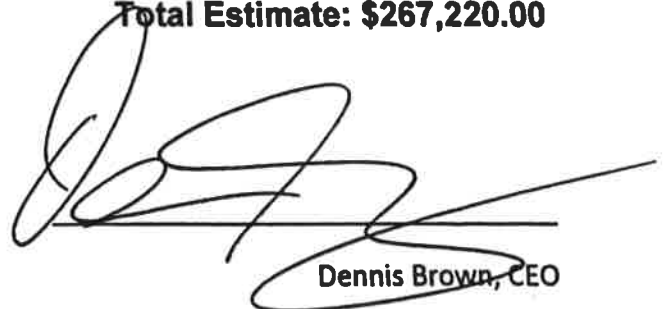
Location: 1853 N. Decatur Road Atlanta, GA 30307

Scope: Replace non-conforming foundation system and over spanned floor system at the 1st and 2nd floors. I have reviewed the attached Harrington Report and based upon the report the following work needs to be done in order to renovate the structure per the recommendations contained in Alternative #2 and these renovations would be required before any addition to the house could be safely made.

- Erosion control site management.
- Excavation of area necessary to access existing foundation to replace exterior walls, footings, deteriorated and compromised concrete floors. Removal of driveway and walkways are needed to access these areas. Extracted dirt to be stored offsite and returned once walls have been replaced.
- Additional footings and piers to secure shoring of the existing frame walls and floor system.
- Remove and re-route mechanical systems to allow for new joist additions.
- Waterproof and add new drain system, backfill foundation walls, landscape all disturbed areas back to pre-construction conditions.
- Paint renovated areas to match existing structure.

*Estimate is subject to change upon hidden or concealed conditions

Total Estimate: \$267,220.00



Dennis Brown, CEO