

JOHN COOPER
MAYOR



METROPOLITAN GOVERNMENT OF NASHVILLE AND DAVIDSON COUNTY

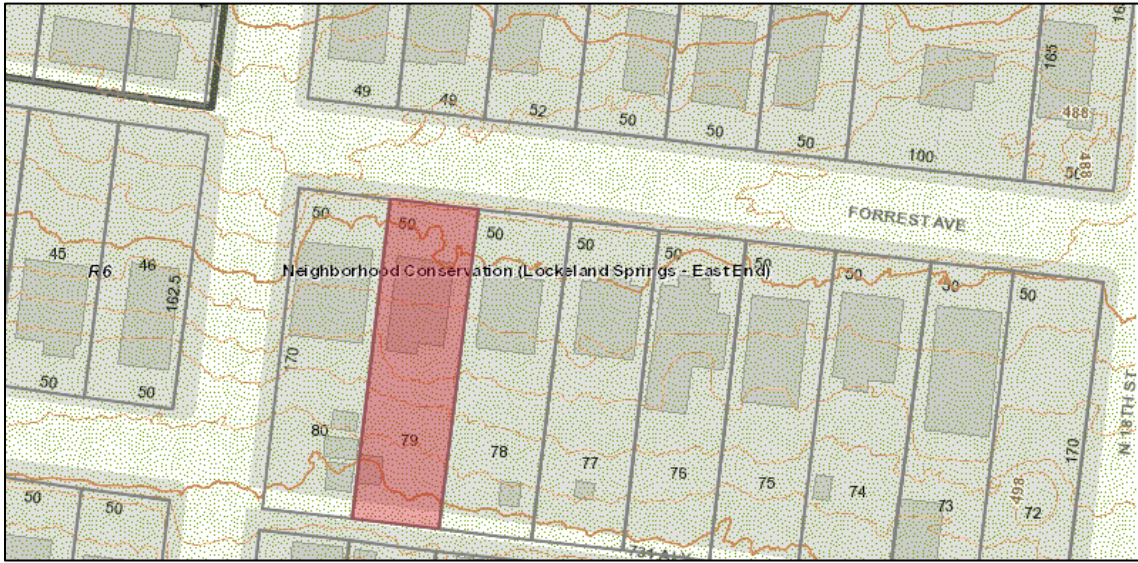
Metropolitan Historic Zoning Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204
Telephone: (615) 862-7970
Fax: (615) 862-7974

STAFF RECOMMENDATION
1702 Forrest Avenue
July 21, 2021

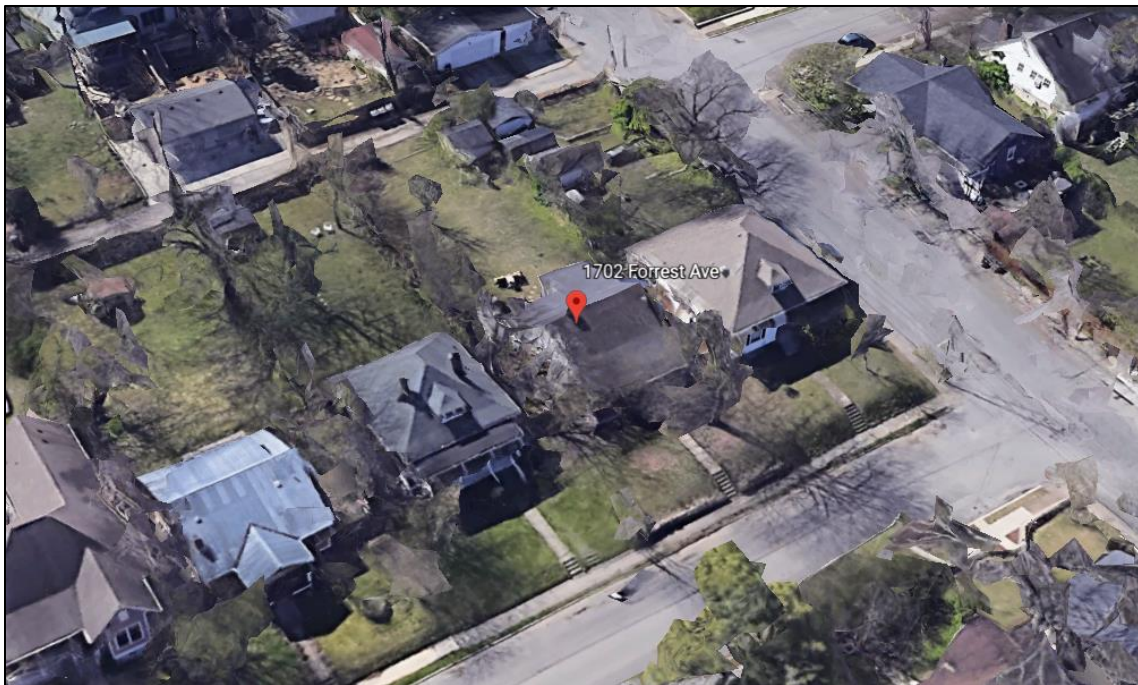
Application: Demolition: Economic Hardship
District: Lockeland Springs Historic Conservation Zoning Overlay
Council District: 06
Base Zoning: R6
Map and Parcel Number: 08310029700
Applicant: Nicole Piersiak
Project Lead: Joseph Rose joseph.rose@nashville.gov

<p>Description of Project: The applicant requests demolition of a contributing building due to extreme disrepair, arguing for economic hardship and demolition of a non-contributing outbuilding.</p> <p>Recommendation Summary: Staff recommends approval of full demolition of all structures at 1702 Forrest, finding that demolition meets section III.B (2) (b) as the necessary demolition required to repair the primary building will result in a non-contributing building and the outbuilding is a non-contributing building and the project meets section III.B (2) (a) as repairs are not possible in a manner that retain the historic building.</p>	<p>Attachments</p> <ul style="list-style-type: none">A: PhotographsB: Engineer Report-FieldsC: Engineer Report-Engineered Solutions and Thunder River ConstructionD: Diligent Home InspectionE: Purchase DocumentationF: Tax HistoryG: Appraisal HistoryH: Neighborhood Letters of Support
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Vicinity Map:



Aerial Map:



Applicable Design Guidelines and Ordinances:

DESIGN GUIDELINES

III. DEMOLITION

A. PRINCIPLE

1. The primary purpose of neighborhood conservation zoning overlays is to prevent demolition of historic buildings and their character-defining features.
2. The demolition of a building or major portion of a building, which contributes historically, culturally, or architecturally to the character and significance of the district, is not appropriate.
3. The historic character-defining features of a historic building should not be altered, removed, or destroyed.
4. Replacement windows and doors that do not change the dimensions and location of the openings is not considered partial-demolition and so is not reviewed. Replacement of historic casings for openings is not appropriate. Alteration of the location and dimensions of window and door opening is partial-demolition and so reviewed.
5. Replacement roofing material that does not require the removal of framing material and roofing details such as trim, or roofing features such as chimneys is not considered partial-demolition and so is not reviewed.
6. The removal of a building's primary cladding material is considered partial-demolition because removal can weaken the structural integrity of most buildings. Replacement of secondary cladding material such as siding in a gable field or on dormer is not reviewed.

B. GUIDELINES

2. Full-demolition of a structure
 - a. Historic buildings shall be retained unless the denial of the demolition will result in an economic hardship, as determined by the MHZC in accordance with section 17.40.420 (Historic Zoning Regulations), Metropolitan Comprehensive Zoning Ordinance.
 - b. Full-demolition of non-contributing buildings is appropriate as they do not contribute to the historic character of the district.

ORDINANCE

17.40.420

- D.Determination of Economic Hardship. In reviewing an application to remove an historic structure, the historic zoning commission may consider economic hardship based on the following information:
1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission;
 2. A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the subject structure or improvement and its suitability for rehabilitation;
 3. The estimated market value of the property in its current condition; its estimated market value after the proposed undertaking; and its estimated value after compliance with the determinations of the historic zoning commission.

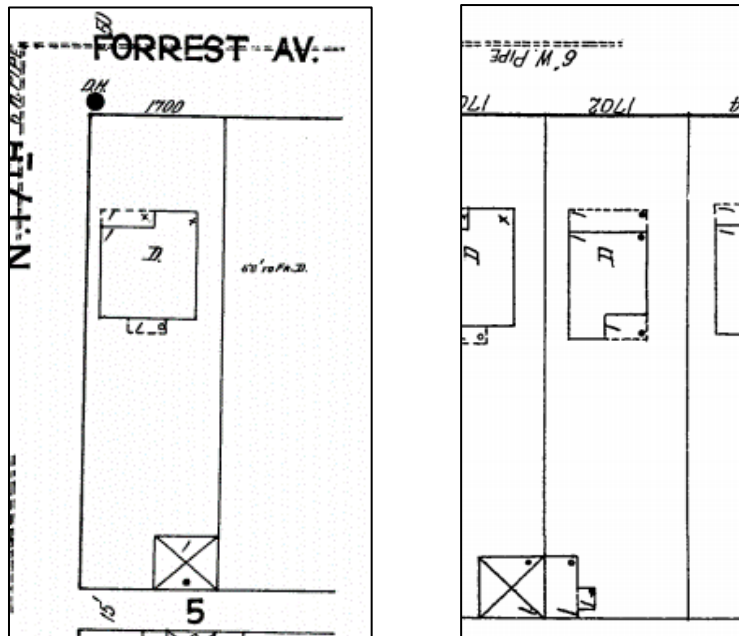
4. An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.
5. Amount paid for the property, the date of purchase, and the party from 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.
6. If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.
7. Any other information considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.
8. Hardship Not Self-Imposed. The alleged difficulty or hardship has not been created by the previous actions or inactions of any person having an interest in the property after the effective date of the ordinance codified in this title.

(Ord. BL2012-88, § 1, 2012; Ord. 96-555 § 10.9(C), 1997)

Background: 1702 Forrest Avenue is a circa 1918 contributing home in the Lockeland Springs – East End Neighborhood Conservation Zoning Overlay (Figures 1 and 2). The property includes a non-historic outbuilding that is also proposed to be demolished. The porch posts were replaced sometime prior to 1985, possibly in 1982 when a permit was issued for general repairs. A front dormer was removed sometime between 1986 and 2007.



Figures 1 and 2: 1702 Forrest Avenue in 2021 and in 1969.



Figures 2: 1914 and 1921 Sanborn map, subject property not on 1914 map.

It is the Commission's primary goal to ensure the preservation of historic buildings. Demolition requests are reviewed by staff in detail providing not only an analysis of the information given but an analysis of what questions remain. It is the responsibility of the applicant to prove hardship rather than for staff to disprove hardship.

Economic Hardship is not based on the personal hardship of the owner, whether or not new construction would be cheaper, or the ability of the property owner to realize the highest and best use of the property.

1702 Forrest Avenue has been largely neglected for a number of years. Because of this, the home has fallen into extreme disrepair, including years of accumulated animal urine/feces, structural deterioration, and dilapidated walls, ceilings, and floors.

Analysis and Findings: Ordinance 17.40.420 D. provides 8 sections listing items that the commission may consider in determining an economic hardship.

1. An estimated cost of demolition and any other proposed redevelopment as compared to the estimated cost of compliance with the determinations of the historic zoning commission.

The Patriot Demolition Services estimate includes a demolition estimate of \$10,558.50.

Staff finds that section 1 has been met, when compared to the results of the engineering report.

2.A report from a licensed engineer or architect with experience in rehabilitation as to the structural soundness of the subject structure or improvement and its suitability for rehabilitation.

The applicant has provided two engineering reports. The first engineering report is from Barry R. Field, P.E., LEED GREEN ASSOCIATE with Fields Engineering Consultant Services and the second report is from Anthony L. Locke, P.E. with Engineered Solutions along with Michael Ellsworth of Thunder River Construction. The applicant has also included a home inspection report prepared by Parker Hurst with Diligent Home Inspection.

Mr. Field's report is inadequate for an analysis of economic hardship as it is a one-page letter with photographs and does not provide detailed information; however, it does supplement the second report provided. His letter states that the soil has begun to erode causing the structure to shift, posing various negative structural issues to the foundation which may shift or collapse if bearing pressures are changed. He also states that the wooden structural components of the dwelling are in various stages of decline from exposure to the elements. The floor system has several areas that will no longer support normal foot traffic. Therefore, the dwelling is not structurally sound. In addition, Mr. Field points out that the roof and walls are no longer weather tight and that electrical, plumbing, and HVAC upgrades would be required. He concludes that renovation of this structure would neither be cost effective nor safe at this time.

Mr. Locke states that the bearing walls and support systems of the home are almost all completely compromised and that the support systems in place are failing, from wooden members down to the footings. Furthermore, he states that the structural systems of the home were not originally built properly and now have been further compromised by significant termite damage and years of rot. The structural system of the home is now damaged and rotten to the extent that it isn't feasible to repair. Complete replacement of foundations is not unusual for a historic building; however, in this case, Mr. Locke surmises that foundation replacement may not be possible in a manner that preserves the historic framing due to its poor condition. Not only is the structure compromised, but also the home is no longer safe environmentally. Years of water intrusion have led to extensive mold and bacteria growth throughout the home. The extent of damage cannot be known without partial-demolition. It is evident in areas where wallboard is missing and due to years of deferred maintenance, has likely spread throughout the house. He concludes that the structure has too many structural deficiencies to undergo proper rehabilitation and that the more efficient, economical, and safe method is to demolish and reconstruct.

Mr. Hurst's report gives a thorough examination of many of the same issues addressed in the two structural reports, including roof disrepair, structural and framing deterioration, and the presence of extensive mold growth.

Staff's observations of the home agree with the analysis provided by both engineer reports. The roof and walls are failing throughout and have allowed water and animal intrusion, which has contributed to the deterioration of the home and its structural system. The structural framing of the home appears to be rotting and deteriorating throughout and mold growth is vast. As the structural report explains, the footings and foundation of the home appear to be failing and/or mis-constructed, meaning that complete replacement of the foundation and structural footings is likely necessary. Furthermore, the structural framing of the home seems beyond repair in most of the home.

Staff finds that if both systems need complete replacement, there will not be much of the home remaining to salvage and, therefore, the resulting building will be non-contributing.

Staff finds section 2 has been met.

3.The estimated market value of the property in its current condition; its estimated market value after the proposed undertaking; and its estimated value after compliance with the determinations of the historic zoning commission.

This information was not provided.

4.An estimate from an architect, developer, real estate consultant, appraiser, or other real estate professional experienced in rehabilitation as to the economic feasibility of rehabilitation or reuse of the existing structure.

This information was not provided.

5.Amount paid for the property, the date of purchase, 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 property was sold from its previous owner to Golden Key on February 10, 2021 for \$300,000 and then the contract was reassigned to Nicole Piersiak on February 25, 2021 for the sum of the difference between the original contract price and \$336,500.

Staff finds section 5 has been met.

6.If the property is income-producing, the annual gross income from the property for the previous two years; itemized operating and maintenance expenses for the previous two years; and depreciation deduction and annual cash flow before and after debt service, if any, during the same period.

The property has been used as a private residence for the previous two years and has not been income producing.

Section 6 is not relevant.

7. Any other information considered necessary by the commission to a determination as to whether the property does yield or may yield a reasonable return to the owners.

8. Hardship Not Self-Imposed. The alleged difficulty or hardship has not been created by the previous actions or inactions of any person having an interest in the property after the effective date of the ordinance codified in this title.

The current owner has only owned the property since February and so is not responsible for the disrepair and deterioration of the home. The current owner agreed to purchase the property without a formal walk-through due to (1) the circumstances of a family emergency, (2) the rapid turnover of sales in the current real estate market, (3) her assumption that the house was safe and habitable due to her knowledge of occupants residing in its premise as of December 2020, and (4) she knew she would have the patience and passion to dedicate to this property to rehabilitate it to its ultimate potential. Though exterior disrepair is evident without a formal walkthrough, there is no way she could have known the extent of the disrepair of the interior of the home without a formal walkthrough and a structural analysis of the foundation, footings, and wood framing. It is incumbent on her to make an informed purchase; however, in this case no matter the conditions of the purchase, the house is not likely to be repairable.

Staff finds that sections 1,2,5,6,7 have been met. Section 6 is not relevant and sections 3 and 4 are incomplete but staff does not find them necessary based on the compelling evidence of the engineer reports and visual review of the property. Section 8 may not have been met; however, the issue for this case isn't the cost of repairs but the inability to repair. The application was presented as an economic hardship request based on the fact that the building is historic. Repair would likely not be possible for any owner at any purchase price or cost.

Repair would require shoring of the framing for the building to be safe enough for foundation repairs. Assuming this was adequate to make those repairs, most of the framing would then need to be replaced because of the buckling of the central beam, mold and termites. The necessary repairs will mean that all historic features being removed which would result in the house being a non-contributing building; therefore, staff also approached this analysis as demolition of a non-contributing building. Staff recommends approval of demolition based on the inability to rehabilitate the building and the fact that all necessary repairs will result in a non-contributing house.

Recommendation:

Staff recommends approval of full demolition of all structures at 1702 Forrest, finding that demolition meets section III.B (2) (b) as the necessary demolition required to repair the primary building will result in a non-contributing building and the outbuilding is a non-contributing building and the project meets section III.B (2) (a) as repairs are not possible in a manner that retain the historic building.

ATTACHMENT A: PHOTOGRAPHS



Photo 1: Front Entry

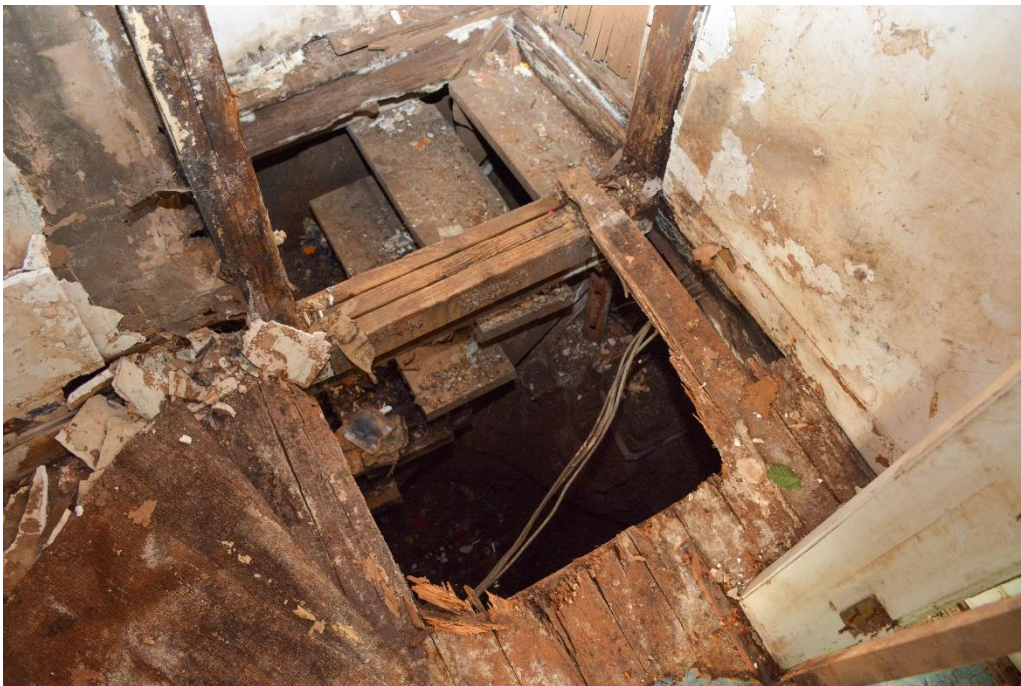


Photo 2: Interior Basement Stair



Photo 3: Interior Ceiling Condition



Photo 4: Interior Bedroom Closet and Basement Stair Beyond



Photo 5: Interior Front Right



Photo 6: Interior Front Left



Photo 7: Interior Rear Enclosed Porch



Photo 8: Interior Rear



Photo 8: Interior Bedroom

June 7, 2021

Nicole Piersiak
821 Boscobel Street
Nashville, TN 37206

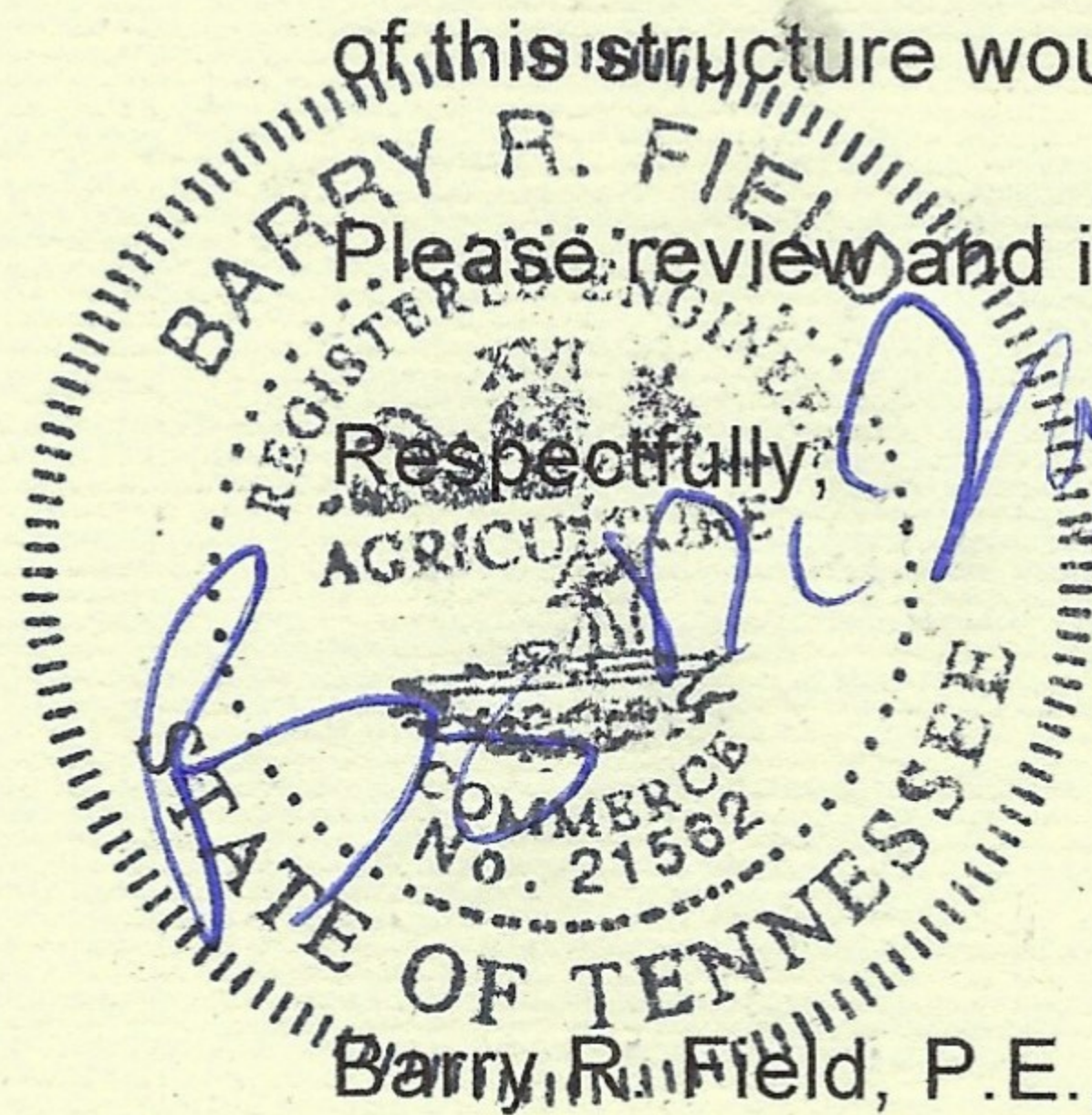
RE: Structural Inspection, 1702 Forrest Avenue, Nashville, TN 37206 (See Photos) (Year Constructed: 1919)

Dear Ms. Piersiak:

A representative of Field's Engineering Consultant Services, LLC (FECS) performed a structural inspection of the above referenced dwelling on June 3, 2021. The foundation was constructed of masonry brick and mortar directly onto the ground. The soil has begun to erode causing the structure to shift posing various negative structural issues to the foundation which may shift or collapse if bearing pressures are changed. The wooden structural components of this dwelling are in various stages of decline from exposure to the elements. The extent of these damages could not be determined with a visual inspection. The floor system has several areas that will no longer support normal foot traffic. This dwelling is not structurally sound. The roof and walls are no longer weather tight. Electrical, Plumbing and HVAC upgrades would be required. At this stage of decline, it is the opinion of FECS that renovation of this structure would neither be cost effective nor safe at this time.

Please review and if you have any questions, please let me know.

Respectfully,



Barry R. Field, P.E., LEED GREEN ASSOCIATE

BRF/tb

cc: FECS File 1564-21
Attachment - Photos



**“Structural Inspection”
1702 Forrest Avenue
Nashville, TN 37206**

**Performed By:
Field’s Engineering Consultant Services, LLC
Barry R. Field, P.E.
77 Cother Street
Crossville, TN 38555**

Image 1



Image 2



Image 3



Image 4

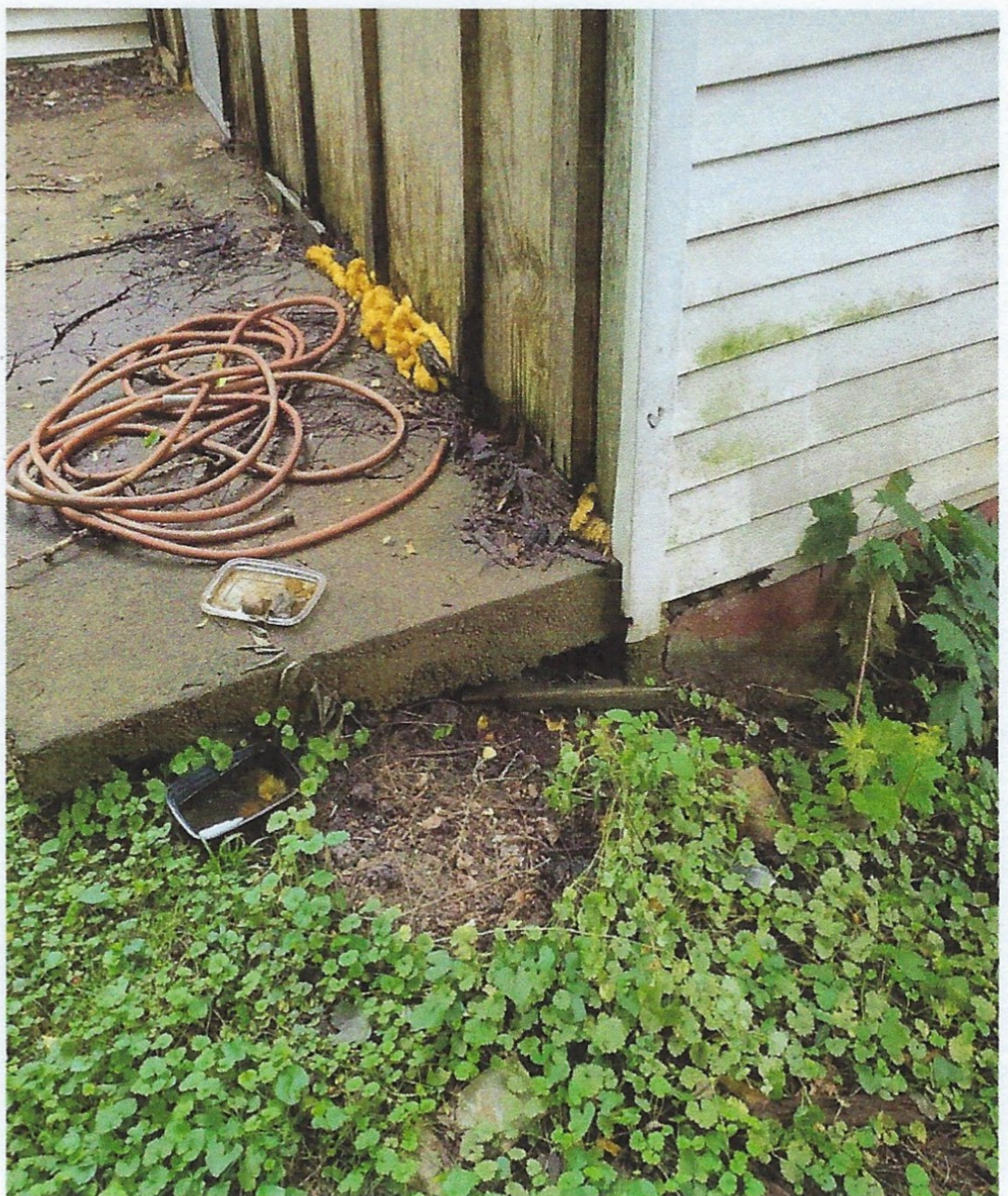


Image 5



Image 6

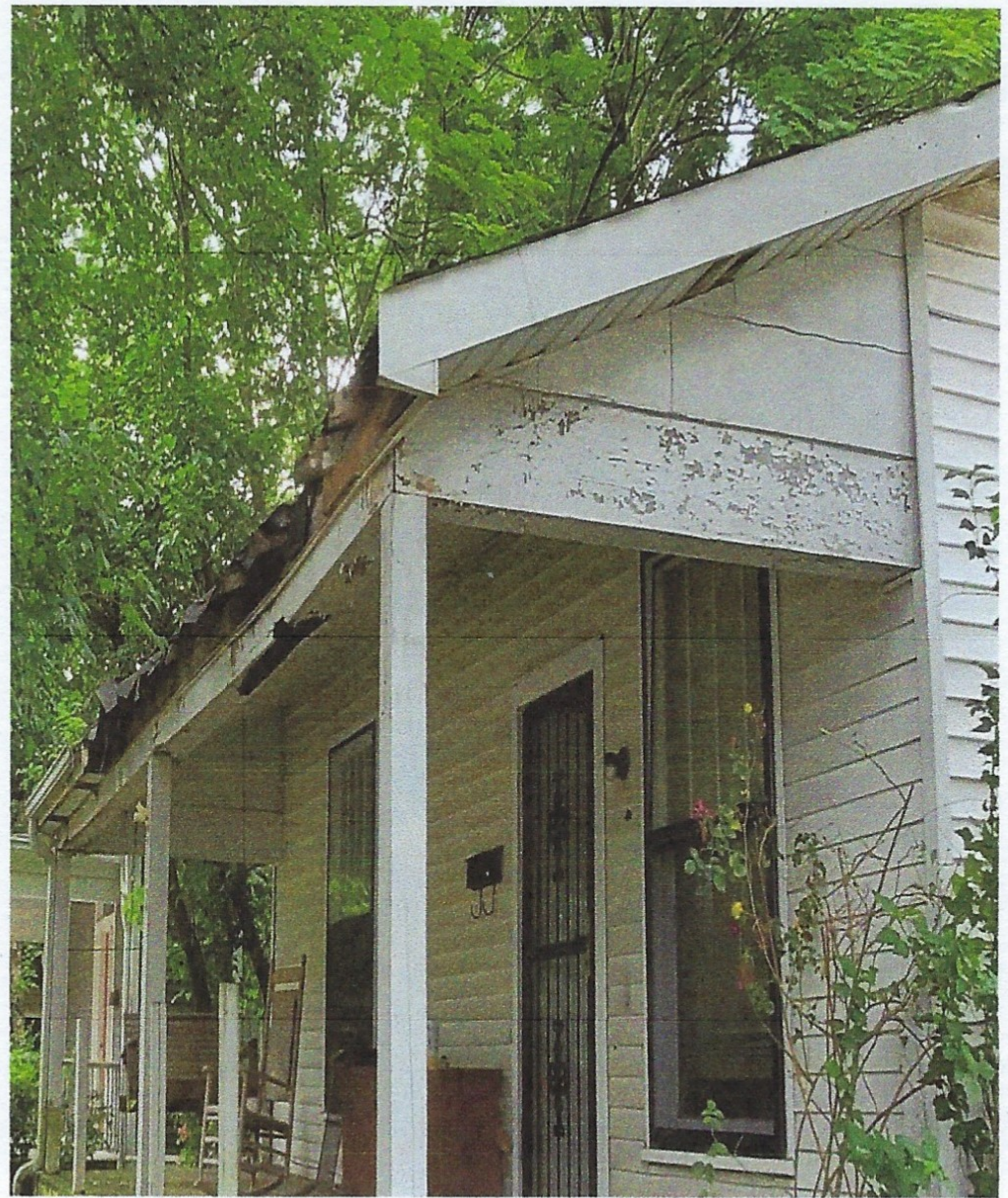


Image 7



Image 8



Image 9



Image 10



Image 11



Image 12



Image 13



Image 14



Image 15



Image 16



Image 17



Image 18

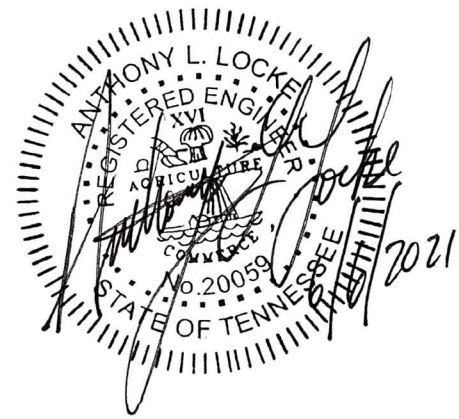


June 6, 2021

Ms. Nicole Piersiak
821 Boscobel Street
Nashville, TN 37206

STRUCTURAL EVALUATION OF RESIDENCE

1702 Forrest Avenue
Nashville, Tennessee
Project #221292



This report was completed along with Michael Ellsworth owner of Thunder River Construction and as requested, we visited the above residential property in the Lockeland Springs Neighborhood Conservation Overlay District to inspect, evaluate, and assess the feasibility of renovating the existing subject structure. It is our understanding the purpose of this report will be provided to the Metropolitan Historic Zoning Commission with our findings.

OBSERVATIONS:

No elements of the existing structure were removed or damaged during our observations. Due to the overwhelming finding of deficiencies and defaults, only the more severe examples are included in our report. Upon immediate inspection, it is apparent the structure has not endured regular maintenance, proper repairs and/or the necessary attention to maintain structural integrity of the dwelling. Furthermore, the dwelling was not constructed properly originally. The bearing walls and support systems are almost all completely compromised from wooden members down to the footings the support systems in place are failing. An attempt to make the proper repairs while keeping the structure is financially irresponsible.

Aside from the structural systems not being built properly, they are compromised by significant termite damage and rot. Damaged and rotten to the extent that it isn't feasible to repair. And, because the footings and walls aren't sufficient and/or compromised, it isn't recommended to repair. Prior to our inspection, it is our understanding the prior inhabitant's years-acquired piles of debris and personal belongings were removed. Post-removal, it is visibly evident the debris contributed to the deterioration of wall framing, floor framing and structural components. Lack of proper repairs to defective and damaged sections of the roof show significant water damage resulting in rot and decay to the roof's framing and components, in addition to all interior ceilings, walls and floors. Historical and active termite damage, non-standard construction, and exposure to exterior elements will require a complete replacement to all foundation supports, columns and beams to ensure structural integrity to meet current codes or even basic safety standards. It is assumed non-visible structural supports would, additionally, need complete replacement. Replacement of these foundation components without disturbing the integrity of remaining structural components is highly doubtful.

Not only is the structure compromised and not safe, the home isn't safe environmentally to enter. The envelope of the home has had several areas of failure over the years. There is significant evidence of water intrusion in many areas of the home. The intrusion has led to mold and wood rot and decay. Aside from the envelope and structural members being compromised, the amount of bacteria and filth from years of hoarding and ignoring normal and proper home maintenance contributes to difficulty and cost to repair all that is damaged. Prior to any work being completed, environmental attention to evident chronic presence of mold would be imperative to create a safe and healthy working environment; however, due to the above-mentioned lack of structural integrity, entering the dwelling is considered dangerous and ill-advised.

STRUCTURAL EVALUATION

1702 Forrest Avenue - Nashville

Page 2

It is our estimation the work necessary to address all current deficiencies and elements of the structure and reconstruct in alignment with current building codes and historical design guidelines is not feasible and would be in excess of \$600,000. This would include all elements of the exterior structure including but not limited to, demolition, foundation, framing, roofing, electrical, plumbing, HVAC/mechanical, flooring support, windows, doors, current non-historically contributing cladding, labor, and materials. Therefore, renovation in this case is not the recommended and optimal course of action.

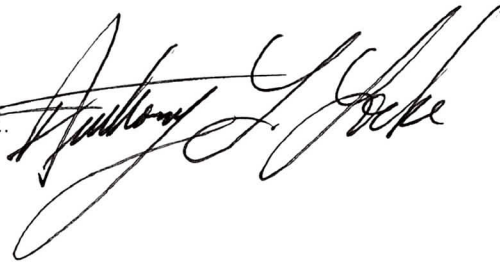
Additionally, and relying on our experience and expertise working on historic homes, no apparent historical components remain to consider this structure a contributing value to the historic conservation overlay of the neighborhood.

CONCLUSION:

It is our opinion based on our observations this structure has too many structural deficiencies to undergo proper rehabilitation and the more efficient, economical, and safe method is to demolish and reconstruct.

If there are any questions, concerns, or additional information required, please feel free to call.

Anthony L. Locke, P.E.

A handwritten signature in black ink, appearing to read "Anthony L. Locke", written in a cursive style.



THUNDER RIVER CONSTRUCTION, LLC

Michael Ellsworth – Owner and CEO
5042 Thoroughbred Lane, Brentwood, TN 37027
615.974.0200

ABOUT US

Thunder River Construction is owned by a second generation, Nashville native. For more than 50 years, the home builder developer has been focused on serving homeowners with an excellent level of communication and attention to detail.

EXPERIENCE

License - 00054740

- Has been operating for more than 16 years
- Experience in historic home rehabilitation and reconstruction

EDUCATION

Utah Valley University – Construction Management/Facilities Management

AWARDS AND ACKNOWLEDGEMENTS

- Nashville Metro Preservation Award Winner
- Earth Craft Certified
- Leed Certified
- Certified Green Builder/NAHB



DILIGENT

Home Inspection Report

PROPERTY ADDRESS:

1702 Forrest Avenue
Nashville, TN 37206

PREPARED FOR:

NICOLE PIERSIAK

INSPECTION DATE:

Wednesday, May 5, 2021

INSPECTED BY:

DILIGENT - Parker Hurst, #1786



Inspections - Testing - Consulting



DILIGENT
2708 Fortland Drive
Nashville, TN 37206

615.200.8220
www.getdiligent.com



May 6, 2021

Dear Nicole Piersiak,

RE: Report No. 11706, v.2
1702 Forrest Avenue
Nashville, TN
37206

Thanks very much for choosing DILIGENT to perform your home inspection and walk with you through this time. We are sensitive to the fact the real estate buying/selling process can be an exciting, but emotional time. Knowing that, first and foremost, we would like to make sure that you have the fullest understanding of the inner-workings of the home. The inspection itself and the attached report comply with the requirements of the TN Standards of Practice, which can be seen at the back of this report, or sourced on the TN.gov website, defines the scope and expectations of a typical home inspection.

Our process is investigative and scientific in nature, but visual and non-invasive. A home inspection can mean different things to different people, and sometimes clients assume that a home inspection will include many things that are beyond the scope. We encourage you to read the TN Standards of Practice and the "What To Expect" letter in the appendix of this report, so that you clearly understand what things are included in the home inspection and report, and that which is not.

The report has been prepared for the exclusive use of our client. No use by third parties is intended. We will not be responsible to any parties for the contents of the report, other than the party named herein .

The report is effectively a snapshot of the house, recording the conditions on a given date and time. Home inspectors cannot predict future behavior, and as such, we cannot be responsible for things that occur after the inspection.

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CLUES FOR READING THE REPORT:

- Please read the **WHOLE** report. Items of importance, and issues needing repair are in the summary section, but helpful information, detailed pictures/diagrams, and other information is in the "body" of the report. The body may even contain some helpful things to monitor or keep an eye on, which may not be an issues currently, but would benefit from home owner vigilance.
- This inspection and this report, at their core purpose, are to find **MAJOR** defects and issues within the home. Cosmetic issues (paint, staining, nicks, non-structural cracks) are not part of the inspection and will **NOT** be included in the report. The inspector, however, may choose to point out a few of those things onsite, as a courtesy.
- We attempt to stratify the issues found within the home with a simple 1, 2 or 3 rating system. This is our professional opinion, which carries weight and legitimacy, but is an opinion at the end of the day.

- Level 1's are maintenance items, likely able to be fixed by a home owner or a common handy man and are typically of a lower cost nature.
- Level 2's are medium importance, and often require immediate or nearly immediate attention
- Level 3's are important and/or severe in nature. These items will likely need a construction professional, immediate attention, and will be among the higher costs of home ownership.
- Many of the notes in the report will contain active internet links to 'more information' on a specific issue or system within the house.
- While it may not be expressly mentioned in the report, there are likely MANY things that are RIGHT with the home. The purpose of this report is to isolate the defects and issues within the home, helping the home buyer become educated and getting them into a repaired and healthy home.

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The report itself is copyrighted, and licensed to the transacting client, and may not be used in whole or in part without our express written permission. This report is NOT allowed to be given to other parties for their use, without the permission of DILIGENT, and DILIGENT may seek associated fees from any parties that are not the original transacting client.

Again, thanks very much for choosing DILIGENT to perform your home inspection. Our satisfaction guarantee is simple, if you are not happy, we will return your fee, and work to regain your trust.

Sincerely,

DILIGENT - Parker Hurst
on behalf of
DILIGENT

DILIGENT
2708 Fortland Drive
Nashville, TN 37206
615.200.8220
www.getdiligent.com

INVOICE

May 6, 2021

Client: Nicole Piersiak

Report No. 11706, v.2

For inspection at:

1702 Forrest Avenue

Nashville, TN

37206

on: Wednesday, May 5, 2021

(1000-1500 sq ft) DILIGENT Inspection

\$550.00

Total

\$550.00

PAID IN FULL - THANK YOU!

DILIGENT
2708 Fortland Drive
Nashville, TN 37206
615.200.8220
www.getdiligent.com

REPORT SUMMARY

1702 Forrest Avenue, Nashville, TN May 5, 2021

Report No. 11706, v.2

www.getdiligent.com

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

This Summary outlines potentially significant issues that should be the main focus during this transaction. Items listed here will include the most important issues found, including issues affecting health and safety. This section is provided as a courtesy and SHOULD NOT be considered a substitute for reading the entire report.

*** Please read the complete document! ***

Some 'minor' issues may not be included in the Summary, but are noted in the full report. The severity of issues and 'defects' is a subjective matter, but at DILIGENT we try to distill what will affect our average client. Additionally, pictures are NOT included in the Summary to streamline the reading of this report, BUT are included in the main body of the report in the corresponding section. Please click the tab at the top of this report to jump to a section.

Also, please feel free to call us at 615.200.8220 or email us if you have any questions, by simply replying to your report email.

[Priority Maintenance Items](#)

Roofing

SLOPED ROOFING \ Asphalt shingles

Condition: • [Near end of life expectancy](#)

In general, the roof was in extremely poor condition. Multiple symptoms were noted which are indicative that the shingles are at the end of their useful lifespan. These defects are noted below. Based upon the conditions found, the roof will need to be replaced as soon as possible. Further defects, especially to the roofs framing components, will likely be found during the repairs. Note: Due to the excessive roof deterioration it was not safe to walk on the roof during the inspection.

- Holes resulting in active leaks were noted throughout the roof in multiple locations.
- Heavy granule loss was observed throughout.
- Blisters and/or cracking was observed.
- Damaged, loose, or missing shingles were observed in multiple locations.
- Large amounts of debris were present throughout.
- Pipe stack boots were poorly installed.

Location: Roof

Task: Level 3 - Most Important

Time: Level 3 - Improve Immediately

Structure

CRAWLSPACE \ General

Condition: • Heavy Microbial Growth

Significant levels of microbial growth (possible mold) were observed on materials in locations throughout the crawlspace and interior of the home. The observed growth was well beyond levels typically found within vented crawlspaces in Middle Tennessee. The presence of microbial growth at this level serves as an indicator of long-term environmental issues within the crawlspace which, if not addressed, can result in further damage to materials, as well as an unhealthy environment for occupants of the home. For further information or a deeper evaluation, please contact the DILIGENT office.

REPORT SUMMARY

1702 Forrest Avenue, Nashville, TN May 5, 2021

Report No. 11706, v.2

www.getdiligent.com

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

Location: Crawlspace

Task: Level 3 - Most Important

Time: Level 2 - Recommended Repair

FOUNDATIONS \ General notes

Condition: • Multiple issues were noted regarding the foundation and framing of the home. Due to the severity of the issues, traversing the interior of the home could be considered dangerous. Holes resulting from deterioration to the floor framing components produce multiple fall risks inside the home. A list of observed issues follows below:

- Evidence of movement and masonry deterioration was noted in the brick foundation wall in multiple locations.
- The bottom side of the foundation wall footing was exposed in multiple locations.
- Holes were present in the foundation wall that easily allow pest intrusion.
- Live animals and animal carcasses were present inside the crawlspace during the inspection.
- Extensive insect damage was present throughout the floor framing of the home.
- Rot and deterioration resulting from active moisture was noted on various floor framing members and wall framing members.
- Non-standard construction framing practices were present throughout the floor system.
- Heavy microbial growth was found in various locations within the crawlspace.
- Multiple piers and columns were in close proximity to the dug-out portion of the crawlspace and their integrity may be compromised as a result.
- Masonry columns were damaged potentially compromising their integrity.
- A built-up beam was crushed due to extensive insect damage.
- Beams were spliced together, poorly supported at the ends and not in contact with joists.
- Wood framing members at the back of the crawlspace were in direct contact with the ground.
- No vapor barrier was installed in the crawlspace
- Butt joints in joists/beams were poorly supported.
- Multiple joists and beams throughout the crawlspace had poor end bearing.

Due to the advanced level of deterioration and insect damage along with the poor general condition of floor system/foundation materials, the viability of the structure could not be verified by a visual only inspection. All issues should be repaired or replaced, as needed, by a licensed and qualified structural contractor under the guidance of a licensed and qualified structural engineer. Large scale renovation and/or replacement will likely be required.

Location: Foundation

Task: Level 3 - Most Important

Time: Level 3 - Repair Immediately

ROOF FRAMING \ Rafters/trusses

Condition: • Rot/deterioration, active moisture, and damage was found in accessible portions of the roof framing throughout the home. Due to the severity of the deterioration, the attic was not entered for safety concerns. Repair or replacement of all damaged roof framing materials by a licensed and qualified contractor under the guidance of a licensed and qualified structural engineer is recommended. Further damage is likely to be found during repairs.

Location: Throughout roof structure

Task: Level 3 - Most Important

Time: Level 3 - Repair Immediately

REPORT SUMMARY

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Electrical

DISTRIBUTION SYSTEM \ Outlets (receptacles)

Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

No GFI (Ground Fault Interrupter) outlets were installed in the house. Although not required when the house was built, modern standards call for GFIs in wet areas, such as the kitchen, bathrooms, garage and outdoor areas.

Location: Locations Throughout House

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair

Interior

RECOMMENDATIONS \ General

Condition: • Multiple issues were noted regarding the interior of the home. A list of observed issues follows below:

- Active moisture was found in walls, beneath windows, and in the ceiling in multiple locations.
- Microbial growth was noted on the walls and floor throughout the home creating a potential health hazard.
- Animal feces and live animals were found in the home resulting in a potential health hazard.
- Holes and deterioration was found in various locations of the walls, ceilings, and floors creating a potential fall hazard.
- Doors throughout the home were damaged or missing.
- Cracks indicating structural movement were noted above windows and doors in multiple locations.
- Floors were sagging or uneven in multiple locations.
- Flooring was missing or damaged throughout the home.

Repair of these issues by a licensed and qualified contractor is recommended. Further damage will likely be found during repairs.

Location: Interior

Task: Level 3 - Most Important

Time: Level 3 - Repair Immediately

This concludes the Summary section.

The remainder of the report contains DESCRIPTIONS of each of the home's systems and also details any RECOMMENDATIONS we have for improvements. LIMITATIONS that restricted our inspection are included, as well.

The TASK descriptor outlines our judgement of how 'severe', or what the size/scope of the issue may be, while the TIME comment indicates how quickly the defect should be repaired, or the urgency that it should be dealt with.

Each defect in the body of the report is uniquely numbered, with no repeating numbers, throughout the different sections. Additionally, each picture is separately, but uniquely numbered for easy reference and identification when reading.

These number do NOT correspond necessarily, but are useful when referencing areas of the report with other parties or for the purpose of composing the Repair Addendum.

[Home Improvement - ballpark costs](#)

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Description

General: • At the end of its service life

Sloped roofing material: • Three-tab • [Asphalt shingles](#)

Sloped roof flashing material: • Inspected, if present

Limitations

Roof inspection limited/prevented by: • Lack of access (too slippery/fragile)

Inspection performed: • By walking on roof

Recommendations

SLOPED ROOFING \ Asphalt shingles

1. Condition: • [Near end of life expectancy](#)

In general, the roof was in extremely poor condition. Multiple symptoms were noted which are indicative that the shingles are at the end of their useful lifespan. These defects are noted below. Based upon the conditions found, the roof will need to be replaced as soon as possible. Further defects, especially to the roofs framing components, will likely be found during the repairs. Note: Due to the excessive roof deterioration it was not safe to walk on the roof during the inspection.

- Holes resulting in active leaks were noted throughout the roof in multiple locations.
- Heavy granule loss was observed throughout.
- Blisters and/or cracking was observed.
- Damaged, loose, or missing shingles were observed in multiple locations.
- Large amounts of debris were present throughout.
- Pipe stack boots were poorly installed.

Location: Roof

Task: Level 3 - Most Important

Time: Level 3 - Improve Immediately



1. Near end of life expectancy



2. Near end of life expectancy

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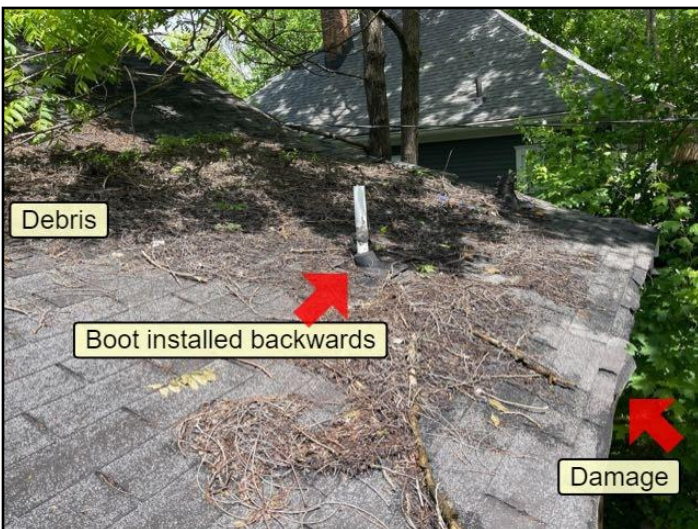
REFERENCE



3. Near end of life expectancy



4. Near end of life expectancy



5. Near end of life expectancy



6. Near end of life expectancy

Description

Lot slope: • [Towards building](#)

Soffit (underside of eaves) and fascia (front edge of eaves): • Metal & vinyl • [Wood](#) • [Vinyl](#)

Wall surfaces: • [Vinyl siding](#)

Wall surfaces: • Wall Flashings inspected, if present

Walkway: • Concrete

Porch: • Wood • Brick

Exterior steps: • Concrete

Fence: • Chain link

Limitations

Inspection limited/prevented by: • Vines/shrubs/trees against wall

Garage: • Vehicle door opener not tested

Environmental issues are outside the scope of a home inspection: • Any home built prior to 1978 has the potential to contain lead-based paint in some portions of the home. Lead-based paint is usually found in exterior siding, trim, doors, and windows. Lead based paint may present with a cracking and alligator-skin aging pattern. To fully verify the presence of lead-based paint, further testing would be necessary by a qualified Environmental Testing Company. It should be noted that an EPA recommended and qualifying repair for a lead-based paint hazard is encapsulation. Encapsulation is the painting over of the lead hazard to ensure that it is locked in and remains inert. Lead-based paint is only a hazard when it is chalky, crumbly, or powdery; when it is able to be ingested or breathed in.

Recommendations

WALLS \ General notes

2. Condition: • Multiple issues were noted regarding the exterior condition of the home. Due to the severity of many of the issues, further damage is likely to be found during repairs. A list of observed issues follows below:

- The front porch roof structure was heavily rotted and damaged in various locations and is likely at risk of failure.
- Soffit and fascia was damaged or missing throughout the eaves of the home.
- Gutters were damaged or missing in throughout the exterior of the home.
- Vinyl siding was heavily damaged in various areas.
- Window trim was rotten in multiple locations.
- The glazing of some windows was damaged/broken.
- Large sections of siding were loose or had fallen off of the home.
- The vinyl siding was installed in contact with the ground at the back of the home.
- The wooden siding at the back of the home was heavily deteriorated.
- Debris is piled against the home.

Due to the severity of the issues noted, immediate repair or replacement by a licensed and qualified contractor is recommended. Further damage will likely be found during repairs.

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Location: Throughout exterior

Task: Level 2 - Medium

Time: Level 3 - Repair Immediately



7. Heavy rot and deterioration



8. Rot in front porch posts



9. Rot and damage to soffit/fascia



10. Soffit and fascia damaged or missing

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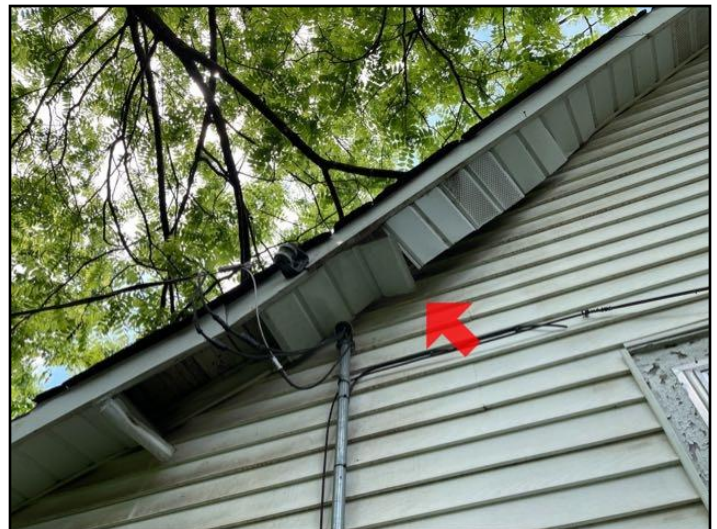
11. Vinyl siding damaged



12. Rot in window trim



13. Soffit missing



14. Loose soffit

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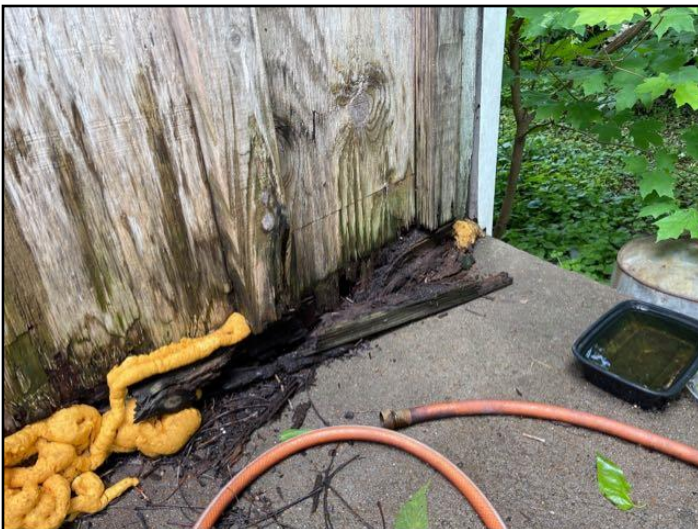
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15. Rot in window trim



16. Heavy deterioration in wood siding



17. Heavy deterioration in wood siding



18. Vinyl siding falling off home

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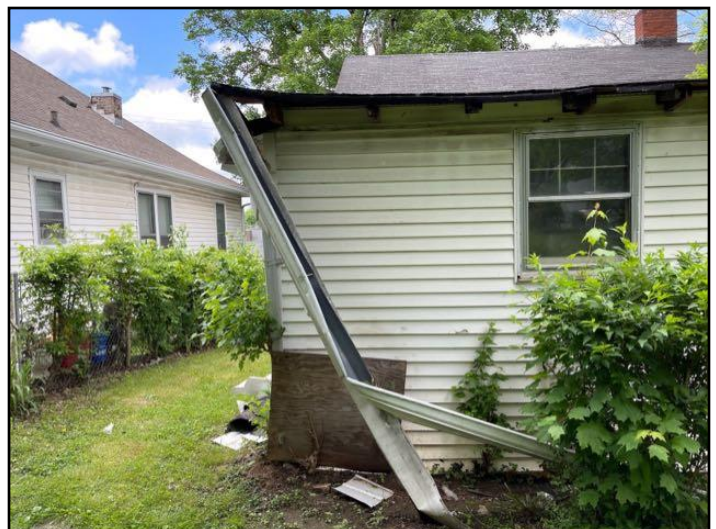
19. Heavy deterioration in wood siding



20. Holes in siding



21. Damaged vinyl siding



22. Gutter/fascia falling off home

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23. Vinyl in contact with ground



24. Rot in window trim



25. Broken glazing



26. Debris piled against home

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27. Window rot



28. Window rot

PORCHES, DECKS, STAIRS, PATIOS AND BALCONIES \ Handrails and guards

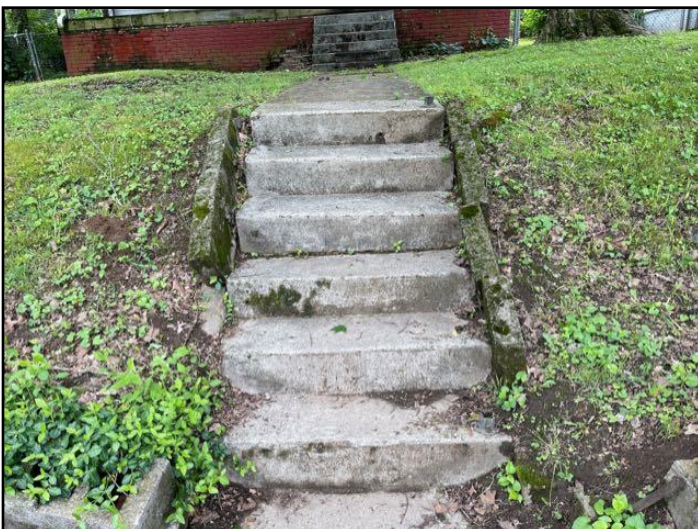
3. Condition: • [Missing](#)

No (graspable) handrails were installed on the exterior steps. Modern standards call for graspable handrails on stairways of four or more risers. Additionally, decks and porches (including those with insect screening), landings, balconies, mezzanines, galleries, ramps, and raised-floor surfaces located more than 30 inches above the floor or ground should have guardrails.

Location: Exterior steps, front porch

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



29. Missing



30. Missing

LANDSCAPING \ General notes

4. Condition: • [Trees or shrubs too close to building](#)

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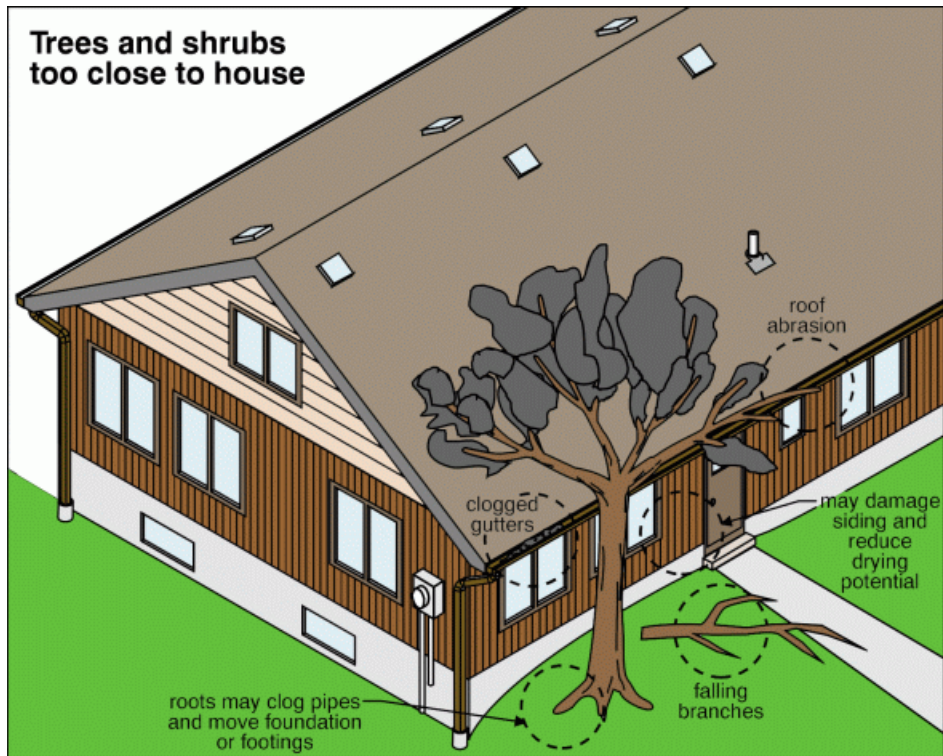
REFERENCE

Trees and shrubs in contact with the house create easy paths for pests, such as carpenter ants to reach the structure. Also, tree limbs were noted in direct contact with the roof. Limbs in contact with the roof can cause abrasion damage to materials. Limbs should be trimmed away from roofing materials.

Location: Exterior

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



31. Trees or shrubs too close to building



32. Trees or shrubs too close to building

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33. *Trees or shrubs too close to building*

LANDSCAPING \ Walkway

5. Condition: • [Uneven \(trip hazard\)](#)

The walkway surface was uneven in some areas, resulting in trip hazards.

Location: Walkway

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



34. *Uneven (trip hazard)*

LANDSCAPING \ Retaining wall

6. Condition: • [Leaning](#)

The retaining wall at the front side of the home was leaning heavily. Without repair the retaining wall is likely to eventually fall. Repair of the retaining wall by a licensed and qualified contractor is recommended.

Location: Front

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Task: Level 2 - Medium

Time: Level 2 - Recommended Repair



35. *Leaning*

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Description

Configuration: • [Crawlspace](#)

Foundation material: • [Brick](#)

Floor construction: • [Joists](#) • Masonry columns • Wood columns • Steel columns • Built-up wood beams • Subfloor - plank

Exterior wall construction: • [Wood frame](#)

Roof and ceiling framing: • Rafter/ceiling joists • [Oriented Strand Board \(OSB\) sheathing](#) • [Plank sheathing](#)

Limitations

Inspection limited/prevented by: • Ceiling, wall and floor coverings • Insulation • It should be noted that the hidden structural elements contained within the walls, ceilings, and floors were not able to be visually inspected.

Attic/roof space:

• No access
due to safety concerns

Percent of foundation not visible: • 40 %

Recommendations

CRAWLSPACE \ General

7. Condition: • Heavy Microbial Growth

Significant levels of microbial growth (possible mold) were observed on materials in locations throughout the crawlspace and interior of the home. The observed growth was well beyond levels typically found within vented crawlspaces in Middle Tennessee. The presence of microbial growth at this level serves as an indicator of long-term environmental issues within the crawlspace which, if not addressed, can result in further damage to materials, as well as an unhealthy environment for occupants of the home. For further information or a deeper evaluation, please contact the DILIGENT office.

Location: Crawlspace

Task: Level 3 - Most Important

Time: Level 2 - Recommended Repair

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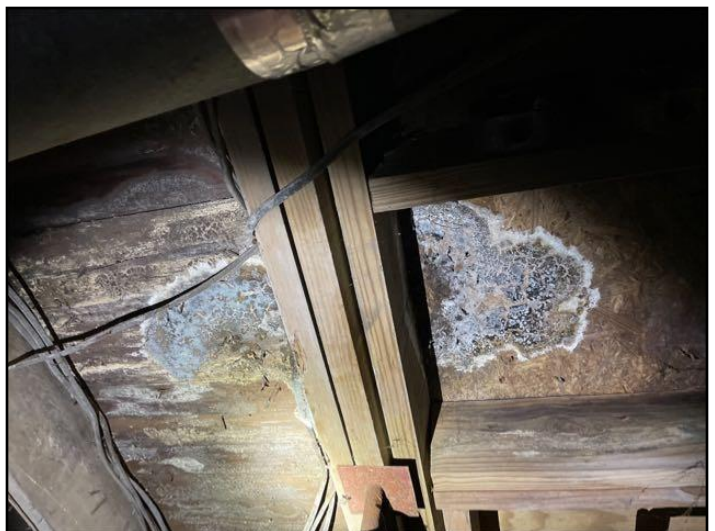
36. Heavy Microbial Growth



37. Heavy Microbial Growth



38. Heavy Microbial Growth



39. Heavy Microbial Growth



40. Microbial Growth - interior

FOUNDATIONS \ General notes

8. Condition: • Multiple issues were noted regarding the foundation and framing of the home. Due to the severity of the issues, traversing the interior of the home could be considered dangerous. Holes resulting from deterioration to the floor framing components produce multiple fall risks inside the home. A list of observed issues follows below:

- Evidence of movement and masonry deterioration was noted in the brick foundation wall in multiple locations.
- The bottom side of the foundation wall footing was exposed in multiple locations.
- Holes were present in the foundation wall that easily allow pest intrusion.
- Live animals and animal carcasses were present inside the crawlspace during the inspection.
- Extensive insect damage was present throughout the floor framing of the home.
- Rot and deterioration resulting from active moisture was noted on various floor framing members and wall framing members.
- Non-standard construction framing practices were present throughout the floor system.
- Heavy microbial growth was found in various locations within the crawlspace.
- Multiple piers and columns were in close proximity to the dug-out portion of the crawlspace and their integrity may be compromised as a result.
- Masonry columns were damaged potentially compromising their integrity.
- A built-up beam was crushed due to extensive insect damage.
- Beams were spliced together, poorly supported at the ends and not in contact with joists.
- Wood framing members at the back of the crawlspace were in direct contact with the ground.
- No vapor barrier was installed in the crawlspace
- Butt joints in joists/beams were poorly supported.
- Multiple joists and beams throughout the crawlspace had poor end bearing.

Due to the advanced level of deterioration and insect damage along with the poor general condition of floor system/foundation materials, the viability of the structure could not be verified by a visual only inspection. All issues should be repaired or replaced, as needed, by a licensed and qualified structural contractor under the guidance of a licensed and qualified structural engineer. Large scale renovation and/or replacement will likely be required.

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Location: Foundation

Task: Level 3 - Most Important

Time: Level 3 - Repair Immediately



41. Movement in foundation wall



42. masonry deterioration



43. unsupported foundation wall



44. Hole in foundation wall

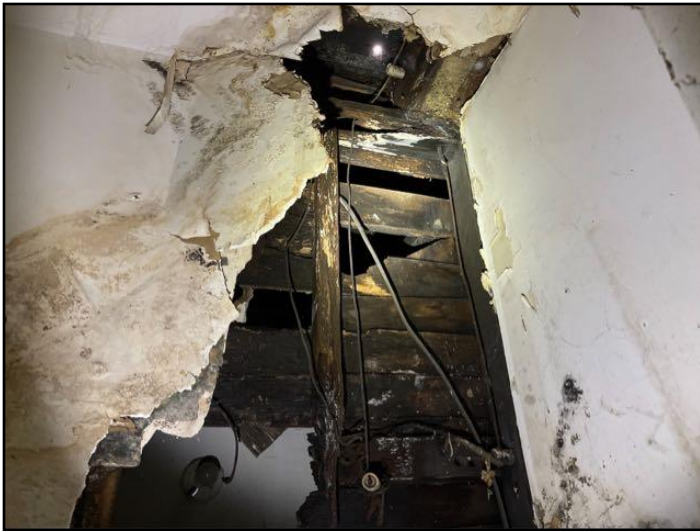
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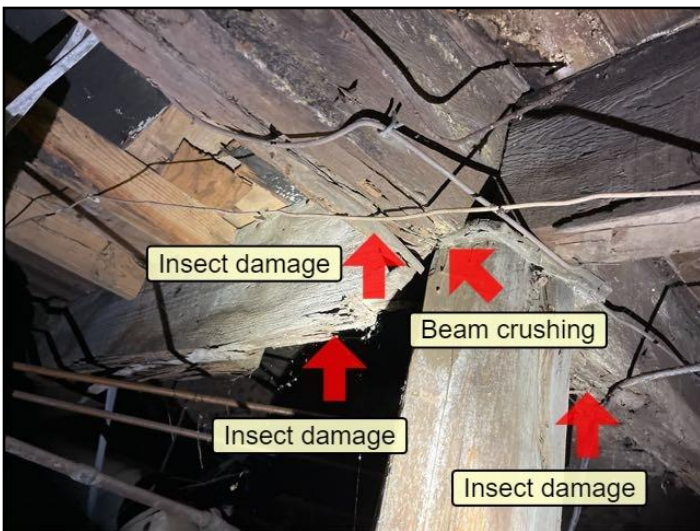
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45. Severe deterioration of wall framing



46. Extensive insect damage in floor framing

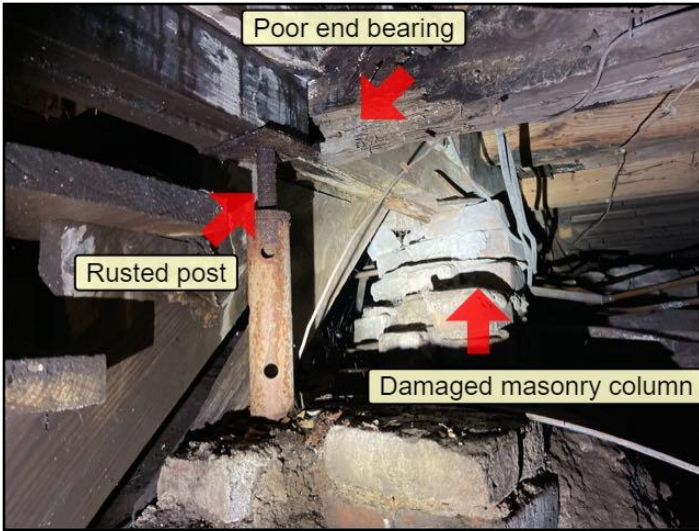


47. Beam crushing



48. Hole in floor sheathing from rot

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49. Multiple issues



50. Column on edge of dug-out wall



51. Column in contact with dirt



52. Masonry column near dugout wall

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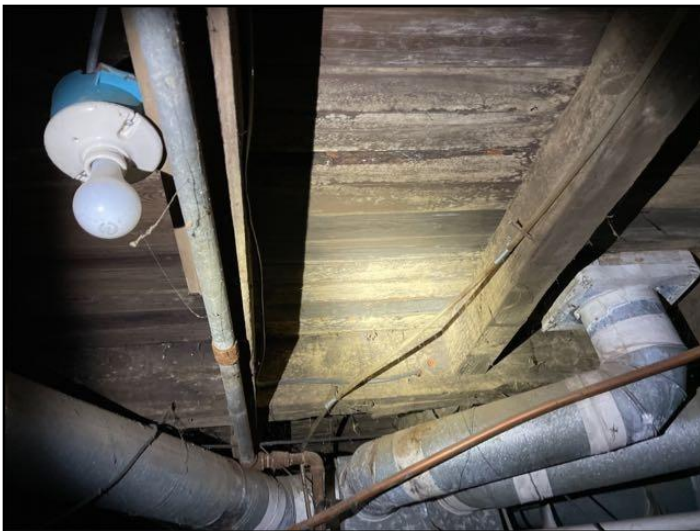
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53. Foundation wall footing exposed



54. Microbial growth



55.



56. Active moisture

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57. Rot in built-up beam



58. Damaged column



59. Extensive insect damage



60. Mortar deterioration

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61. Evidence of wood destroying insects



62. Subfloor damaged



63. Non-standard support



64. Column near edge of dug-out wall

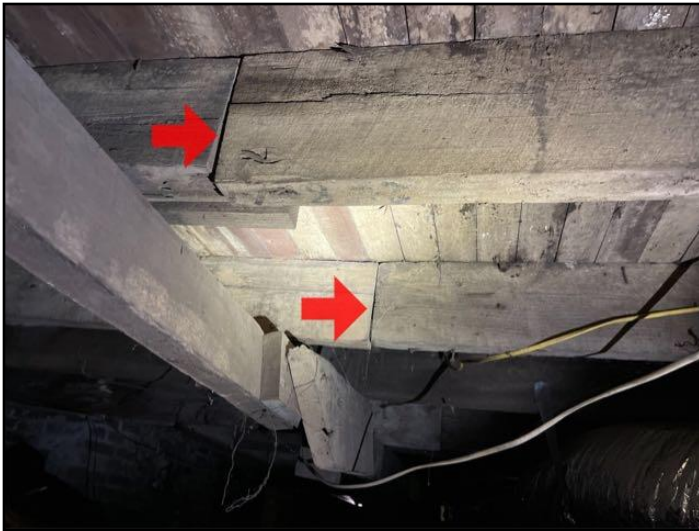
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65. Improperly supported joints in framing



66. light visible through foundation wall



67. Improperly spliced beam



68. Beam not contacting joists

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69. Excessive insect damage



70. Poor support



71. Improper joist support

ROOF FRAMING \ Rafter/trusses

9. Condition: • Rot/deterioration, active moisture, and damage was found in accessible portions of the roof framing throughout the home. Due to the severity of the deterioration, the attic was not entered for safety concerns. Repair or replacement of all damaged roof framing materials by a licensed and qualified contractor under the guidance of a licensed and qualified structural engineer is recommended. Further damage is likely to be found during repairs.

Location: Throughout roof structure

Task: Level 3 - Most Important

Time: Level 3 - Repair Immediately

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72. Rafter tails and sheathing deteriorated



73. Rafter tails and sheathing deteriorated



74. Rafter tails and sheathing deteriorated



75. Active moisture in sheathing

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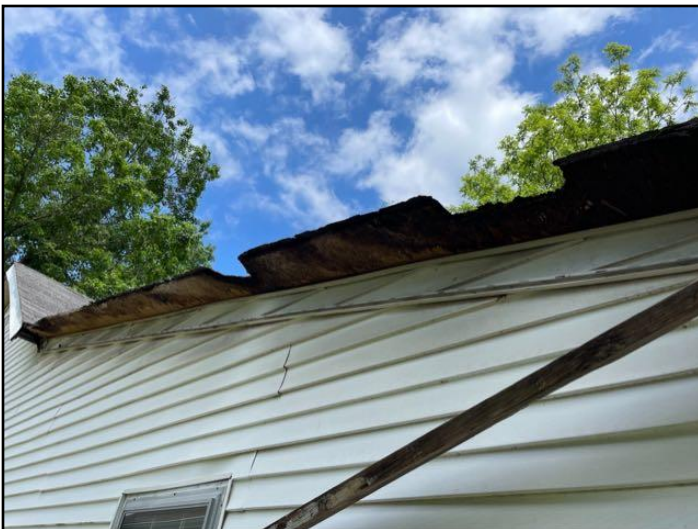
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76. Hole through roof



77. Deteriorated sheathing and rafter tails



78. Deteriorated sheathing



79. Active moisture on rafter tails and sheathing

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80. Rot in sheathing



81. Rot in sheathing



82. Active moisture in sheathing - inside home

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Description

Service entrance cable and location: • [Overhead - cable type not determined](#)

Service size: • Indeterminate

Main disconnect/service box rating: • Indeterminate

Main disconnect/service box type and location: • [Breakers - basement](#)

System grounding material and type: • [Not visible](#)

Distribution wire (conductor) material and type: • [Copper - non-metallic sheathed](#)

Type and number of outlets (receptacles): • [Grounded - typical](#)

Circuit interrupters: Ground Fault (GFCI) & Arc Fault (AFCI): • No GFCI

Smoke alarms (detectors): • Less than recommended

Carbon monoxide (CO) alarms (detectors): • Carbon monoxide detectors are recommended for all houses with gas-fired appliances and/or attached garages.

Limitations

General: • Not all of the knob and tube was accessible to determine if it was energized or not. Energized knob and tube could potentially be found in inaccessible areas of the home.

System ground: • Continuity not verified

Circuit labels: • The accuracy of the circuit index (labels) was not verified.

Recommendations

SERVICE DROP AND SERVICE ENTRANCE \ Service drop

10. Condition: • [Branches / vines interfering with wires](#)

The service conductors were passing through and in direct contact with tree limbs. Tree limbs should be trimmed back to approximately 5-6' away from service conductors.

Note: Tree trimming around power lines should be performed by a professional tree service.

Location: Service Drop

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



83. Branches / vines interfering with wires

SERVICE BOX, GROUNDING AND PANEL \ Distribution panel

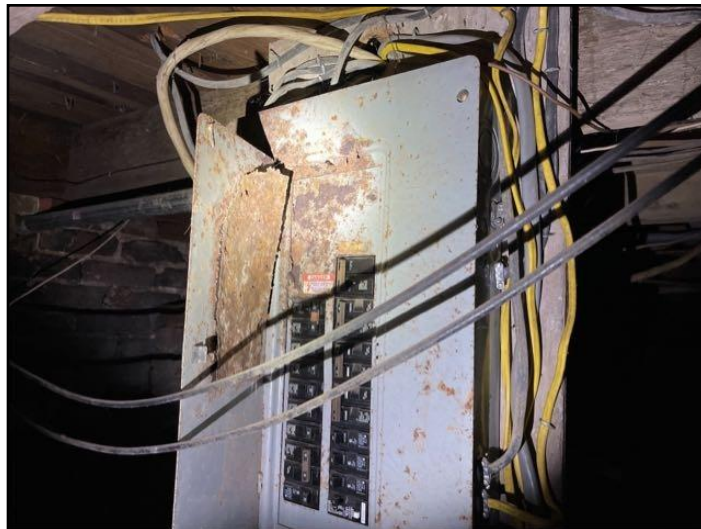
11. Condition: • [Rust or water in panel](#)

Excessive rust was present on the electrical panel cover. Due to the rust and relatively close proximity to leaks and active moisture within the crawlspace, the panel cover was not removed for safety concerns. Further evaluation and repair as needed of the electrical system by a licensed and qualified electrician is recommended.

Location: Electrical system - Service panel

Task: Level 2 - Medium

Time: Level 2 - Further Evaluation Needed



84. Rust or water in panel

DISTRIBUTION SYSTEM \ Branch wiring

12. Condition: • [Abandoned wire](#)

Non-energized, abandoned wires were noted in multiple areas of the home. Abandoned wires should be removed or properly terminated in a covered junction box, in order to prevent fire or shock hazards if mistakenly energized.

Location: Electrical System - multiple locations

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



85. Abandoned wire



86. Abandoned wire



87. Abandoned wire

DISTRIBUTION SYSTEM \ Outlets (receptacles)

13. Condition: • [Inoperative](#)

The indicated outlet was inoperative. No tripped breakers or switches controlling the outlets could be found. Further evaluation and repair, as needed by a licensed, qualified electrician is recommended.

Location: Back

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair

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88. Inoperative

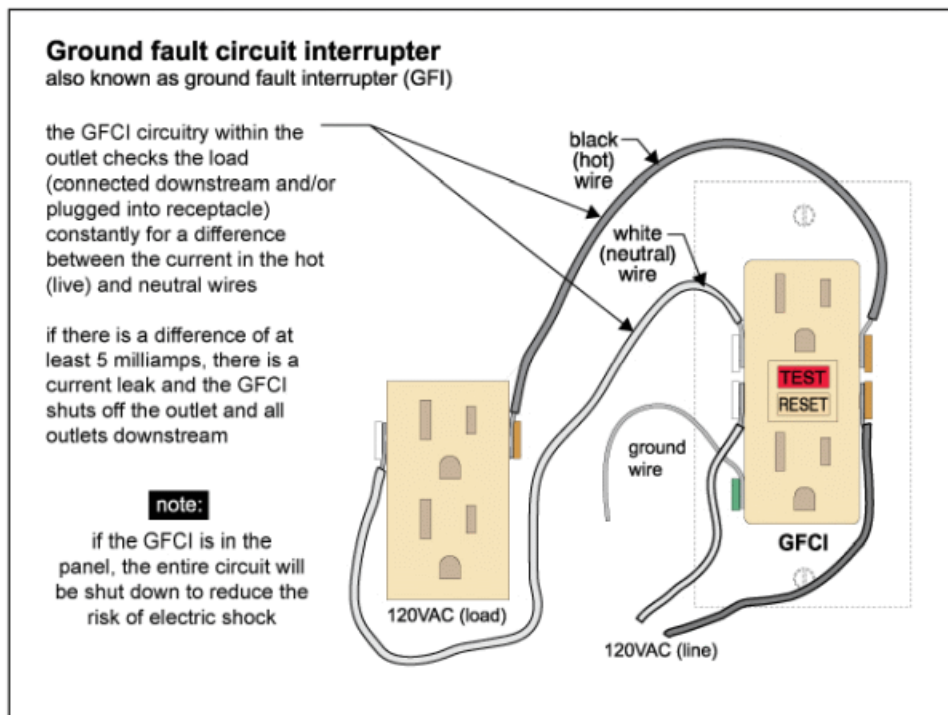
14. Condition: • [No GFCI/GFI \(Ground Fault Circuit Interrupter\)](#)

No GFI (Ground Fault Interrupter) outlets were installed in the house. Although not required when the house was built, modern standards call for GFIs in wet areas, such as the kitchen, bathrooms, garage and outdoor areas.

Location: Locations Throughout House

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair





89. No GFCI/GFI (Ground Fault Circuit...

DISTRIBUTION SYSTEM \ Smoke alarms (detectors)

15. Condition: • Missing

The number of smoke detectors was less than recommended. Modern standards call for smoke alarms in each sleeping area, in hallways outside of sleeping areas and at least one on each level of the home.

Location: Smoke Alarms

Task: Level 1 - Minor

Time: Level 2 - Recommended Repair



90. Missing

Description

General: • All readily openable access panels were inspected, as present

Heat distribution: • [Ducts and registers](#)

Main fuel shut off at: • Meter

Fireplace/stove: • All fuel burning appliances, stoves, and fireplace inserts are inspected and described herein, if present.

Limitations

Inspection prevented/limited by:

- Chimney interiors and flues are not inspected
- No access

Access to furnace cabinet blocked by abandoned water heater - data plate not found



91. *No access*

- The gas was shut off at the meter. This prevented operation of all gas-fired appliances.

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92. The gas was shut off at the meter. This...

Fireplace/wood stove: • Access to fireplace blocked by storage.



93. Storage preventing inspection

Heat exchanger: • Not accessible

Recommendations

GAS FURNACE \ General notes

16. Condition: • Service Furnace

The thermostat was broken preventing operation of the furnace.

Location: Furnace

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair

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94. Service Furnace

CHIMNEY AND VENT \ Masonry chimney

17. Condition: • The masonry chimneys were heavily deteriorated and should be further evaluated and repaired as needed by a licensed and qualified contractor. Additionally, the chimneys were poorly flashed and may result in leaks within the roof structure.

Location: Chimneys

Task: Level 2 - Medium

Time: Level 2 - Further Evaluation Needed



95. Deteriorated/poor flashing



96. Deteriorated/poor flashing

Description

General: • All readily openable access panels were inspected, as present

Air conditioning type: • Window Units

Limitations

Not included as part of a building inspection:

- Window cooling system



97. Window cooling system



98. Window cooling system

Recommendations

COOLING - CONDENSING UNIT/HEAT PUMP \ Ducts, registers and grilles

18. Condition: • [Dirty](#)

An excessive amount of dirt and debris was present in the duct system in areas throughout the house. This is mainly an indoor air quality issue, but may prevent the unit from functioning properly as well. Replacement of the ducts may be necessary.

Location: Locations Throughout House

Task: Level 2 - Medium

Time: Level 2 - Recommended Repair

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99. Dirty



100. Dirty

COOLING - CONDENSING UNIT/HEAT PUMP \ Duct insulation

19. Condition: • Possible asbestos material

An asbestos-like material was noted on duct work. In general, it is recommended that the material be left undisturbed, and if removal is desired, that testing be performed to verify that asbestos is present. Laboratory testing is required to make a positive determination. If asbestos is present, it is recommended that removal be performed by a qualified remediation contractor.

Location: Ductwork

Task: Level 2 - Medium



101. Possible asbestos material

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Description

- Attic/roof insulation material:** • Not visible
- Attic/roof insulation amount/value:** • Not determined
- Attic/roof air/vapor barrier:** • [None found](#)
- Attic/roof ventilation:** • [Gable vent](#)
- Wall insulation material:** • Not visible
- Foundation wall insulation material:** • None
- Floor above basement/crawlspace insulation material:** • None
- Crawlspace ventilation:** • None
- Vapor barrier:** • Not present

Limitations

- Inspection limited/prevented by lack of access to:**
 - Attic
Attic not entered due to safety concerns.
- Crawlspace inspection performed:**
 - By entering space, but access was limited
Portions of crawlspace are too close to grade to physically access.
- Roof ventilation system performance:** • Not evaluated

Description

Water supply source (based on observed evidence): • Public

Service piping into building: • [Not visible](#)

Supply piping in building: • Copper & plastic • [Galvanized steel](#)

Main water shut off valve at the: • Meter

Water heater type: • Tank

Water heater location: • Crawlspace

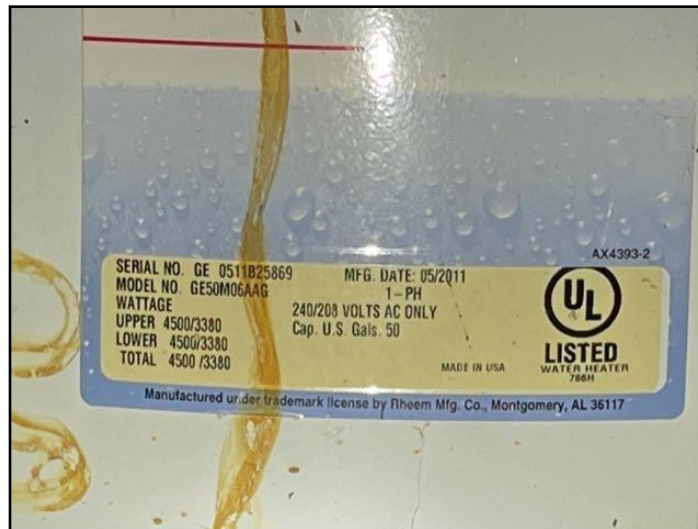
Water heater fuel/energy source: • [Electric](#)

Water heater exhaust venting method: • Electric - no vent necessary

Water heater manufacturer:

• General Electric (GE)

Electric tank water heater - mfd in 2011 - 50 gallons



102. General Electric (GE)

Pumps: • None found in accessible areas

Limitations

Inspection limited/prevented by:

• Water supply turned off

Main water supply in the home turned off

Items excluded from a building inspection: • Water quality • Isolating/relief valves & main shut-off valve • Concealed plumbing • Tub/sink overflows • Water heater relief valves are not tested

Fuel supply/energy source: • Shut off

Environmental issues are outside the scope of a home inspection: • This includes issues such as asbestos.

Recommendations

RECOMMENDATIONS \ General

20. Condition: • Multiple issues were noted regarding the plumbing within the home. A list of observed issues follows below:

- One plumbing vent did not extend above the roofline.
- ABS and PVC pipes may be connected together, however, this could not be definitively verified.
- Rust and evidence of past pinhole leaks was found in cast iron waste plumbing.
- The kitchen faucet was not connected to the supply lines.

Because no running water was present at the time of the inspection the plumbing systems could not be fully inspected. Further evaluation and repair, as needed, by a licensed and qualified plumber is recommended prior to turning on the water.

Location: Plumbing

Task: Level 3 - Most Important

Time: Level 2 - Further Evaluation Needed



103. *improper vent*



104. *possible abs to pvc connections*



105. rust on cast iron



106. not connected

WATER HEATER \ Life expectancy

21. Condition: • Past life expectancy

The age of the water heater was beyond the typical lifespan for similar equipment. The water heater was not able to be tested due to the water being shut off to the home at the time of the inspection.

Location: Water Heater

Task: Level 2 - Medium

Time: Level 1 - Budget for Replacement

Description

Major floor finishes: • [Hardwood](#) • Tile

Major wall and ceiling finishes: • [Plaster/drywall](#)

Windows: • [Single/double hung](#)

Appliances: • Refrigerator • Dishwasher • Microwave oven

Laundry facilities: • Hot/cold water supply • Vented to outside • 120-Volt outlet • 240-Volt outlet • Waste standpipe

Laundry facilities: • Clothes dryer venting inspected, as present.

Counters and cabinets: • Inspected

Stairs and railings: • Inspected

Limitations

Inspection limited/prevented by: • Storage/furnishings

Not included as part of a building inspection: • Carbon monoxide alarms (detectors), security systems, central vacuum
Cosmetic issues

Appliances: • Self-cleaning features on ovens not tested • Effectiveness of dishwasher drying cycle not tested •
Appliances are not moved during an inspection

Recommendations

RECOMMENDATIONS \ General

22. Condition: • Multiple issues were noted regarding the interior of the home. A list of observed issues follows below:

- Active moisture was found in walls, beneath windows, and in the ceiling in multiple locations.
- Microbial growth was noted on the walls and floor throughout the home creating a potential health hazard.
- Animal feces and live animals were found in the home resulting in a potential health hazard.
- Holes and deterioration was found in various locations of the walls, ceilings, and floors creating a potential fall hazard.
- Doors throughout the home were damaged or missing.
- Cracks indicating structural movement were noted above windows and doors in multiple locations.
- Floors were sagging or uneven in multiple locations.
- Flooring was missing or damaged throughout the home.

Repair of these issues by a licensed and qualified contractor is recommended. Further damage will likely be found during repairs.

Location: Interior

Task: Level 3 - Most Important

Time: Level 3 - Repair Immediately

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107. Active moisture



108. Generally poor condition



109. Active moisture



110. Cracks

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111. Damage



112. Damaged floors



113. Active moisture



114. Damaged door

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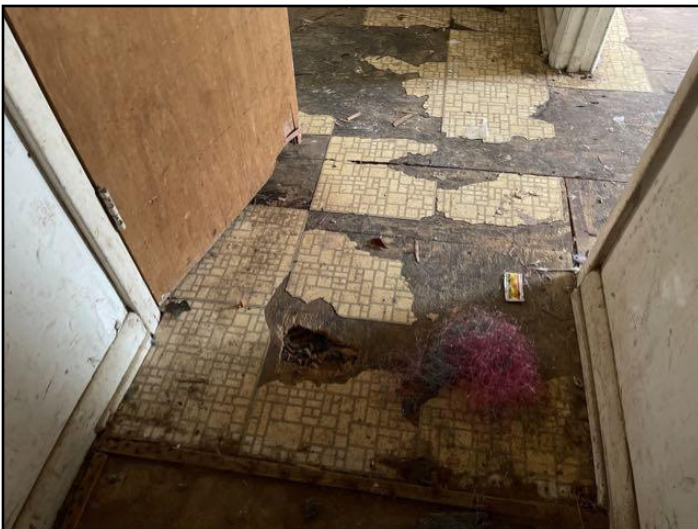
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115. Active moisture



116. Cracked



117. Damaged floors



118. Hole through wall framing

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119. Hole in ceiling (moisture in roof sheathing)



120. General poor condition



121. General poor condition



122. Damage to wall

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123. Wet insulation in bathroom from active leak



124. Wall damaged



125. Hole in floor



126. Damage/active moisture

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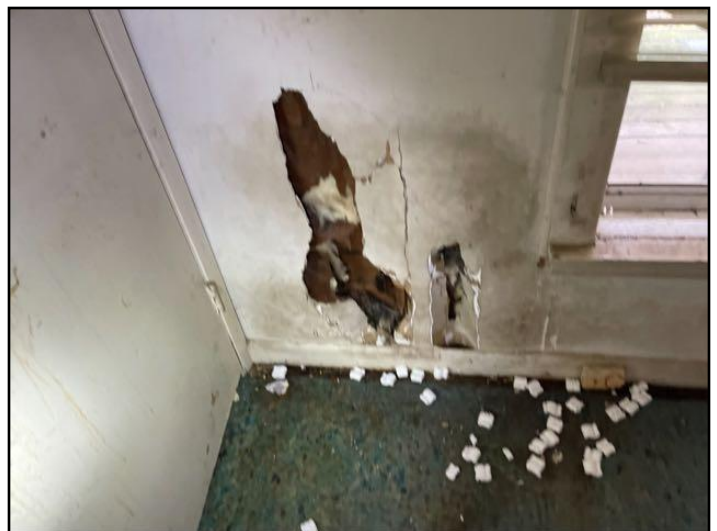
127. Hole in floor



128. Damage to wall



129. Moisture stains



130. Wall damage

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131. Doors not installed



132. Floor system sagging

END OF REPORT

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The Human Factor

Dear Future Home-Owner,

Thank you again for bringing us into your home-buying process and letting us help you through this time. We hope as you go over the report and the house during your decision that you will keep a few practical things in mind. Simply, our inspectors are human and do make errors on rare occasion. As you consider the following factors, know that we will seek to make the situation right and your experience with us a successful one.

Intermittent or Concealed Problems:

Some problems can only be discovered by living in a house. They cannot be discovered during the few hours of a home inspection. For example, some shower stalls leak when people are in the shower, but do not leak when you simply turn on the tap. Some roofs and basements only leak when specific conditions exist. Some problems will only be discovered when carpets are lifted, furniture is moved or finishes are removed.

No Clues:

These problems may have existed at the time of the inspection, but there were no clues as to their existence. Our inspections are based on the past performance of the house. If there are no clues of a past problem, it is unfair to assume we should foresee a future problem.

We May Miss Some Minor Things:

It is subjective to say what can be considered a major or minor issue. It might seem inconsistent that some minor problems are identified, but not others. But the truth is that the minor problems that are identified are often discovered while looking for more significant problems. We note them simply as a courtesy. The intent of the inspection is not to find the \$200 problems; it is to find the \$2,000 problems. These are the things that affect people’s decisions to purchase.

Contractor’s Advice:

A common source of dissatisfaction with home inspectors comes from comments made by contractors. Contractor’s opinions often differ from ours. Don’t be surprised when three roofers all say the roof needs replacement, when we said that the roof would last a few more years with some minor repairs.

‘Last Man In Theory’ & ‘Most Recent Advice’ Theory:

While our advice represents the most prudent thing to do, many contractors are reluctant to undertake these repairs. This is because of the ‘last man in’ theory. The contractor fears that if he is the last person to work on the roof, he will get blamed if the roof leaks, regardless of whether or not the roof leak is his fault. Consequently, he won’t want to do a minor repair with high liability, when he could re-roof the entire house for more money and reduce the likelihood of a callback. Additionally, it is natural for homeowners to believe the last bit of expert advice they receive, even if it is contrary to previous

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DILIGENT - Home Inspections

'The Human Factor'

advice. As home inspectors, we unfortunately find ourselves in the position of first man in and consequently it is our advice that is often disbelieved.

Most Contractors Do Not Understand the Standards of Practice

All of our inspections are conducted in accordance with the Standards of Practice of The National Association of Certified Home Inspectors. It specifically states what is included and excluded from the standard home inspection and most contractors do not fully realize the scope and limitations of a 'Standard Home Inspection'

Conditions during the Inspection

It is difficult for homeowners to remember the circumstances in the house at the time of the inspection. Homeowners seldom remember that it was snowing, there was storage everywhere or that the furnace could not be turned on because the air conditioning was operating, etc. It's impossible for contractors to know what the circumstances were when the inspection was performed.

The Wisdom of Hindsight

When the problem manifests itself, it is very easy to have 20/20 hindsight. Anybody can say that the basement is wet when there is 2 feet of water on the floor. Predicting the problem is a different story.

A Long Look:

If we spent half an hour under the kitchen sink or 45 minutes disassembling the furnace, we'd find more problems, too. Unfortunately, the inspection would take several days and would cost considerably more.

We're Generalists:

We are generalists; we are not directly specialists. The heating contractor may indeed have more heating expertise than we do. This is because we are expected to have heating expertise and plumbing expertise, structural expertise, electrical expertise, etc.

An Invasive Look:

Problems often become apparent when carpets or plaster are removed, when fixtures or cabinets are pulled out, and so on. A home inspection is a visual examination. We don't perform invasive or destructive tests.

Not Insurance:

In conclusion, a home inspection is designed to better your odds of not purchasing a home with serious issues. It is not designed to eliminate all risk. For that reason, a home inspection should not be considered an insurance policy. The premium that an insurance company would have to charge for a policy with no deductible, no limit and an indefinite policy period would be considerably more than the fee we charge. It would also not include the value added by the inspection.

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Tennessee Standards of Practice

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(1) Standards of Practice. This rule sets forth the minimum standards of practice required of licensed home inspectors.

(2) Definitions. See Appendix A

(3) Purpose and Scope.

(a) Home inspections performed according to this rule shall provide the client with an understanding of the property conditions at the time of the home inspection.

(b) Home inspectors shall:

1. Provide a written contract, signed by the client or the client’s legal representative that shall:

(i) State that the home inspection will be in accordance with the Standards of Practice promulgated by the commissioner;

(ii) Describe what services shall be provided and their cost;

(iii) State that the home inspection report will not address the items set forth in parts (5)(a)4. and 5. of this rule; and

(iv) State, when an inspection is for only one or a limited number of systems or components, that the inspection is limited to only those systems or components.

2. Inspect readily visible and readily accessible installed systems and components listed in this rule; and

3. Submit a written report to the client that shall at a minimum:

(i) Describe those systems and components required to be described in paragraphs (7) through (16) of this rule;

(ii) State which systems and components designated for inspection in this rule have been inspected, and state any systems or components designated for inspection that were not inspected, and the reason for not inspecting;

(iii) State any systems or components so inspected that do not function as intended, allowing for normal wear and tear, or adversely affect the habitability of the dwelling;

(iv) State whether the condition reported requires repair or subsequent observation, or warrants further investigation by a specialist; and

(v) State the name, license number, and signature of the person conducting the inspection.

(c) This rule does not limit home inspectors from:

1. Reporting observations and conditions or rendering opinions of items in addition to those required in paragraphs (7) through (16) of this rule; or
2. Excluding systems and components from the inspection if requested by the client, and so stated in the written contract.

(4) General Limitations.

(a) This rule applies to structures that are intended to be or are in fact used as residences, consisting of from one to four (1-4) family dwelling units and their attached garages or carports.

(5) Required Reporting.

(a) The home inspection report shall include the following:

1. A report on any system or component inspected that, in the opinion of the home inspector, is significantly deficient;
2. A list of any systems or components that were designated for inspection in this rule but that were not inspected;
3. The reason a system or component listed in accordance with part (5)(a)2 was not inspected;
4. A statement that the report does not address environmental hazards, including:
 - (i) Lead-based paint;
 - (ii) Radon;
 - (iii) Asbestos;
 - (iv) Cockroaches;
 - (v) Rodents;
 - (vi) Pesticides;
 - (vii) Treated lumber;

- (viii) Fungus;
- (ix) Mercury;
- (x) Carbon monoxide; or
- (xi) Other similar environmental hazards.

5. A statement that the report does not address subterranean systems or system components (operational or nonoperational), including:

- (i) Sewage disposal;
- (ii) Water supply; or
- (iii) Fuel storage or delivery.

(6) General Exclusions.

(a) Home inspectors are not required to report on:

1. Life expectancy of any component or system;
2. The cause(s) of the need for a repair;
3. The methods, materials, and costs of corrections;
4. The suitability of the property for any specialized use;
5. Compliance or non-compliance with adopted codes, ordinances, statutes, regulatory requirements or restrictions;
6. The market value of the property or its marketability;
7. The advisability or inadvisability of purchase of the property;
8. Any component or system that was not inspected;
9. The presence or absence of pests such as wood damaging organisms, rodents, or insects; or
10. Cosmetic damage, underground items, or items not permanently installed.

(b) Home inspectors are not required to:

1. Offer warranties or guarantees of any kind;
2. Calculate the strength, adequacy, or efficiency of any system or component;

3. Enter any area or perform any procedure that may damage the property or its components or be dangerous to or adversely affect the health or safety of the home inspector or other persons;
4. Operate any system or component that is shut down or otherwise inoperable;
5. Operate any system or component that does not respond to normal operating controls;
6. Move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility;
7. Determine the effectiveness of any system installed to control or remove suspected hazardous substances;
8. Predict future condition, including but not limited to failure of components;
9. Project operating costs of components;
10. Evaluate acoustical characteristics of any system or component; or
11. Inspect special equipment or accessories that are not listed as components to be inspected in this rule.

(c) Home inspectors shall not:

1. Offer or perform any act or service contrary to law; or
2. Offer or perform engineering, architectural, plumbing, electrical or any other job function requiring a license in this state for the same client unless the client is advised thereof and consents thereto.

(7) Heating Systems.

(a) The home inspector shall inspect permanently installed heating systems including:

1. Heating equipment;
2. Normal operating controls;
3. Automatic safety controls;
4. Chimneys, flues, and vents, where readily visible;
5. Solid fuel heating devices;
6. Heat distribution systems including fans, pumps, ducts and piping, insulation, air filters, registers, radiators, fan coil units, convectors; and
7. The presence of an installed heat source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and
2. The heating equipment and distribution type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate heating systems when weather conditions or other circumstances may cause equipment damage;
2. Operate automatic safety controls;
3. Ignite or extinguish solid fuel fires; or
4. Inspect:
 - (i) The interior of flues;
 - (ii) Fireplace insert flue connections;
 - (iii) Humidifiers;
 - (iv) Electronic air filters; or
 - (v) The uniformity or adequacy of heat supply to the various rooms.

(8) Cooling Systems.

(a) The home inspector shall inspect:

1. Central air conditioning and through-the-wall installed cooling systems including:
 - (i) Cooling and air handling equipment; and
 - (ii) Normal operating controls.
2. Distribution systems including:
 - (i) Fans, pumps, ducts and piping, dampers, insulation, air filters, registers, fan-coil units; and
 - (ii) The presence of an installed cooling source in each room.

(b) The home inspector shall describe:

1. The energy source for the system; and
2. The cooling equipment type.

(c) The home inspector shall operate the systems using normal operating controls.

(d) The home inspector shall open readily openable access panels provided by the manufacturer or installer for routine homeowner maintenance.

(e) The home inspector is not required to:

1. Operate cooling systems when weather conditions or other circumstances may cause equipment damage;
2. Inspect window air conditioners; or
3. Inspect the uniformity or adequacy of cool-air supply to the various rooms.

(9) Electrical Systems.

(a) The home inspector shall inspect:

1. Service entrance conductors;
2. Service equipment, grounding equipment, main overcurrent device, and main and distribution panels;
3. Amperage and voltage ratings of the service;
4. Branch circuit conductors, their overcurrent devices, and the compatibility of their ampacities and voltages;
5. 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;
6. 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;
7. The operation of ground fault circuit interrupters; and
8. Smoke detectors.

(b) The home inspector shall describe:

1. Service amperage and voltage;

2. Service entry conductor materials;
3. The service type as being overhead or underground; and
4. The location of main and distribution panels.

(c) The home inspector shall report the presence of any readily accessible single strand aluminum branch circuit wiring.

(d) The home inspector shall report on the presence or absence of smoke detectors. If the smoke detector is an individual (stand alone) unit, the home inspector shall operate its test function. If the smoke detector is incorporated into an alarm system, the entity that monitors the alarm system should test the smoke detector.

(e) The home inspector is not required to:

1. Insert any tool, probe, or testing device inside the panels;
2. Test or operate any overcurrent device except ground fault circuit interrupters;
3. Dismantle any electrical device or control other than to remove the covers of the main and auxiliary distribution panels; or
4. Inspect:
 - (i) Low voltage systems;
 - (ii) Security system devices, heat detectors, or carbon monoxide detectors;
 - (iii) Telephone, security, cable TV, intercoms, or other ancillary wiring that is not a part of the primary electrical distribution system; or
 - (iv) Built-in vacuum equipment.

(10) Plumbing Systems.

(a) The home inspector shall inspect:

1. Interior water supply and distribution system, including: piping materials, supports, and insulation; fixtures and faucets; functional flow; leaks; and cross connections;
2. Interior drain, waste, and vent system, including: traps; drain, waste, and vent piping; piping supports and pipe insulation; leaks; and functional drainage;
3. Hot water systems including: water heating equipment; normal operating controls; automatic safety controls; and chimneys, flues, and vents; and
4. Sump pumps.

(b) The home inspector shall describe:

1. Water supply and distribution piping materials;
2. Drain, waste, and vent piping materials;
3. Water heating equipment; and
4. The location of any main water supply shutoff device.

(c) 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.

(d) The home inspector is not required to:

1. State the effectiveness of anti-siphon devices;
2. Determine whether water supply and waste disposal systems are public or private;
3. Operate automatic safety controls;
4. Operate any valve except water closet flush valves, fixture faucets, and hose faucets;
5. Inspect:
 - (i) Water conditioning systems;
 - (ii) Fire and lawn sprinkler systems;
 - (iii) On-site water supply quantity and quality;
 - (iv) On-site waste disposal systems;
 - (v) Foundation irrigation systems;
 - (vi) Bathroom spas, except as to functional flow and functional drainage;
 - (vii) Swimming pools;
 - (viii) Solar water heating equipment; or
6. Inspect the system for proper sizing, design, or use of proper materials.

(11) Structural Components and Foundations.

(a) The home inspector shall inspect structural components including:

1. Foundation;
2. Floors;
3. Walls;
4. Columns or piers;
5. Ceilings; and
6. Roofs.

(b) The home inspector shall describe the type of:

1. Foundation;
2. Floor structure;
3. Wall structure;
4. Columns or piers;
5. Ceiling structure; and
6. Roof structure.

(c) The home inspector shall:

1. Probe structural components where deterioration is suspected;
2. Enter underfloor 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;
3. Report the methods used to inspect underfloor crawl spaces and attics; and
4. Report signs of water penetration into the building or signs of condensation on building components.

(12) Roof Coverings.

(a) The home inspector shall inspect:

1. Roof coverings;
2. Roof drainage systems;
3. Flashings;

4. Skylights, chimneys, and roof penetrations; and
5. Signs of leaks or abnormal condensation on building components.

(b) The home inspector shall:

1. Describe the type of roof covering materials; and
2. Report the methods used to inspect the roofing.

(c) The home inspector is not required to:

1. Walk on the roofing; or
2. Inspect attached accessories including solar systems, antennae, and lightning arrestors.

(13) Exterior Components.

(a) The home inspector shall inspect:

1. Wall cladding, flashings, and trim;
2. Entryway doors and a representative number of windows;
3. Garage door operators;
4. Decks, balconies, stoops, steps, areaways, porches and applicable railings;
5. Eaves, soffits, and fascias; and
6. Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building.

(b) The home inspector shall:

1. Describe wall cladding materials;
2. Operate all entryway doors and a representative number of windows;
3. Operate garage doors manually or by using permanently installed controls for any garage door operator;
4. Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and
5. Probe exterior wood components where deterioration is suspected.

(c) The home inspector is not required to inspect:

1. Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories;
2. Fences;
3. For the presence of safety glazing in doors and windows;
4. Garage door operator remote control transmitters;
5. Geological conditions;
6. Soil conditions;
7. Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities), except as otherwise provided in this rule;
8. Detached buildings or structures; or
9. For the presence or condition of buried fuel storage tanks.

(14) Interior Components.

(a) The home inspector shall inspect:

1. Walls, ceiling, and floors;
2. Steps, stairways, balconies, and railings;
3. Counters and a representative number of built-in cabinets; and
4. A representative number of doors and windows.

(b) The home inspector shall:

1. Operate a representative number of windows and interior doors; and
2. Report signs of water penetration into the building or signs of condensation on building components.

(c) The home inspector is not required to inspect:

1. Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors;
2. Carpeting; or
3. Draperies, blinds, or other window treatments.

(15) Insulation and Ventilation.

(a) The home inspector shall inspect:

1. Insulation and vapor retarders in unfinished spaces;
2. Ventilation of attics and foundation areas;
3. Kitchen, bathroom, and laundry venting systems; and
4. The operation of any readily accessible attic ventilation fan, and, when temperature permits, the operation of any readily accessible thermostatic control.

(b) The home inspector shall describe:

1. Insulation in unfinished spaces; and
2. The absence of insulation in unfinished space at conditioned surfaces.

(c) The home inspector is not required to report on:

1. Concealed insulation and vapor retarders; or
2. Venting equipment that is integral with household appliances.

(16) Built-In Kitchen Appliances.

(a) The home inspector shall inspect and operate the basic functions of the following kitchen appliances:

1. Permanently installed, dishwasher(s) through a normal cycle;
2. Range(s), cook top(s), and permanently installed oven(s);
3. Trash compactor(s);
4. Garbage disposal(s);
5. Ventilation equipment or range hood(s); and
6. Permanently installed microwave oven(s).

(b) The home inspector is not required to inspect:

1. Clocks, timers, self-cleaning oven functions, or thermostats for calibration or automatic operation;
2. Non built-in appliances; or

APPENDIX

1702 Forrest Avenue, Nashville, TN May 5, 2021

Report No. 11706, v.2

www.getdiligent.com

REPORT SUM

ROOFING

EXTERIOR

STRUCTURE

ELECTRICAL

HEATING

COOLING

INSULATION

PLUMBING

INTERIOR

APPENDIX

REFERENCE

3. Refrigeration units.

(c) The home inspector is not required to operate:

1. Appliances in use; or
2. Any appliance that is shut down or otherwise inoperable.

CODE OF ETHICS

- (1) Licensees shall discharge their duties with fidelity to the public, their clients, and with fairness and impartiality to all.
- (2) Opinions expressed by licensees shall only be based on their education, experience, and honest convictions.
- (3) A licensee shall not disclose any information about the results of an inspection without the approval of the client for whom the inspection was performed, or the client's designated representative.
- (4) No licensee shall accept compensation or any other consideration from more than one interested party for the same service without the consent of all interested parties.
- (5) No licensee shall accept or offer commissions or allowances, directly or indirectly, from other parties dealing with the client in connection with work for which the licensee is responsible.
- (6) No licensee shall express, within the context of an inspection, an appraisal or opinion of the market value of the inspected property.
- (7) Before the execution of a contract to perform a home inspection, a licensee shall disclose to the client any interest in a business that may affect the client. No licensee shall allow his or her interest in any business to affect the quality or results of the inspection work that the licensee may be called upon to perform.
- (8) Licensees shall not engage in false or misleading advertising or otherwise misrepresent any matters to the public.

Appendix A - Definitions.

The following definitions apply to this rule:

- (a) "Automatic safety controls" means devices designed and installed to protect systems and components from excessively high or low pressures and temperatures, excessive electrical current, loss of water, loss of ignition, fuel leaks, fire, freezing, or other unsafe conditions;
- (b) "Central air conditioning" means a system that uses ducts to distribute cooled or dehumidified air to more than one room or uses pipes to distribute chilled water to heat exchangers in more than one room, and that is not plugged into an electrical convenience outlet;
- (c) "Component" means a readily accessible and observable aspect of a system, such as a floor, or wall, but not individual pieces such as boards or nails where many similar pieces make up the component;
- (d) "Cosmetic damage" means superficial blemishes or defects that do not interfere with the functionality of the component or system;
- (e) "Cross connection" means any physical connection or arrangement between potable water and any source of contamination;
- (f) "Dangerous or adverse situations" means situations that pose a threat of injury to the home inspector, or those situations that require the use of special protective clothing or safety equipment;
- (g) "Describe" means report in writing a system or component by its type, or other inspected characteristics, to distinguish it from other systems or components used for the same purpose;
- (h) "Dismantle" means to take apart or remove any component, device or piece of equipment that is bolted, screwed, or fastened by other means and that would not be dismantled by a homeowner in the course of normal household maintenance;
- (i) "Enter" means to go into an area to inspect all visible components;
- (j) "Functional drainage" means a drain is functional when it empties in a reasonable amount of time and does not overflow when another fixture is drained simultaneously;
- (k) "Functional flow" means a reasonable flow at the highest fixture in a dwelling when another fixture is operated simultaneously;
- (l) "Inspect" means the act of making a visual examination;
- (m) "Installed" means attached or connected such that an item requires tools for removal;
- (n) "Normal operating controls" means homeowner operated devices such as a thermostat, wall switch, or safety switch;

(o) "On-site water supply quality" means water quality is based on the bacterial, chemical, mineral, and solids content of the water;

(p) "On-site water supply quantity" means the rate of flow of on-site well water;

(q) "Operate" means to cause systems or equipment to function;

(r) "Readily accessible" means approachable or enterable for visual inspection without the risk of damage to any property or alteration of the accessible space, equipment, or opening;

(s) "Readily openable access panel" means a panel provided for homeowner inspection and maintenance that has removable or operable fasteners or latch devices in order to be lifted off, swung open, or otherwise removed by one person; and its edges and fasteners are not painted in place. This definition is limited to those panels within normal reach or from a four-foot stepladder, and that are not blocked by stored items, furniture, or building components;

(t) "Readily visible" means seen by using natural or artificial light without the use of equipment or tools other than a flashlight;

(u) "Representative number" means, for multiple identical components such as windows and electrical outlets, one such component per room; and, for multiple identical exterior components, one such component on each side of the building;

(v) "Roof drainage systems" means gutters, downspouts, leaders, splashblocks, and similar components used to carry water off a roof and away from a building;

(w) "Shut down" means a piece of equipment or a system which cannot be operated by the device or control that a homeowner should normally use to operate it. If its safety switch or circuit breaker is in the "off" position, or its fuse is missing or blown, the home inspector is not required to reestablish the circuit for the purpose of operating the equipment or system;

(x) "Significantly deficient" means unsafe or not functioning;

(y) "Solid fuel heating device" means any wood, coal, or other similar organic fuel burning device, including but not limited to fireplaces whether masonry or factory built, fireplace inserts and stoves, woodstoves (room heaters), central furnaces, and combinations of these devices;

(z) "Structural component" means a component that supports non-variable forces or weights (dead loads) and variable forces or weights (live loads);

(aa) "System" means a combination of interacting or interdependent components, assembled to carry out one or more functions;

(bb) "Technically exhaustive" means an inspection involving the use of measurements, instruments, testing, calculations, and other means to develop scientific or engineering findings, conclusions, and recommendations;

(cc) "Underfloor crawl space" means the area within the confines of the foundation and between the ground and the underside of the lowest floor structural component.

The links below connect you to a series of documents that will help you understand your home and how it works. These are in addition to links attached to specific items in the report.

Click on any link to read about that system.

» 01. ROOFING, FLASHINGS AND CHIMNEYS

» 02. EXTERIOR

» 03. STRUCTURE

» 04. ELECTRICAL

» 05. HEATING

» 06. COOLING/HEAT PUMPS

» 07. INSULATION

» 08. PLUMBING

» 09. INTERIOR

» 10. APPLIANCES

» 11. LIFE CYCLES AND COSTS

» 12. SUPPLEMENTARY

Asbestos

Radon

Urea Formaldehyde Foam Insulation (UFFI)

Lead

Carbon Monoxide

Mold

Household Pests

Termites and Carpenter Ants

» 13. HOME SET-UP AND MAINTENANCE

» 14. MORE ABOUT HOME INSPECTIONS

PURCHASE AND SALE OF REAL ESTATE AGREEMENT

This Purchase and Sale Agreement (the "Agreement") is entered into between Golden Key (the "Buyer"), and Kenneth Brocius (the "Seller") (collectively referred to herein as the "Parties") for the purchase and sale of the improved real property located at 1702 Forrest Ave, Nashville, TN 37206.

WITNESSETH: The Seller, does hereby agree to convey by good and valid general warranty deed to Buyer, its heirs, and/or its assigns, the real property commonly known as 1702 Forrest Ave, Nashville, TN 37206 further described as Parcel ID: 083-10-0-297.00, the legal description for which shall be included in the deed (the "Property"). As additional consideration for said conveyance, Buyer shall deposit earnest money in the amount of \$3000.00, constituting part payment of purchase price, into the Escrow Account of Blueprint Title Company (901 Woodland St, Nashville, TN 37206) within TEN (10) business days of the full execution of the agreement..

CONSIDERATION: Buyer agrees to purchase said Property and to pay therefore the total sum of Three Hundred Thousand Dollars (\$300,000) upon the following terms: cash, personal, conventional, commercial, or FHA loan. Property is to be conveyed with all appliances and fixtures remaining, including but not limited to refrigerator, stove, and microwave at no additional cost to Buyer and in "as is" condition without any warranty or representation by Seller as to working order or condition.

TITLE INSURANCE: Please see Special Provisions.

CONDITION OF PREMISES: Buyer agrees to purchase the Property "as is" that is, with all defects which may exist, except as otherwise provided in the Agreement and the Due Diligence Period provision. Buyer shall have 3 days before the closing in which to make final inspection of said property. This is solely to confirm that property has been maintained in substantially the same condition.

CLOSING DATE: Closing shall occur within Thirty (30) days of full execution of this Agreement with an expected closing date to be March 10, 2021, or as soon as is possible for Buyer to arrange to close, to extend for ten day intervals if reasonably necessary for Buyer to perform. Blueprint Title Company (901 Woodland St, Nashville, TN 37206) shall conduct the closing of the sale and purchase of the Property for the Buyer and Seller.

POSSESSION DATE:

 x Date of closing and/or delivery of deed

Or days after closing at no charge, per day after that for hold over

INSURANCE: Seller agrees to carry casualty insurance until the Property is conveyed to the Buyer.

DEFAULT: The Parties intend that the laws of Tennessee shall govern the determination of the validity of this Agreement, the construction of its terms, and the interpretation of the rights and duties of the parties. The Parties further intend that should litigation ensue to enforce any provision of this Agreement, such lawsuit shall be filed and maintained in a court of competent jurisdiction in Davidson County. Seller agrees that, in the event of a breach of this Agreement by Buyer, Seller's remedy shall be limited to the earnest money held in escrow per this Agreement. In the event of a breach of this Agreement by Seller, earnest money shall be returned to Buyer, and Buyer shall have all remedies available under law and equity, including, but not limited to, specific performance, any damages under any available legal or equitable

theory, and receipt from Seller of all costs and expenses in connection with pursuing such remedies, including attorney fees.

PRORATION: Taxes and/or rents will be prorated for the current year. Back taxes and/or liens, if any, will be paid by the Seller.

ITEMS INCLUDED OR EXCLUDED: Included, if present, as part of the property sale: all real estate, buildings, improvements, appurtenances (rights and privileges), kitchen appliances (including refrigerator), and Fixtures. Fixtures include all things which are attached to the structure(s) by nails, screws, or other permanent fasteners, including, but not limited to all of the following, if present: attached light fixtures and bulbs, ceiling fans, attached mirrors; heating and cooling equipment and thermostats; plumbing fixtures and equipment; all doors and storm doors; all windows, screens, and storm windows; all window treatments (draperies, curtains, blinds, shades, etc.) and hardware; all wall-to-wall carpet; all built-in kitchen appliances and stove; all bathroom fixtures; gas logs, fireplace doors and attached screens; all security system components and controls; garage door openers and all remote controls; swimming pool and its equipment; awnings; permanently installed outdoor cooking grills; all fencing, landscaping and outdoor lighting; and mail boxes.

DUE DILIGENCE: This Agreement is contingent upon a __ (10) TEN business day Due Diligence Period, to begin one day after a fully executed Agreement is delivered to Buyer. Within said Due Diligence Period, Buyer shall have the option and right to have an inspection performed.

MUTUALLY DRAFTED: If an ambiguity or question of intent or interpretation arises, then this Agreement will accordingly be construed as drafted jointly by the Parties

DISCLOSURES AND SPECIAL PROVISIONS:

Seller agrees that property must be vacant on the day of closing.

Buyer agrees to pay all closing costs and title fees associated with the sale of said property.

DS
KB

Owner agrees to grant buyer access to the property during the due diligence period. Seller Initials: _____

Seller acknowledges that buyer is a licensed agent in the state of Tennessee with Cloud Realty LLC.

SELLER: Kenneth Brocius

BUYER: GOLDEN KEY

DocuSigned by:
Kenneth Brocius
7F8FA9309356452...

DocuSigned by:
Parker McCracken
7EDF047B32B2485...

Date: 2/10/2021

Date: 2/10/2021

DS
PM
Buyer Initials: _____

DS
KB
Seller Initials: _____

A. Settlement Statement**U.S. Department of Housing
and Urban Development**

OMB No. 2502-0265

B. Type of Loan

1. <input type="checkbox"/> FHA	2. <input type="checkbox"/> FmHA	3. <input type="checkbox"/> Conv Unins	6. File Number 202102154	7. Loan Number	8. Mortgage Ins Case Number
4. <input type="checkbox"/> VA	5. <input type="checkbox"/> Conv Ins.	6. <input type="checkbox"/> Seller Finance			
7. <input type="checkbox"/> Cash Sale.					

C. Note: This form is furnished to give you a statement of actual settlement costs. Amounts paid to and by the settlement agent are shown. Items marked "(p.o.c.)" were paid outside the closing; they are shown here for informational purposes and are not included in the totals.

D. Name & Address of Borrower Nicole Piersiak	E. Name & Address of Seller Kenneth Brocius and Rose M. Brocius	F. Name & Address of Lender Cash
,	,	,

G. Property Location 1702 Forrest Ave. Nashville, TN 37206	H. Settlement Agent Name Providence Title, LLC 25 Century Blvd, Suite 402 Nashville, TN 37214 Tax ID: 82-1050798 Underwritten By: Old Republic	I. Settlement Date 3/5/2021 Fund: 3/5/2021
	Place of Settlement Providence Title, LLC 25 Century Blvd., Suite 402 Nashville, TN 37214	

J. Summary of Borrower's Transaction**K. Summary of Seller's Transaction****100. Gross Amount Due from Borrower****400. Gross Amount Due to Seller**

101. Contract Sales Price	\$275,000.00	401. Contract Sales Price	\$275,000.00
102. Personal Property		402. Personal Property	
103. Settlement Charges to borrower	\$11,522.55	403.	
104.		404.	
105. AF	\$61,500.00	405.	

Adjustments for items paid by seller in advance**Adjustments for items paid by seller in advance**

106. City property taxes		406. City property taxes	
107. County property taxes		407. County property taxes	
108. HOA Dues		408. HOA Dues	
109. Solid Waste Tax		409. Solid Waste Tax	
110.		410.	
111. Other taxes		411. Other taxes	
112.		412.	
113.		413.	
114.		414.	
115.		415.	
116.		416.	

120. Gross Amount Due From Borrower**\$348,022.55****420. Gross Amount Due to Seller****\$275,000.00****200. Amounts Paid By Or in Behalf Of Borrower****500. Reductions in Amount Due to Seller**

201. Deposit or earnest money	\$5,000.00	501. Excess Deposit	
202. Principal amount of new loan(s)		502. Settlement Charges to Seller (line 1400)	\$16.00
203. Existing loan(s) taken subject to		503. Existing Loan(s) Taken Subject to	
204. Loan Amount 2nd Lien		504. Payoff of first mortgage loan to	
205.		505. Payoff of second mortgage loan to	
206.		506. Kraft Payoff	\$4,219.01
207.		507.	
208.		508.	
209.		509.	

Adjustments for items unpaid by seller**Adjustments for items unpaid by seller**

210. City property taxes		510. City property taxes	
211. County property taxes 01/01/21 thru 03/05/21	\$493.66	511. County property taxes 01/01/21 thru 03/05/21	\$493.66
212. HOA Dues		512. HOA Dues	
213. Solid Waste Tax		513. Solid Waste Tax	
214.		514.	
215. Other taxes		515. Other taxes	
216.		516.	
217.		517.	
218.		518.	
219.		519.	

220. Total Paid By/For Borrower**\$5,493.66****520. Total Reduction Amount Due Seller****\$4,728.67****300. Cash At Settlement From/To Borrower****600. Cash At Settlement To/From Seller**

301. Gross Amount due from borrower (line 120)	\$348,022.55	601. Gross Amount due to seller (line 420)	\$275,000.00
302. Less amounts paid by/for borrower (line 220)	\$5,493.66	602. Less reductions in amt. due seller (line 520)	\$4,728.67
303. Cash From Borrower	\$342,528.89	603. Cash To Seller	\$270,271.33

Section 5 of the Real Estate Settlement Procedures Act (RESPA) requires the following: • HUD must develop a Special Information Booklet to help persons borrowing money to finance the purchase of residential real estate to better understand the nature and costs of real estate settlement services;

• Each lender must provide the booklet to all applicants from whom it receives or for whom it prepares a written application to borrow money to finance the purchase of residential real estate; • Lenders must prepare and distribute with the Booklet a Good Faith Estimate of the settlement costs that the borrower is likely to incur in connection with the settlement. These disclosures are mandatory.

Section 4(a) of RESPA mandates that HUD develop and prescribe this standard form to be used at the time of loan settlement to provide full disclosure of all charges imposed upon the borrower and seller. These are third party disclosures that are designed to provide the borrower with pertinent information during the settlement process in order to be a better shopper.

The Public Reporting Burden for this collection of information is estimated to average one hour per response, including the time for reviewing instructions searching existing data sources, gathering and maintaining the data needed, and completing and reviewing the collection of information.

This agency may not collect this information, and you are not required to complete this form, unless it displays a currently valid OMB control number.

The information requested does not lend itself to confidentiality.

L. Settlement Charges

			Paid From	Paid From
			Borrower's	Seller's
			Funds at	Funds at
			Settlement	Settlement
700. Total Sales/Broker's Commission based on price	\$275,000.00	@3 % = \$8,250.00		
Division of Commission (line 700) as follows:				
701. \$8,250.00	to Compass			
702.	to			
703. Commission Paid at Settlement			\$8,250.00	\$0.00
800. Items Payable in Connection with Loan				
801. Loan Origination Fee	%	to		
802. Loan Discount	%	to		
803. Appraisal Fee		to		
804. Credit Report		to		
805. Lender's Inspection Fee		to		
806. Mortgage Insurance Application		to		
807. Assumption Fee		to		
900. Items Required by Lender To Be Paid in Advance				
901. Interest from	3/5/2021	to 4/1/2021 @ \$0/day		
902. Mortgage Insurance Premium for	months	to		
903. Hazard Insurance Premium for	years	to		
1000. Reserves Deposited With Lender				
1001. Hazard insurance	months @	per month		
1002. Mortgage insurance	months @	per month		
1003. City property taxes	months @	per month		
1004. County property taxes	months @	\$234.62 per month		
1005. HOA Taxes	months @	per month		
1006. Solid Waste	months @	per month		
1007.	months @	per month		
1008. Other taxes	months @	per month		
1011. Aggregate Adjustment				
1100. Title Charges				
1101. Settlement or closing fee	to Providence Title, LLC		\$150.00	
1102. Abstract or title search	to			
1103. Title examination	to			
1104. Title insurance binder	to			
1105. Document preparation	to			
1106. Notary fees	to			
1107. Attorney's fees	to			
(includes above items numbers:)		
1108. Title insurance	to Old Republic National Title Insurance Company		\$1,860.50	
(includes above items numbers:)		
1109. Lender's coverage	\$0.00/\$0.00			
1110. Owner's coverage	\$336,500.00/\$1,860.50			
1111. Escrow fee	to			
1200. Government Recording and Transfer Charges				
1201. Recording Fees	Deed \$13.00 ; Mortgage ; Rel \$12.00	to County Register	\$13.00	\$12.00
1202. City/county tax/stamps	Deed ; Mortgage	to		
1203. State tax/stamps	Deed \$1,245.05 ; Mortgage	to County Register	\$1,245.05	
1204. Tax certificates	to EPN/County Register		\$4.00	\$4.00
1205. TN Mortgage Tax	to			
1300. Additional Settlement Charges				
1301. Survey	to			
1302. Pest Inspection	to			
1400. Total Settlement Charges (enter on lines 103, Section J and 502, Section K)			\$11,522.55	\$16.00

I have carefully reviewed the HUD-1 Settlement Statement and to the best of my knowledge and belief, it is a true and accurate statement of all receipts and disbursements made on my account or by me in this transaction. I further certify that I have received a completed copy of pages 1, 2 and 3 of this HUD-1 Settlement Statement.

DocuSigned by:



Nicole Pierslak

Kenneth Brocius

SETTLEMENT AGENT CERTIFICATION

The HUD-1 Settlement Statement which I have prepared is a true and accurate account of this transaction. I have caused the funds to be disbursed in accordance with this statement.

Rose M. Brocius

Settlement Agent

Date

Warning: It is a crime to knowingly make false statements to the United States on this or any other similar form. Penalties upon conviction can include a fine and imprisonment. For details see: Title 18 U.S. Code Section 1001 and Section 1010.



**Erica S. Gilmore
Metropolitan Trustee**

1702 FORREST AVE

(C) is for separate City Tax, (C/A) for City Tax Addon
 (ADD) is for County Tax Addon
 (BK) for Bankruptcy
 (CM) for Clerk&Master
 (AP) for Under Appeal

DS MapNum GP CtrlMap Parcel I S-I
 00 83 10 297.00 R 000

Owner Information

Owner: PIERSIAK, NICOLE

Address: 1702 FORREST AVE
 NASHVILLE, TN 37206

Land Value: \$180,000.00
 Improve Value: \$86,800.00
 Total Value: \$266,800.00
 Assessment: 25% * \$266,800.00 = \$66,700.00

Parcel Details

<u>Deed Information</u>	<u>Plat Information</u>	<u>Property Information</u>
Book: Page: Date: --- --- ---	--- --- ---	Property Address: 1702 FORREST AVE Subdivision: LOT 79 LOCKLAND Dimensions: Fr:50, S1:170, SF:50 Calculated Acres: 0.2 Deeded Acres: 0.20

Parcel History

<u>Year</u>	<u>Bill#</u>	<u>Name</u>	<u>Date</u>	<u>Base Tax</u>	<u>Total Paid Balance Due</u>	<u>Method</u>	<u>Details</u>	<u>Payee</u>
2020	99645	PIERSIAK, NICOLE	2020-12-30	2,815.41	2,815.41	0.00	CHECK 8463	Regency Co
2019	98950	BROCIUS, KENNETH M. ET UX	2020-01-13	2,104.39	2,104.39	0.00	CHECK 999999	FTB LOCKBOX
2018	99043	BROCIUS, KENNETH M. ET UX	2018-12-03	2,104.39	2,104.39	0.00	CHECK 999999	FTB LOCKBOX
2017	99069	BROCIUS, KENNETH M. ET UX	2017-12-18	2,104.39	2,104.39	0.00	CHECK 999999	FTB LOCKBOX
2016	99587	BROCIUS, KENNETH M. ET UX	2016-12-19	2,028.82	2,028.82	0.00	CHECK 999999	FTB LOCKBOX
2015	104536	BROCIUS, KENNETH M. ET UX	2016-02-19	2,028.82	2,028.82	0.00	CHECK 999999	FTB LOCKBOX
2014	135969	BROCIUS, KENNETH M. ET UX		2,028.82	2,028.82	0.00	N/A N/A	N/A
2013	81102	BROCIUS, KENNETH M. ET UX		2,028.82	2,028.82	0.00	N/A N/A	N/A
2012	47937	BROCIUS, KENNETH M. ET UX		1,782.46	1,782.47	0.00	N/A N/A	N/A
2011	79466	BROCIUS, KENNETH M. ET UX		1,579.75	1,579.75	0.00	N/A N/A	N/A
2010	79432	BROCIUS, KENNETH M. ET UX		1,579.75	1,579.75	0.00	N/A N/A	N/A

Historical Details - Parcel ID: 083 10 0 297.00

Location Address: 1702 FORREST AVE NASHVILLE

Sales History

Sale Date	Sale Price	Deed Type	Deed Book & Page
03/05/2021	\$275,000	WARRANTY DEED	20210309-0030517
12/07/1989	\$46,500	WARRANTY DEED	00008003-0000037
09/03/1981	\$5,500	WARRANTY DEED	00005793-0000145
08/25/1981	\$0	QUIT CLAIM	00005789-0000521
04/28/1978	\$11,673	WARRANTY DEED	00005284-0000141
02/14/1978	\$0	WARRANTY DEED	00005254-0000102
08/30/1975	\$15,000	WARRANTY DEED	00004949-0000541
06/18/1974	\$7,139	WARRANTY DEED	00004826-0000709

Previous Appraisals

Year	Land Use Code	Building	Yard Items	Land Value	Category	Total
2021	R11 - RES	\$82,400	\$800	\$312,500	ROLL	\$395,700
2017	R11 - RES	\$86,600	\$200	\$180,000	ROLL	\$266,800
2013	R11 - RES	\$94,500	\$200	\$85,000	ROLL	\$179,700
2009	R11 - RES	\$92,900	\$100	\$60,000	ROLL	\$153,000
2005	R11 - RES	\$69,800	\$100	\$30,000	ROLL	\$99,900
2001	R11 - RES	\$58,100	\$100	\$17,500	ROLL	\$75,700
2000	R11 - RES	\$26,400	\$0	\$11,200	ROLL	\$37,600
1999	R11 - RES	\$26,400	\$0	\$11,200	ROLL	\$37,600

Michael and Davilyn Huffaker
1707 Forrest Avenue
Nashville, TN 37206

May 11, 2021

Tim Walker
Executive Director
Historical Commission
Sunnyside in Sevier Park
3000 Granny White Pike
Nashville, Tennessee 37204

Mr. Walker

Davilyn and I are writing to you in favor of Nicole Piersiak's application to demolish the property at 1702 Forrest Avenue and construct a replacement dwelling. My wife and I would like to express our support and explain the reasons we would like to help our friend and former neighbor in her efforts to improve the property in Lockeland Springs.

The house at 1702 Forrest Avenue has suffered from neglect for many years. Davilyn and I inspected this home on March 17, 2021, after Ms. Piersiak bought it and arranged for a junk removal service to clean the interior of the home. The previous owner had simply left the house and not cleaned out their personal property, but it was evident that no one had maintained the home in a livable condition for many years. We were in disbelief at the condition of the home; it was apparent that someone had essentially "camped" in this property for some time. Based on our visit to the home, we believe an inspection would confirm the structural problems.

Because this house had no central heating and cooling system, it was necessary to keep the windows open for several months each year. Consequently, there is a layer of dirt on everything in this home and a form of fine particulate matter so thick that it permeates everything inside the house. The workers who were cleaning out the home had to wear protective face coverings, plastic safety glasses, and rubber gloves (and would have benefited from a booster shot for tetanus). In addition, the odor in the house from stale cat urine is overwhelming. In our opinion, the condition of the roof, floors, drywall, carpet, ceilings, and walls would require extensive removal of much of the home.

On the exterior, the gutters are falling off; no one has painted the house in years; the foundation of the home has separated from the structure it supports; the concrete wall in front of the home is leaning over the sidewalk because of poor construction and movement of the earth behind the wall over time; the yard is nothing more than weeds and dirt; and there are numerous holes in the roof that are visible from the street and alley.

Before Ms. Piersiak bought the home at 1702 Forrest Avenue in March 2021, my wife and I noted several instances of what appeared to be code violations at the home. Since 2011, we called the complaint line at the Metro Property Standards Division on two occasions and requested a visit to the home by a codes officer. The first instance was the presence of a couch and a Ms. Pacman arcade-size video game on the front porch; the second case concerned an accumulation of random items on the front porch but no attempt to remove these items in a timely manner. The third time, we used the on-line complaint portal in early 2021 to report that the front porch roof had collapsed (before the property was transferred). In the first two instances, we surmised that the homeowners dealt with the problems expeditiously after they were notified of the complaints by a codes enforcement officer. No attempt was ever made to repair the sagging front porch roof before the home was sold to Ms. Piersiak.

It is not an exaggeration to state that this property is not fit for human habitation. We feel certain that an inspection by a Metro Codes enforcement officer, a staff member at the Historic Commission, or a private home inspection service would provide evidence to support the description of the home provided in our letter.

For Ms. Piersiak to realize a profit on this home, we believe that she would need to engage a contractor to renovate the entire structure - a task made much easier by simply starting over and constructing a new home consistent with the architectural pattern of existing homes in the Lockeland Springs area.

During the eight years that Ms. Piersiak lived at 1701 Forrest Avenue - three doors from our home at 1707 Forrest - she consistently maintained and improved the property she purchased in 2012. The house was repainted, sod was planted in the front yard, a new fence was installed around the back of the property, the back deck was refurbished, and walnut trees that overhung the house at 1703 Forrest Avenue were removed or pruned at Ms. Piersiak's expense. By contrast, the property across the street at 1702 Forrest Avenue is beyond repair or renovation; removal of the home would benefit Ms. Piersiak individually as well as everyone who lives on the street. Even if nothing were constructed in its place, we would rid ourselves of a neighborhood eyesore and increase the property values of all the homes in the neighborhood.

We appreciate the opportunity to assist Ms. Piersiak in efforts to upgrade this property. Davilyn and I are available to answer any questions you may have.

Mike and Davilyn Huffaker
1707 Forrest Avenue
Nashville, TN 37206



Mike: (615) 418-7271 mjhuff66@yahoo.com
Davilyn: (615) 594-3286 davilynh@comcast.net



From: Theron E. Corse

To: Metro Historic Zoning Commission

Re: 1702 Forrest Ave

Date: 5/13/2021

As the owner and resident of 1705 Forrest Avenue, I would like to comment on Nicole Piersiak's proposal to demolish 1702 Forrest Avenue. I will start by saying that I support this proposal.

I have lived across the street from 1702 since January, 2003. In that time, I have watched the house steadily deteriorate. The house unfortunately has significant visible damage as a result of long-term neglect and deferred maintenance. Just to name a few issues, the roof is rotting and in an advanced state of decay, there are visible issues with the foundation, and the retaining wall at the sidewalk is collapsing. The house also has a noticeable smell.

I am a history professor by trade, and I appreciate the work of the commission in protecting buildings of historic value in this neighborhood. However, 1702 does not, in my mind, contribute in any important way to the historic character of the neighborhood. Decades of neglect, shoddy maintenance and slap-dash repairs have removed any valuable historic character it may have once had.

I have also have known Ms. Piersiak for some time. I was impressed by her careful maintenance of 1701 Forrest when she was the owner-occupant there, which did much to preserve and highlight the historic character and inherent beauty of that building. I trust her judgment in developing a project at the 1702 lot that will enhance the neighborhood and will be in keeping with its historic character.

If you need to contact me, I can be reached at theron.corse@gmail.com