TOWN OF REDINGTON BEACH
105 164th Avenue
Redington Beach, FL 33708

Substantial Damage/Improvement Determination
Board of Adjustment Appeal Application

Cover Letter -

The following must be furnished with this application: [incomplete applications will not be accepted]

#1 ☒ Copy of fully-completed Board of Adjustment Substantial Damage/Improvement Determination Appeal Application form (this form) signed by the record owner of the property

#2 ☒ Copy of initial Substantial Damage determination

#3 ☒ Copy of Owner's administrative appeal of the initial determination to the Floodplain Administrator (must include all documents provided in that appeal)

#4 ☒ Copy of Floodplain Administrator's written denial of the administrative appeal

☒ Any other documents the Owner wishes the Board of Adjustment to consider at the hearing

APPA #5 ☐ If the owner intends to ask the BOA to consider any new evidence or testimony not submitted to the Floodplain Administrator during the administrative appeal process, the owner's application must include copies of any such evidence, and must include a ~~list of~~ any witnesses the owner intends to call, with a summary of what the witness would be expected to testify to. #5 Cover letter #5 Full First Supplement + Settlement Package -

☒ Appeal Application fee: N/A

Appeal

I/we Michael J Schnieppe Her (print name(s)) who own(s) 16017 Redington Dr. Red. Beach 33708 (print street address), and who has/have satisfied the above-referenced appeal requirements, hereby contend that the Floodplain Administrator has made an error in a requirement, decision, or determination in the administration and enforcement of the Town's floodplain code (as fully set forth in this Appeal Application), and I/we appeal this error to the Board of Adjustment.

Date submitted to Clerk: MAY 0 8 2025

Owner signature: Michael J Schnieppe Her Owner signature: Peter D Schnieppe Her

Board of Adjustment Substantial Damage Appeal Review Standard

Pursuant to Town Code § 10-7(b), the Board of Adjustment (BOA) may hear appeals "when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement" of the floodplain code, including Substantial Damage or Substantial Improvement (SD/SI) Determinations.

As a prerequisite to appealing an SD/SI Determination to the BOA, an owner must first have completed the Floodplain Administrator's administrative appeal process and received a final determination from the Floodplain Administrator (or designee) after a complete administrative appeal has been made. Appeal to the BOA cannot occur until the administrative appeal process is completed. If an owner fails to provide necessary information to the Floodplain Administrator (or designee) during the administrative appeal process such that the Floodplain Administrator is unable to make a determination, the owner will be required to provide that information and obtain a final determination on the administrative appeal prior to proceeding with a BOA appeal.

Once the Town Clerk determines a complete BOA SD/SI Determination Appeal Application has been filed, the Clerk will coordinate with the owner, BOA Members, Floodplain Administrator, Building Official, and Town Attorney to schedule a BOA meeting. Once a date has been determined, the Clerk will post notice of the meeting and ensure the owner receives notice of the meeting.

It is important for owners to understand that in this setting, the BOA will not be issuing a "variance" of any kind, and so issues of "hardship" and the like will not be relevant. Rather, the BOA will review the factual and legal basis of the Floodplain Administrator's (or designee's) determination.

In this setting, the BOA will be sitting in a quasi-judicial appellate capacity. That means that it will make its determination on the record it has before it, and it will not conduct a brand new "trial" of the matter. However, it will be in the discretion of the BOA to receive additional evidence or testimony. If it does, the Town would then also be entitled to present additional evidence and testimony. Since the proceeding is quasi-judicial, any testimony the BOA decides to receive from the owner or the Town will be taken under oath. An owner wishing to offer new testimony must ensure that any witnesses he or she desires to rely on (contractors, architects, etc.) are present at the hearing and prepared to testify. Since the Town would have the right to cross-examine, testimony cannot be presented through affidavits.

To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure owners are lawfully being represented at the BOA meeting, an owner who is a natural person may represent her or himself at a BOA hearing, or a Florida licensed attorney may represent the owner at the meeting.

However, relatives, contractors, architects, engineers, property managers, or other employees or agents of an owner who are not Florida licensed attorneys will not be permitted by the BOA to represent an owner at a meeting, including calling or cross-examining witnesses or making arguments to the Board.

Pursuant to Florida Statutes § 286.0114(3)(d), since the consideration of an appeal is a quasi-judicial process, the BOA will not hear from citizens who may be present at the meeting.

Any documentary evidence an owner would want to submit (which was not already attached to the application) may not be allowed to be presented but, if it is admitted into the record by the BOA, the owner should ensure he or she brings enough copies for the BOA members, the Town Attorney, and the Clerk's official record.

TOWN OF REDINGTON BEACH SD/SI DETERMINATION § 10-7(b) APPEAL STANDARD

(OWNERS MUST PROVIDE A COMPLETE RESPONSE, INFORMATION OR ARGUMENTS NOT PROVIDED MAY NOT BE CONSIDERED DURING THE APPEAL MEETING)

Pursuant to Town Code § 10-7(b), an owner may appeal to the Board of Adjustment any allegation that there is an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of the floodplain code.

Below (or by way of attachment) please provide each factual or legal basis the owner contends constitutes an error in any requirement, decision, or determination made by the Floodplain Administrator in the administration and enforcement of the floodplain code.

Access #:
997@a-BEKXV

Appeal # RB-Appeal-25-0077

315 Court St. Clearwater –

#1

Town of Redington Shores
Nature's Beach

M-F 8AM-2PM
redshores.fl.com

Property Address 16017 Redington Drive – Redington Beach 33708

Parcel ID Number (As Identified on Determination Letter Received):
04-31-15-52578-022-0050

Owner's Name: Mike & Rita Schniepp – Living trust

Owner's Address (If Not the Property Address): 4mo displaced – renting at 11186 116th ST – Largo, FL 33778

Phone Number: 270-871-4699

Owner's Email Address: msneep1950@outlook.com

Contractor's Name: Christian Claytow + Femal Hartford Adjuster Settlement

Date of Contractor's Estimate: 2/11/25 PH 727-385-8756

Contractor's Email Address (If Authorized Agent): chris@claytowbuilders.com

If your property was determined to be substantially damaged or not substantially damaged by the Town of Redington Shores Building Department, **you may request a reassessment by our office.** Your request should include any available information to assist staff in reevaluating your structure, including but not limited to, the following information, please check items being submitted:

- ☐ A copy of the previously submitted building application, including the FEMA Cost Breakdown Worksheet.
- ☑ A detailed contractor's estimate showing that all repairs necessary to return the structure to pre-storm condition do not exceed 50% of the market value of the pre-damaged structure. The contract shall be on company letterhead and must contain the contractor's license number.
- ☑ Photographs documenting the interior and exterior damage from Hurricane Helene and/or Hurricane Milton
- ☐ An elevation certificate indicating that your structure is FEMA compliant
- ☐ An Actual Cash Value (ACV) appraisal
- ☑ Pre-Storm Building Value Reconsideration from the Pinellas County Property Appraiser (PCPAO) document
- ☑ Any other inspection reports or other documents supporting the condition and quality of the structure, pre-storm damage
- ☐ Existing Permit Number (s) _____

Town of Redington Shores
Nature's Beach

Signature
Property Owner

Michael J Schnierpfee
Printed Name

2/18/2025
Date

Signature
Contractor (If Authorized Agent)

Printed Name (If Authorized Agent)

Date

Town of Redington Shores Building Department Office Use Only

The building department will review all available information for consistency with the substantial damage field assessments and should it be determined that a change in the City's determination is justified, our office will rescind our prior determination and issue an updated Damage Determination Letter for your records.

Reviewed by:

Signature
Floodplain Administrator

Printed Name

Date

Signature
Building Official

Printed Name

Date

Reassessment Determination:

Substantially Damaged / Not Substantially Damaged (circle one)

We are substantially damaged. but it said that we were not.

AFFIDAVIT TO AUTHORIZE AGENT (If Applicable)

STATE OF Florida

COUNTY OF Pinellas

NAME OF OWNER(S) being duly sworn, depose(s) and say(s):

PROPERTY ADDRESS(ES): 16017 Redington Dr - Redington Beach, FL 33708

Parcel I.D. Number(s).: 04-31-15-52578-022-0050

1. That this property constitutes the property for which request for permits and approvals from the Town of Redington Shores, as necessary, are being applied for.

2. That the undersigned (has/have) appointed as (his/their) agent(s) to represent the above-described property in this Substantial Damage Determination Reevaluation request and serve as the applicant/agent for any future appeals to the Planning and Zoning Board should the property owner appeal this reevaluation determination pursuant to Section 90 of the Town of Redington Shores Land Development Regulations.

3. That this affidavit has been executed to induce appropriate state agency in Florida to consider, and act on the above-described property.

4. That (I/we), the undersigned authority, hereby certify that the foregoing is true and correct.

Michael J Schnepp Heir Rich D Schnepp Heir Mike d Rich Schnepp Family Trust

PRINTED NAME OF PROPERTY OWNER(S): X _____ **SIGNATURE OF PROPERTY OWNER(S):** 18 **DATE:** Feb. 2025

Michael J Schnepp Heir

STATE OF: Florida **COUNTY OF:** Pinellas

The foregoing instrument was acknowledged before me this 18 day of February, by (company/agent) Michael Schnepp by (persons name) Trustee, it's (title) who is personally known to me, or who has produced FL DL as identification and who did did not take an oath.

Laura Rodriguez

(Print, Type, or Stamp Commissioned Name of Notary Public)
Commission Number:
Commission Expires:

LAURA RODRIGUEZ
Notary Public
State of Florida
Comm# HH250241
Expires 4/6/2026

#2

SUBSTANTIAL DAMAGE ESTIMATE
NOT SUBSTANTIALLY DAMAGED

Date: 01/28/2025

MIKE & RITA LIVING TRUST SCHNIEPP
16017 REDINGTON Drive,
REDINGTON BEACH Florida 33708

PIN # 04-31-15-52578-022-0050

Disaster Event: **Hurricanes Helene/Milton**

Dear Property Owner:

On **09/27/2024 & 10/9/2024** your property located at 16017 REDINGTON Drive was damaged by **Hurricanes Helene/Milton**. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 44.899999999999999 percent. This number is derived from FEMA's Substantial Damage Estimator tool/by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the property is in a regulated special flood hazard area and the preliminary determination is below the fifty percent (50%) threshold you must now apply for and obtain a building permit to repair the building to its pre-damaged condition. You must include a completed Substantial Improvement/Substantial Damage review application, including an itemized estimate of all costs, with your application. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to repair or bring your building into compliance.

A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.

SUBSTANTIAL DAMAGE ESTIMATE
NOT SUBSTANTIALLY DAMAGED

The Town of Redington Beach participates in the National Flood Insurance Program. Failing to enforce floodplain damage requirements can jeopardize the community discount and participation in the program losing eligibility for flood insurance, disaster assistance and federally backed loans and grants for all our citizens.

Thank you in advance for your cooperation and assistance.

Respectfully,

Robert Peebles, Building Official
Town of Redington Beach

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov mike@pcpao.gov

#3

SCHNIEPP, MIKE & RITA LIVING TRUST
SCHNIEPP, MICHAEL J TRE
16017 REDINGTON DR
REDINGTON BEACH, FL 33708-1662

20 Oct 2024

RE: 04-31-15-52578-022-0050 Situs: 16017 REDINGTON DR

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): $172,890; Extra Features: $43,221; and Land: $844,075. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: Structure(s): $203,400; Extra Features: $50,848; and Land: $993,029.

The preceding value allocation to the structure would allow improvements not to exceed $101,700 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

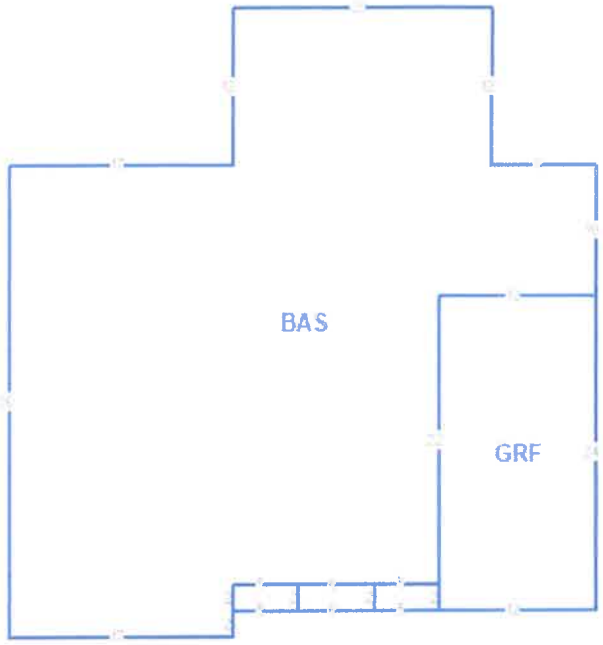
Value Use Limitations

The above values are effective for the 2024 Preliminary Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

2024 Building 1 Structural Elements and Sub Area Information

Structural Elements	
Foundation	Continuous Footing Poured
Floor System	Slab On Grade
Exterior Walls	Cb Stucco/Cb Reclad
Unit Stories	1
Living Units	1
Roof Frame	Gable Or Hip
Roof Cover	Shingle Composition
Year Built	1953
Building Type	Single Family
Quality	Average
Floor Finish	Carpet/Hardtile/Hardwood
Interior Finish	Drywall/Plaster
Heating	Central Duct
Cooling	Cooling (Central)
Fixtures	6
Effective Age	31

Sub Area	Living Area SF	Gross Area SF
Base (BAS)	1,484	1,484
Garage (GRF)	0	288
Open Porch (OPF)	0	12
Open Porch Unfinished (OPU)	0	20
Total Area SF	**1,484**	**1,804**



2024 Extra Features

Description	Value/Unit	Units	Total Value as New	Depreciated Value	Year
BT LFT/DAV	$12,000.00	1	$12,000	$5,760	2004
DOCK	$48.00	373.0	$17,904	$17,009	2022
FIREPLACE	$5,000.00	1	$5,000	$2,300	1953
PATIO/DECK	$14.00	591.0	$8,274	$3,310	1996
POOL	$55,000.00	1	$55,000	$23,100	1996

Permit Data

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

Permit Number	Description	Issue Date	Estimated Value
24RED-00084	WINDOWS/DOORS	04/22/2024	$12,147
24RED-00045	WINDOWS/DOORS	02/21/2024	$22,959
23RED-00362	ENCLOSURE	01/04/2024	$31,097
23RED-00166	SHED	07/27/2023	$3,215
WND-21-01215	DOCK	09/23/2021	$0
WND-21-01215 REV	DOCK	09/23/2021	$0
21RED-00387	DOCK	09/08/2021	$24,680

2020	Y	$565,457	$508,593	$458,593	$483,593	$458,593
2019	Y	$543,772	$497,158	$447,158	$472,158	$447,158

2023 Tax Information

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

Tax Bill	2023 Millage Rate	Tax District
View 2023 Tax Bill	14.878	(RB)

Sales History

Sale Date	Price	Qualified / Unqualified	Vacant / Improved	Grantor	Grantee	Book / Page
21-Sep-2016	$100	U	I	SCHNIEPP RITA D TRUSTEE	SCHNIEPP MICHAEL J TRUSTEE	19378/0590
18-Nov-2015	$542,000	Q	I	NICMAX PROPERTIES LLC	SCHNIEPP RITA D	18995/0284
28-Apr-2015	$338,400	U	I	COOK DEBORAH C	NICMAX PROPERTIES LLC	18761/2502
06-Jan-2015	$100	U	I	COOK DEBORAH C	MANIOTES SAM	18648/0127
05-Nov-2001	$315,000	Q	I	PLANTE MICHAEL	MANIOTES, SAM A	11660/0278

2024 Land Information

Land Area: ≅ 9,217 sf I ≅ 0.21 acres Frontage and/or View: Canal/River Seawall: Yes

Property Use	Land Dimensions	Unit Value	Units	Method	Total Adjustments	Adjusted Value
Single Family	60x155	$14,500	60.00	FF	1.1948	$1,039,476

#3

Mike Schniepp **03/31/25**

16017 Redington Drive

Redington Beach FL 33708

To whom it may concern,

I Christian Clayton with Clayton Builders Inc. Estimate cost to rebuild residential building address above with similar construction to cost $201,960.00. All work to be supplied by and coordinated by Clayton Builders Inc. All work to be performed by Licensed contractors and to current codes and practices.

Respectfully,

Christian Clayton

CBC-1252277

727-385-8756

ESTIMATED COST OF IMPROVEMENTS/RECONSTRUCTION

Parcel ID# 04-31-15-52578-022-0050

Property Address: 16017 REDINGTON DRIVE REDINGTON BEACH FL 33708

BUILDING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	Sales Tax	TOTAL COST	Notes/Details
DEMOLITION		10,000.00		10,000 $0.00	Removal of all flood damaged MOTERIALS BELOW 4'
FOUNDATION, SLAB	N A			$0.00	
DRYWALL	2000.00			2000. $0.00	
DRYWALL LABOR		4700.00		4700. $0.00	Pad out STUDS/DRYWALL & SKIM OUT TO MATCH EXISTING
BEARING WALLS, TIE BEAM, TRUSSES	N A			$0.00	
FRAMING, JOIST, BEAMS, SUB-FLOORING	350.00	750.00		1100. $0.00	REPAIR /REPLACE TERMITE DAMAGED STUDS HALLWAY
INTERIOR NON-BEARING WALLS	N A			$0.00	
EXTERIOR FINISHES (STUCCO, SIDING, PAINTING, TRIM, BRICK, ETC.)	N A			$0.00	
WINDOWS AND EXTERIOR DOORS	36,000	21,000		57,000 $0.00	REPLACE EXISTING DOORS W/SIMILAR
CABINETS AND VANITIES	12,300	4700.00		17,000 $0.00	
HARDWARE	N A			$0.00	
ATTACHED DECKS AND PORCHES	N A			$0.00	
FLOOR COVERING	N A			$0.00	
BATHROOM/KITCHEN TILE	3700.00	4300.00		8,000.00 $0.00	TILE FOR KITCHEN WALLS, FLOORS, BOTH floors & TUB Surround
WALL FINISH/PAINTING/COVERING	1700.00	4000.00		5700.00 $0.00	PRIMER X 2 TOP COAT X 2 TRIM 2X
BUILT IN APPLIANCES	3200.00	400.00		3600.00 $0.00	BUILT IN OVEN & COOKTOP
BUILT IN CABINETS, BOOKCASES, FURNITURE, MIRROS, CLOSET SHELVING	N A			$0.00	
INTERIOR DOORS	6500.00	4000.00		10,500.00 $0.00	
BASE/TRIM	1750.00	3000.00		4750.00 $0.00	
HARDWARE (STRAPPING, BOLTS, SCREWS)	N A			$0.00	
INSULATION	N A			$0.00	
INSULATION LABOR	N A			$0.00	
FIREPLACE/HEARTH/MANTEL/CHIMNEY	N A			$0.00	
ELECTRICAL WIRING	300.00	1200.00		1500.00 $0.00	REPLACE CLOTH WIRING AND RE-RUN PER Code
ELECTRICAL FIXTURES, CEILING FANS, OUTLETS, SWITCHES	1700.00	3000.00		4700.00 $0.00	REPLACE all BOXES & DEVICES, FIXTURES DAMAGED
SECURITY SYSTEM, INTERCOM	N A			$0.00	
SMOKE DECTECTORS	500.00	750.00		1250.00 $0.00	INSTALL INTERCONNECTED SMOKE DET. AS PER Code x5
ELECTRICAL PANEL, METER BASE	N A			$0.00	
PLUMBING PIPING	N A			$0.00	
PLUMBING FIXTURES	3800.00	2900.00		6700.00 $0.00	
WATER HEATERS	N A			$0.00	
WATER FILTRATION, CONDITIONING AND RECIRCULATION SYSTEMS	N A			$0.00	
HVAC EQUIPMENT	8000.00	4,000.00		12,000 $0.00	

DUCTWORK, GRILLS	N A			$0.00	
BATHROOM FANS, RANGE HOOD, CENTRAL VACCUUM, DRYER EXHAUST	N A			$0.00	
GAS PIPING	N A			$0.00	
GAS TANK	N A			$0.00	
SINGLES, UNDERLAYMENT, MOD BIT	N A			$0.00	
GUTTERS, DOWNSPOUTS	N A			$0.00	
				$0.00	
CONSTRUCTION MANAGEMENT AND SUPERVISION 10 %		15,300.00		15300.00 $0.00	
OVERHEAD & PROFIT 10 %		15,300.00		15,300.00 $0.00	
ITEMS PURCAHSED BY HOMEOWNER				$0.00	
PLANS + PERMITS		2500.00		2500.00	
TOTAL				$0.00	
Add 10% contingency		18,360		18360 $0.00	
GRAND TOTAL				0.00	
				201,960.00	

The value placed on all donated or discounted materials should be equal to the actual or estimated cost of such materials and must be included in the total cost. Where materials or servicing equipment are donated or discounted below normal market values, the value should be adjusted to an amount that would be equivalent to that estimated through normal market transactions. Section 4.4.4*

The situation described above that involves donated or discounted materials may also involve volunteer labor. Also, property owners may undertake fairly significant improvement and repair projects on their own. In both cases, the normal "market" value or "going rate" for labor must be included in the estimates of the cost of improvement and the costs to repair. Section 4.4.5*

I understand that I am subject to enforcement, penalties and / or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit documents.

Violating the FEMA improvement threshold may result in removal of improvement work, revocation of the

(PLEASE attach any additional information)

Contractor's Name: CHRISTIAN CLAYTON CLAYTON BUILDERS INC. License #: CBC-1252277

Address: 763 22nd AVE N. ST. PETERSBURG, FL 33708 Phone: 727-385-8256

Contractor's Signature: _____ Date: 3-31-25

*FEMA P-758/May 2010 "Substantial Improvement/Substantial Damage Desk Reference", Chapter 4, Making Substantial Improvement and Substantial Damage Determinations.

To:

Redington Beach Building Department

From:

APPEAL #RB-APPEAL-25-0077

Michael J Schniepp

16017 Redington Drive

Redington Beach, Florida

33708 Cell 270-871-4699

Renting at

11186 116th St

Largo, Florida 33778

was told Substantial damage appeal was Incomplete as the Contractor did not use their form - prices went up Substantial since the First Estimate.

Dear Sirs:

Please find what I was told the additional information required: The contractors estimate to remodel my home back to original status. He has put the information on his own form but since we have been so delayed by this process the cost has gone higher.

This should not make any difference as my appeal is to change my determination letter from NOT SUBSTANTIALLY DAMAGED – TO SUBSTANTIALLY DAMAGED. As we are in the process of demolishing the whole building and building a FEMA compliant structure. My Pinellas County estimate that I must come under to not be substantially damaged is approximately 102,000. I have submitted my insurance settlement for the dwelling which is low 160,000 – a contractors estimate on his own letter head of around 160,000 and now 3 months later the new estimate on the form that I was told was required is 201,960. All of these have been submitted and are over 102,000 to be over the 50% rule.

I do not understand the whole process as to why my property was considered only 44% damaged when my neighbors are 76% damaged. This has taken 3 months to get something

#3

The Hartford Insurance Company

Claim Number: 550577 **Policy Number:** 8706228111 **Type of Loss:** Flood

Date of Loss:	9/26/2024 8:30 PM	Date Received:	9/28/2024 2:00 AM
Date Inspected:	9/30/2024 10:00 AM	Date Entered:	9/28/2024 11:07 AM
Date Est. Completed:	1/29/2025 5:33 PM		

Price List: FLSP8X_SEP24
Restoration/Service/Remodel
Estimate: MICHAEL_J_SCHNIEPP5

Building

Net Claim Summary

Replacement Cost Value	Less Recoverable Depreciation	Less Non-recoverable Depreciation	Actual Cash Value
$162,461.49	(18,669.99)	<955.70>	$142,835.80
Less Deductible			(5,000.00)
Net Claim			**$137,835.80**
Total Recoverable Depreciation			$18,669.99
Net Claim if Depreciation is Recovered			**$156,505.79**

Just First Supplement Settlement











































#4

this is all I received — and I had to go to the portal to get it. No email is answered

Home Schniepp, Michael

Select Language

APPEAL

Residential Permits

Record Number RB-APPEAL-25-0077 Disapproved

Options

Current Fees
$0.00
Additional fees may be required

Please complete the following information to submit your permit application.

▲ My Project — Done

Location

16017 REDINGTON DR
Redington Beach, FL 33708

Parcel
04-31-15-52578-022-0050

Created	2/18/2025
Submitted	2/18/2025
Approved	--
Issued	--
Closed	--
Application Expires	--

Give your project a name

Appeal

Describe the purpose of the project

▲ Notes — 1 Note

Begin Date:
3/28/2025
Type:

← View Applications

Outlook

TOWN OF REDINGTON BEACH, FL Permit [RB-APPEAL-25-0077] status has changed to [Additional Information Requested]

From noreply@smartgovcommunity.com <noreply@smartgovcommunity.com>
Date Fri 3/28/2025 2:44 PM
To msneep1950@outlook.com <msneep1950@outlook.com>

TOWN OF REDINGTON BEACH, FL Permit **RB-APPEAL-25-0077** status has changed to **Additional Information Requested**

Permit #: RB-APPEAL-25-0077 Type: APPEAL

Site Address: 16017 REDINGTON DR
Redington Beach, FL 33708

Contact: SCHNIEPP, MIKE & RITA LIVING TRUST
16017 REDINGTON DR
REDINGTON BEACH, FL 33708-1662

msneep1950@outlook.com
270-871-4699

View

This email was sent from a notification-only address that cannot accept incoming email. **Please do not reply to this message.**

APPEAL

Residential Permits

Record Number RB-APPEAL-25-0077

Additional Information Requested

Options

Current Fees

$0.00

Additional fees may be required

Please complete the following information to submit your permit application.

My Project

Done

Location

16017 REDINGTON DR
Redington Beach, FL 33708

Parcel
04-31-15-52578-022-0050

Created	2/18/2025
Submitted	2/18/2025
Approved	--
Issued	--
Closed	--
Application Expires	--

Give your project a name

Appeal

Describe the purpose of the project

Notes

1 Note

Begin Date:
3/28/2025
Type:

← View Applications

BVR saved to "other"

Contacts

Done

Contact	Role
SCHNIEPP, MIKE & RITA LIVING TRUST msneep1950@outlook.com 270-871-4699	Submitter of the Application
SCHNIEPP, MIKE & RITA LIVING TRUST msneep1950@outlook.com 270-871-4699	Owner of Record

← View Applications

The status for the TOWN OF REDINGTON BEACH, FL **BUILDING** inspection for Permit **RB-APPEAL-25-0077** has been changed to Complete

Permit Details

Permit #:	RB-APPEAL-25-0077	Type:	APPEAL
Site Address:	16017 REDINGTON DR Redington Beach, FL 33708	Contact:	SCHNIEPP, MIKE & RITA LIVING TRUST 16017 REDINGTON DR REDINGTON BEACH, FL 33708-1662 msneep1950@outlook.com 270-871-4699

Inspection Results: SD Appeal Photos

View

Outlook

1/N Spectrum
24th
on website
No follow up
even after email -

[Record #RB-APPEAL-25-0077]

From Mike Schniepp <msneep1950@outlook.com>
Date Sun 3/23/2025 2:00 PM
To bldgdept@redshoresfl.com <bldgdept@redshoresfl.com>

My email said that this is complete- yet when I look at it- in the portal- it says it is incomplete- it also looks like there is an inspection set for this Monday- I have left notes on the doors at 16017 Redington Drive- as I am renting elsewhere and cannot be there - saying the inspectors have authorization to go in- the front door and the back door are not locked- I need this substantial damage appeal completed so I can apply for my increased cost of compliance with my insurance company -- to demo and rebuild up. This should be what Fema wants - I have no idea why I am having to go through this when my neighbor was 76% damaged- and I had more water and damage than him. I need to know if there is anything else I need to do to get this corrected so the demo company can start the process. Mike Schniepp -

Select Language

Upcoming Inspections

Inspection	Inspector	Date
Building 16017 REDINGTON DR, Redington Beach RB-APPEAL-25-0077	Cary Ramsay	Scheduled for 3/24/2025 Cancel

APPEAL

Residential Permits

Record Number RB-APPEAL-25-0077 Incomplete

Options

Current Fees
$0.00
Additional fees may be required

Please complete the following information to submit your permit application.

My Project

Done

Location

16017 REDINGTON DR
Redington Beach, FL 33708

Parcel
04-31-15-52578-022-0050

Created	2/18/2025
Submitted	2/18/2025
Approved	--
Issued	--
Closed	--
Application Expires	8/17/2025

Give your project a name

Appeal

Describe the purpose of the project

Contacts

Done

← View Applications

Your application is being reviewed.

#5

Dear Members of the Board of Adjustment,

I, Michael J Schniepp, joint owner and resident of our property since 2016 at 16017 Redington Drive, Redington Beach, Florida, sustained significant damage from Hurricane Helene and subsequent flooding that occurred the week of September 23, 2024. I am seeking reconsideration of my appeal to change the damage assessment from non-substantial to substantial, specifically from 44.89999999% to over 50%.

Due to flooding, our home experienced approximately 54 inches of seawater and sewage inside, with a high-water mark of 60.5 inches in the garage. We were not permitted to access the property for approximately a week following the storm. Around the week of October 3rd, we began initially cleaning up, removing most of our possessions and addressing the pool. But our initial remediation team did not show we were delayed until Bella Costa Designs could start the mitigation in which the completed invoice was paid October 30, 2024, 5 plus weeks of soaking in water and sewage.

My independent adjuster assigned to my Hartford/Fema policy is employed with a company called Pilot. He conducted his initial assessment on October 1st. My settlement and first supplement from Hartford/Fema were $156,505. He also facilitated the release of the Preliminary Damage Assessment (APDA) form, which increased the Pinellas County property tax valuation of the dwelling from $203,400 to $248,018, estimating the damage percentage to my property at 67.8%. This aligns with the damage assessments most of my neighbors received. Most of these neighbors have sold their property or are attempting to sell, because of multiple floodings and damage to their one level non-elevated dwellings.

Our property was one of the last in our area to receive a substantial damage determination letter. Despite multiple inquiries with the Town of Redington Shores building department, numerous phone calls and emails went unanswered. Multiple trips to the office to inquire about my substantial damage determination letter yielded no response until January 28th, 2025, almost five months later. To my shock, it came back not substantially damaged. After contacting the building department again to understand how the non-substantial determination was reached as no actual inspection of the damage inside occurred, I was finally told to submit an appeal. The appeal was submitted around February 18th, 2025.

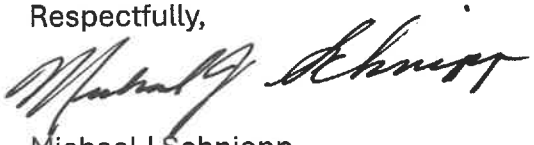
On March 18th, I received a message stating my appeal was "complete"; however, the portal indicated that it was "incomplete". I requested clarification by the "help" message system on the site- but to this day have received no response. After visiting the building department again, I was rather indignantly informed by one of the staff that it was incomplete because my builder did not use their form, and his detailed bid was not acceptable as submitted. I then had my contractor re-submit the estimate on their form

which he had to handwrite the input, incorporating updated pricing reflecting recent price increases in materials and labor, newly discovered mold in the laundry room, and extensive termite damage behind the bathroom tile and drywall. The revised estimate totaled $201,960.

In early April, the portal status changed to "disapproved" without explanation. I never received anything formally in the mail. No inspection history was noted. No reason given. Upon visiting the building department again, I was informed by the same staff person that their decision was final, and no further appeals would be considered; and again, by the same staff member, was told that meeting the building inspector was not an option that they couldn't have everyone "wasting" his time. Assisted by local resident volunteers, I was able to finally meet with the building inspector, who stated my property was not substantially damaged and that he estimated repairs could be done for $99,000. Despite providing detailed information about prior repair costs, especially showing him that I had spent close to $50,000 just recently on impact windows and doors that my adjuster declared damaged and needing to be replaced. He said that he could not accept my insurance adjuster's appraisal, and the Pinellas County Appraisals were not accurate. And my contractors' estimates were too high. He would not change his position or estimate but did say he would personally try to inspect the property before we demolished it because he had not looked at it himself. I have since called him, and he has not returned my call. I received no information as to whether he re-inspected the property or not. The portal still shows "disapproved" on the appeal.

I am formally requesting that the current damage assessment of 44.899999% be revised to over 50% to qualify for a new substantial damage letter, allowing me to rebuild to FEMA standards. Repeated remodeling has proven ineffective for neighbors who have remodeled twice due to flooding since 2016 and have been forced to relocate.

Respectfully,



Michael J Schniepp

#5

Date of submission: 1/27/25

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

ADJUSTER'S PRELIMINARY DAMAGE ASSESSMENT (APDA)

Adjusters use this form (for claims handling advisory purposes) in helping FEMA and communities identify potential substantially-damaged or repetitively-damaged buildings. In establishing the pre-loss value of a building, adjusters use replacement cost value (RCV), while communities use market value. Adjusters send this completed form via email with "APDA Enclosed" in the subject line to the NFIP Standard Operations (SO) at NFIPClaimsMailbox@fema.dhs.gov.

Community, insurer and adjuster information

INSURER: The Hartford COMMUNITY ID: 125140C COMMUNITY NAME: PINELLAS COUNTY

ADJUSTER: James Smith PHONE: 800-421-1664 EMAIL: PFM@pilotcat.com

Policyholder and property information

POLICYHOLDER: MICHAEL J SCHNIEPP POLICY NO.: 8706228111

PROPERTY ADDRESS: 16017 REDINGTON DR DATE OF LOSS: Sep 26, 2024

CITY: REDINGTON BEACH STATE: FL ZIP: 33708 EDN NO.: FL0124

Valuation and damage information

Adjuster's pre-loss building valuation	
Estimated Replacement Cost Value (RCV) of building	$ 248018.40

Adjuster's post-loss building repair estimate(s)	
Estimated cost of repairs from flood	$ 168045.66
Estimated cost of repairs from other perils	$
Net estimated cost of repairs from all perils	$ 168045.66

Damage-to-value (flood only): 67.8 %

Damage-to-value (all perils): 67.8 %

Comments:

Adjuster's signature: James Smith Adjuster FCN: 0070002814 Date signed: 1/27/25

Supervisor's signature: FCN: Date signed:

#5 Adjusters Updated 7 First Supplement / Settlement

SETTLEMENT INSTRUCTIONS

DWELLING ONLY

Dear Michael J. Schniepp/Rita D. Schniepp

Enclosed is YOUR COPY of the Building and/or Contents Repair Estimate. Please review and retain for your records. This estimate is based on our inspection of the damage and any estimates or information you may have provided during the course of this adjustment and the National Flood Insurance Program's coverage guidelines. In the event you have any mitigation invoices and/or contractor's unit cost estimates to incorporate into your claim, please contact your adjuster to make arrangements to send that documentation to your adjuster.

Please Note:

The adjuster has no authority to approve or deny claims. A copy of this estimate does not constitute a settlement but recommendations made based on the adjuster's inspection of damage. The recommendations may include coverage according to the National Flood Insurance Program, estimates or information you provided the adjuster during the course of the investigation. This estimate is subject to review and approval by your insurance carrier.

For you records you should also keep receipts, canceled checks, inspection reports, etc. as proof of repair or replacement in a safe place in the event of future loss.

Depreciation is based on age and condition. Sales taxes have been included on the individual line items of the building and contents estimates (when contents coverage exists) and figured on materials only. The estimating software utilized in this estimate reflects an allowance per line item for sales tax charged and provides a summary page for the entire estimate. The summary reflects the total of the tax added to the line items and there is no duplication of sales taxes for either the building or contents estimate.

The mortgagee will be listed on all checks paid against the Building coverage.

If you have any questions, please feel free to contact me.

James Smith

Phone: 800-421-1664

The Hartford Insurance Company

Insured:	MICHAEL J SCHNIEPP	Home:	(270) 871-4699
Property:	16017 REDINGTON DR REDINGTON BEACH, FL 33708	E-mail:	MSNEEP1950@OUTLOOK.COM
Home:	16017 REDINGTON DR REDINGTON BEACH, FL 33708		
Claim Rep.:	James B. Smith	Business:	(800) 421-1664
Company:	Pilot Flood Management	E-mail:	pfm@pilotcat.com
Business:	P.O. Box 91655 Mobile , AL 36691-1655		
Estimator:	James B. Smith	Business:	(800) 421-1664
Company:	Pilot Flood Management	E-mail:	pfm@pilotcat.com
Business:	P.O. Box 91655 Mobile , AL 36691-1655		
Reference:		Business:	(800) 421-1664
Company:	Pilot Flood Management	E-mail:	pfm@pilotcat.com
Business:	P.O. Box 91655 Mobile, AL 36691-1655		

Claim Number: 550577 **Policy Number:** 8706228111 **Type of Loss:** Flood

Date of Loss:	9/26/2024 8:30 PM	Date Received:	9/28/2024 2:00 AM
Date Inspected:	9/30/2024 10:00 AM	Date Entered:	9/28/2024 11:07 AM
Date Est. Completed:	1/29/2025 5:33 PM		
Price List:	FLSP8X_SEP24 Restoration/Service/Remodel		
Estimate:	MICHAEL_J_SCHNIEPP5		

Net Claim Summary

Coverage	Net Claim
Building	$137,835.80
Personal Property	$55,305.92
Total Net Claim	**$193,141.72**
Total Amount of Building Recoverable Depreciation	$18,669.99
Total Net Claim if Depreciation is Recovered	**$211,811.71**

NOTICE: Please read carefully,
We appreciate this opportunity to partner with your insurance company to help you repair your home.
Your property was inspected by a qualified and licensed independent insurance adjuster who has prepared this scope of damages - however, only your insurance company has the right to review and approve this estimate. Your policy may contain endorsements or exclusions that your adjuster may not be aware of. Endorsement and exclusions could affect coverage or reduce payment amounts. This is not an authorization to begin repairs. No Independent adjuster or appraiser has the authority to authorize repairs or guarantee payment.
Your insurance adjuster is not a licensed contractor. Should you or your contractor find damages that were hidden from the adjuster or were not included in this report, you must contact your insurance company prior to repairing this damage.
Should you have questions regarding this report, please feel free to contact our office or your insurance company.

Claim Number: 550577 **Policy Number:** 8706228111 **Type of Loss:** Flood

Date of Loss:	9/26/2024 8:30 PM	Date Received:	9/28/2024 2:00 AM
Date Inspected:	9/30/2024 10:00 AM	Date Entered:	9/28/2024 11:07 AM
Date Est. Completed:	1/29/2025 5:33 PM		

Price List: FLSP8X_SEP24
Restoration/Service/Remodel
Estimate: MICHAEL_J_SCHNIEPP5

Building

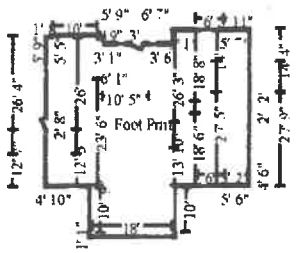
Net Claim Summary

Replacement Cost Value	Less Recoverable Depreciation	Less Non-recoverable Depreciation	Actual Cash Value
$162,461.49	(18,669.99)	<955.70>	$142,835.80
Less Deductible			(5,000.00)
Net Claim			**$137,835.80**
Total Recoverable Depreciation			$18,669.99
Net Claim if Depreciation is Recovered			**$156,505.79**

Building

MICHAEL_J_SCHNIEPP5

Foot Print



Foot Print **Height: 8'**

1080.49 SF Walls	1711.17 SF Ceiling
2791.66 SF Walls & Ceiling	1711.17 SF Floor
190.13 SY Flooring	170.28 LF Floor Perimeter
185.82 LF Ceil. Perimeter	

Window	**2' 11 1/2" X 4'**	**Opens into Exterior**
Door	**2' 7 1/2" X 6' 8"**	**Opens into Exterior**
Window	**3' 11 1/2" X 4'**	**Opens into Exterior**
Window	**3' X 4'**	**Opens into Exterior**
Window	**9' 11 1/2" X 4'**	**Opens into Exterior**
Window	**18' X 4'**	**Opens into Exterior**
Window	**10' X 4'**	**Opens into Exterior**
Window	**6' X 4'**	**Opens into Exterior**
Window	**3' X 4'**	**Opens into Exterior**
Window	**2' X 4'**	**Opens into Exterior**
Window	**1' 11 1/2" X 4'**	**Opens into Exterior**
Window	**4' X 4'**	**Opens into Exterior**
Window	**6' X 4'**	**Opens into Exterior**
Window	**1' 11 1/2" X 4'**	**Opens into Exterior**
Door	**2' 11 1/2" X 6' 8"**	**Opens into Exterior**
Window	**2' X 4'**	**Opens into Exterior**
Door	**9' 11 1/2" X 7'**	**Opens into Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Clean stucco	851.41 SF	0.84	0.60	0.00	715.78	(0.00)	715.78
2. R&R Central air conditioning system - 2.5 ton - 14-15 SEER	**1.00 EA**	**6,500.00**	**0.00**	**0.00**	**6,500.00**	**(1,260.92)**	**5,239.08**
We were unable to read the Model and Serial Number, appears to be a 2.5 Ton Unit See Photo 8							
*Pricing Adjusted to Match Contractor. Orion Heating and Air Conditioning LLC.							
3. R&R Disconnect box - 30 amp - non fused	1.00 EA	210.08	0.94	42.20	253.22	(37.57)	215.65
AC Unit breaker panel attached to building							

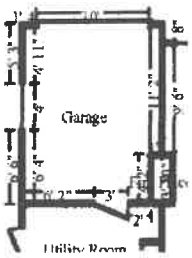
CONTINUED - Foot Print

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
4. R&R Circuit breaker - bolt-on - 1 pole, 15 to 60 amp	1.00 EA	76.07	1.19	15.46	92.72	(10.82)	81.90
5. R&R 110 volt wiring (12/2 copper conductor with ground)	40.00 LF	2.22	2.44	18.24	109.48	(3.00)	106.48
6. R&R Rigid conduit, 1"	40.00 LF	19.82	15.20	161.60	969.60	(38.28)	931.32
7. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	600.09	0.00	0.00	600.09	(0.00)	600.09
8. R&R Breaker panel - 200 amp	**1.00 EA**	**1,818.45**	**34.98**	**370.70**	**2,224.13**	**(166.12)**	**2,058.01**

*The insured submitted an invoice for the installation of this item from 2020 however we can not use the pricing as it is not a current invoice. The Insured can submit a current invoice / proposal for replacement of breaker panel and file for an additional supplement to address any price differences.

Totals: Foot Print	**55.35**	**608.20**	**11,465.02**	**1,516.71**	**9,948.31**
Total: Foot Print	**55.35**	**608.20**	**11,465.02**	**1,516.71**	**9,948.31**

Main Level



Garage **Height: 8'**

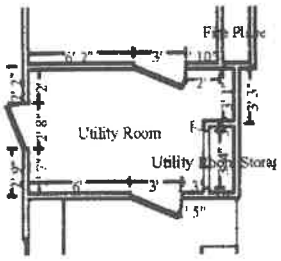
330.30 SF Walls	179.96 SF Ceiling
510.26 SF Walls & Ceiling	179.96 SF Floor
20.00 SY Flooring	41.68 LF Floor Perimeter
54.67 LF Ceil. Perimeter	

Window	**4' 7/16" X 4'**	**Opens into Exterior**
Door	**3' 1/4" X 7'**	**Opens into UTILITY_ROO1**
Door	**9' 11 1/2" X 7'**	**Opens into Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
9. Flood loss cleanup - Light	179.96 SF	1.15	0.00	0.00	206.95	(0.00)	206.95
10. Structural drying per SF - Non-climate cont.	179.96 SF	0.61	0.00	0.00	109.78	(0.00)	109.78
11. Apply anti-microbial agent to the floor	179.96 SF	0.35	0.63	0.00	63.62	(0.00)	63.62
Walls							

CONTINUED - Garage

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
12. Scrape more than the floor perimeter & prep for paint	166.74 SF	0.75	0.12	25.04	150.22	(0.00)	150.22
Epoxy Painted Block Wall. Paint is Damaged by Flood							
13. Clean masonry	166.74 SF	0.88	0.23	0.00	146.96	(0.00)	146.96
14. Apply anti-microbial agent to walls	208.42 SF	0.35	0.73	0.00	73.68	(0.00)	73.68
15. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	208.42 SF	1.15	3.36	48.62	291.66	(29.16)	262.50
16. Paint wall with epoxy coating - 2 coats	330.30 SF	1.73	11.33	116.54	699.29	(69.93)	629.36
17. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	536.34	27.66	112.80	676.80	(32.03)	644.77
18. Detach & Reset Door lockset & deadbolt - exterior	1.00 EA	35.99	0.00	7.20	43.19	(0.00)	43.19
19. Prime & paint door slab only - exterior (per side)	2.00 EA	54.04	2.33	22.08	132.49	(13.25)	119.24
20. Seal & paint door slab only (per side)	2.00 EA	46.14	1.39	18.74	112.41	(11.24)	101.17
21. Seal & paint door or window opening (per side)	3.00 EA	37.95	1.29	23.04	138.18	(13.81)	124.37
For Entry Door, Overhead Door, and Window							
22. R&R Overhead door & hardware - 10' x 8'	1.00 EA	2,158.56	117.66	455.26	2,731.48	(185.57)	2,545.91
23. R&R Overhead (garage) door opener - sensors only (per pair)	1.00 EA	100.54	3.39	20.78	124.71	(25.90)	98.81
24. Replace Overhead door weather stop	10.00 LF	3.88	0.85	7.94	47.59	(3.40)	44.19
25. R&R Refrigerator - top freezer - 18 to 22 cf	1.00 EA	978.55	63.00	0.00	1,041.55	<213.12>	828.43
Refrigerator Model MDTF18WHR Vissani 18CU Top Freezer							
26. R&R Vinyl window, single hung, 13-19 sf - High grade	1.00 EA	495.96	25.25	104.24	625.45	(163.13)	462.32
Totals: Garage			**259.22**	**962.28**	**7,416.01**	**760.54**	**6,655.47**



Utility Room **Height: 8'**

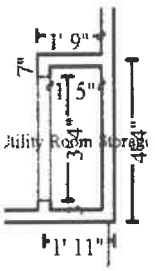
225.19 SF Walls	79.80 SF Ceiling
304.99 SF Walls & Ceiling	79.80 SF Floor
8.87 SY Flooring	26.51 LF Floor Perimeter
38.54 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	**3' 4" X 6' 8"**	**Opens into UTILITY_ROOM**
Door	**3' X 7'**	**Opens into KITCHEN**
Door	**2' 8 1/8" X 7'**	**Opens into Exterior**
Door	**3' 1/4" X 7'**	**Opens into GARAGE**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
27. Flood loss cleanup - Light	79.80 SF	1.15	0.00	0.00	91.77	(0.00)	91.77
28. Structural drying per SF - Non-climate cont.	79.80 SF	0.61	0.00	0.00	48.68	(0.00)	48.68
29. Apply anti-microbial agent to the floor	79.80 SF	0.35	0.28	0.00	28.21	(0.00)	28.21
Walls							
30. Tear out wet drywall, no bagging - Cat 3	106.03 SF	1.46	0.00	0.00	154.80	(0.00)	154.80
31. Clean stud wall	106.03 SF	1.06	0.15	0.00	112.54	(0.00)	112.54
32. Apply anti-microbial agent to walls	106.03 SF	0.35	0.37	0.00	37.48	(0.00)	37.48
33. Replace 1/2" drywall - hung, taped, ready for texture	106.03 SF	2.71	4.82	58.42	350.58	(11.68)	338.90
34. Scrape the floor perimeter & prep for paint	26.51 SF	0.75	0.02	3.98	23.88	(0.00)	23.88
35. Replace Texture drywall - light hand texture	132.53 SF	1.25	0.93	33.32	199.91	(6.67)	193.24
Blend texture 1' above cut							
36. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	132.53 SF	1.15	2.13	30.90	185.44	(18.55)	166.89
37. Paint the walls - one coat	225.19 SF	0.80	2.68	36.58	219.41	(21.94)	197.47
38. R&R Exterior door - metal - insulated - flush or panel style	**1.00 EA**	**4,200.00**	**0.00**	**0.00**	**4,200.00**	**(250.19)**	**3,949.81**
*Pricing Adjusted to Match Contractor JMI Windows. Item 21 in contractors proposal.							
39. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
40. Detach & Reset Door lockset & deadbolt - exterior	1.00 EA	35.99	0.00	7.20	43.19	(0.00)	43.19
41. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
42. Prime & paint door slab only - exterior (per side)	1.00 EA	54.04	1.16	11.04	66.24	(6.62)	59.62
43. Seal & paint door slab only (per side)	2.00 EA	46.14	1.39	18.74	112.41	(11.24)	101.17
For Door to Kitchen							

CONTINUED - Utility Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
44. Seal & paint door or window opening (per side) 3 Doors in this Room, 1 Exterior, 1 Entry to Garage, 1 Entry to Kitchen	3.00 EA	37.95	1.29	23.04	138.18	(13.81)	124.37
Totals: Utility Room			**34.24**	**306.58**	**6,512.95**	**362.58**	**6,150.37**



Utility Room Storage **Height: 8'**

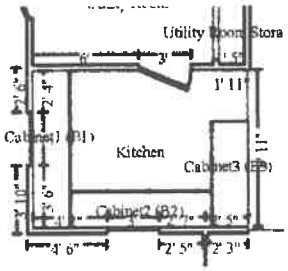
62.58 SF Walls	5.54 SF Ceiling
68.12 SF Walls & Ceiling	5.54 SF Floor
0.62 SY Flooring	7.27 LF Floor Perimeter
10.60 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **3' 4" X 6' 8"** **Opens into UTILITY_ROO1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
47. Flood loss cleanup - Light	5.54 SF	1.15	0.00	0.00	6.37	(0.00)	6.37
48. Structural drying per SF - Non-climate cont.	5.54 SF	0.61	0.00	0.00	3.38	(0.00)	3.38
49. Apply anti-microbial agent to the floor	5.54 SF	0.35	0.02	0.00	1.96	(0.00)	1.96
Walls							
50. Tear out wet drywall, no bagging - Cat 3	29.07 SF	1.46	0.00	0.00	42.44	(0.00)	42.44
51. Clean stud wall	29.07 SF	1.06	0.04	0.00	30.85	(0.00)	30.85
52. Apply anti-microbial agent to walls	29.07 SF	0.35	0.10	0.00	10.27	(0.00)	10.27
53. Replace 1/2" drywall - hung, taped, ready for texture	29.07 SF	2.71	1.32	16.02	96.12	(3.20)	92.92
54. Scrape the floor perimeter & prep for paint	7.27 SF	0.75	0.00	1.10	6.55	(0.00)	6.55
55. Replace Texture drywall - light hand texture Blend texture 1' above cut	36.33 SF	1.25	0.25	9.14	54.80	(1.83)	52.97
56. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	36.33 SF	1.15	0.59	8.48	50.85	(5.08)	45.77
57. Paint the walls - one coat	62.58 SF	0.80	0.74	10.16	60.96	(6.10)	54.86

CONTINUED - Utility Room Storage

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. R&R Shelving - 12" - in place	7.27 LF	13.30	2.53	19.84	119.06	(1.91)	117.15
59. Seal & paint closet shelving	7.27 LF	10.98	0.97	16.16	96.95	(16.15)	80.80
Totals: Utility Room Storage			**6.56**	**80.90**	**580.56**	**34.27**	**546.29**



Kitchen **Height: 8'**

222.05 SF Walls	108.00 SF Ceiling
330.05 SF Walls & Ceiling	108.00 SF Floor
12.00 SY Flooring	30.38 LF Floor Perimeter
33.38 LF Ceil. Perimeter	

Window	**3' X 4'**	**Opens into Exterior**
Window	**3' X 4'**	**Opens into Exterior**
Missing Wall	**8' 10 1/2" X 8'**	**Opens into LIVING_ROOM**
Door	**3' X 7'**	**Opens into UTILITY_ROO1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
60. Flood loss cleanup - Light	108.00 SF	1.15	0.00	0.00	124.20	(0.00)	124.20
61. Structural drying per SF - Climate controlled	108.00 SF	0.68	0.00	0.00	73.44	(0.00)	73.44
62. Clean floor - tile - Heavy clean	108.00 SF	1.09	0.53	0.00	118.25	(0.00)	118.25
Cleaning with an orbital mechanical scrubber							
63. Apply anti-microbial agent to the floor	108.00 SF	0.35	0.38	0.00	38.18	(0.00)	38.18
64. Replace Tile/stone sealer	216.01 SF	0.98	5.44	43.42	260.55	(0.00)	260.55
Walls							
65. Tear out baseboard	8.38 LF	0.66	0.00	0.00	5.53	(0.00)	5.53
Deduction made for cabinets							
66. Replace Baseboard - 3 1/4"	8.38 LF	4.55	1.22	7.86	47.21	(1.58)	45.63
Deduction made for cabinets							
67. Seal (1 coat) & paint (1 coat) baseboard	8.38 LF	1.79	0.09	3.02	18.11	(1.81)	16.30
Deduction made for cabinets							

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
68. R&R Quarter round - 3/4"	8.38 LF	2.35	0.60	4.06	24.36	(0.37)	23.99
Deduction made for cabinets							
69. Seal (1 coat) & paint (1 coat) baseboard	8.38 LF	1.79	0.09	3.02	18.11	(1.81)	16.30
Deduction made for cabinets							
70. Seal & paint base shoe or quarter round	8.38 LF	0.96	0.08	1.62	9.74	(0.97)	8.77
Deduction made for cabinets							
71. Tear out wet drywall, no bagging - Cat 3	121.52 SF	1.46	0.00	0.00	177.42	(0.00)	177.42
72. Clean stud wall	121.52 SF	1.06	0.17	0.00	128.98	(0.00)	128.98
73. Apply anti-microbial agent to walls	121.52 SF	0.35	0.43	0.00	42.96	(0.00)	42.96
74. Replace 1/2" drywall - hung, taped, ready for texture	121.52 SF	2.71	5.53	66.96	401.81	(13.39)	388.42
75. Scrape part of the floor perimeter & prep for paint	8.38 SF	0.75	0.01	1.26	7.56	(0.00)	7.56
Deduction made for cabinets							
76. Replace Texture drywall - light hand texture	85.90 SF	1.25	0.60	21.60	129.58	(4.32)	125.26
Deduction made for cabinets							
Blend texture 1' above cut							
77. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	151.90 SF	1.15	2.45	35.44	212.58	(21.25)	191.33
78. Paint the walls - one coat	222.05 SF	0.80	2.64	36.04	216.32	(21.64)	194.68
79. Seal & paint door or window opening (per side)	2.00 EA	37.95	0.86	15.36	92.12	(9.21)	82.91
For Windows x2							
80. Detach & Reset Sink - double basin	1.00 EA	225.08	0.07	45.04	270.19	(0.00)	270.19
81. Clean sink	1.00 EA	18.11	0.00	0.00	18.11	(0.00)	18.11
82. R&R P-trap assembly - ABS (plastic)	1.00 EA	95.11	0.59	19.14	114.84	(10.21)	104.63
83. Detach & Reset Backsplash - solid surface - Unattached	16.00 LF	4.87	0.13	15.60	93.65	(0.00)	93.65
84. Detach & Reset Countertop - Granite or Marble	46.00 SF	42.24	0.35	388.68	2,332.07	(0.00)	2,332.07
85. Tear out cabinetry - lower (base) units	22.00 LF	11.99	0.00	0.00	263.78	(0.00)	263.78
86. Replace Cabinetry - lower (base) units	22.00 LF	273.42	344.17	1,271.88	7,631.29	(381.56)	7,249.73
87. Replace Cabinet knob or pull	18.00 EA	9.89	4.46	36.50	218.98	(27.37)	191.61
Replace water damaged knobs							
88. R&R Garbage disposal / disposer	1.00 EA	342.26	10.50	0.00	352.76	<79.39>	273.37
Model Number not Available							
89. R&R 110 volt copper wiring run, box and outlet	4.00 EA	97.88	6.00	79.50	477.02	(22.04)	454.98

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
90. R&R Vinyl window, single hung, 13-19 sf - High grade	**1.00 EA**	**3,010.00**	**0.00**	**0.00**	**3,010.00**	**(595.63)**	**2,414.37**
*Pricing Adjusted to Match Contractor JMI Windows. Item 20 in contractors proposal.							
91. R&R Vinyl window, single hung, 13-19 sf - High grade	**1.00 EA**	**495.96**	**25.25**	**104.24**	**625.45**	**(97.88)**	**527.57**
*Contractor did not include second window in the proposal. Therefore we have left our original window pricing for this window.							
92. R&R Dishwasher	1.00 EA	753.91	37.38	0.00	791.29	<251.18>	540.11
Whirlpool Dishwasher Model WDF520PADM5 Serial F60794242							
93. R&R Refrigerator - bottom freezer - 18 to 22 cf	1.00 EA	1,678.55	112.00	0.00	1,790.55	<373.62>	1,416.93
Refrigerator LG Model LFCS22520S /05 Serial 211MRGC33775 22CU French Door Bottom Freezer							
94. Replace Window blind - PVC - 2" - 14.1 to 20 SF	**1.00 EA**	**235.00**	**6.26**	**0.00**	**241.26**	**(96.50)**	**144.76**
*Insured Supplied Original Receipt for the Blinds from the Bronze Lady. Pricing has been matched. Item RLSL155-DS-KIT on receipt.							
*Item Missed on Original Estimate							
Totals: Kitchen			**568.28**	**2,200.24**	**20,378.25**	**2,011.73**	**18,366.52**



Living Room **Height: 8'**

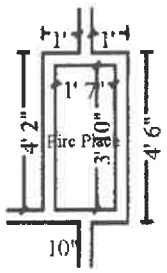
494.03 SF Walls	487.83 SF Ceiling
981.87 SF Walls & Ceiling	487.83 SF Floor
54.20 SY Flooring	64.87 LF Floor Perimeter
70.19 LF Ceil. Perimeter	

Window	**3' 11 15/16" X 4'**	**Opens into Exterior**
Door	**3' 1/4" X 6' 8"**	**Opens into Exterior**
Window	**4' 1/8" X 4'**	**Opens into Exterior**
Door	**2' 3 9/16" X 6' 8"**	**Opens into HALLWAY_OFFS**
Missing Wall	**16' 2 3/16" X 8'**	**Opens into FLORIDA_ROOM**
Missing Wall	**8' 10 1/2" X 8'**	**Opens into KITCHEN**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
95. Flood loss cleanup - Light	487.83 SF	1.15	0.00	0.00	561.00	(0.00)	561.00
96. Structural drying per SF - Climate controlled	487.83 SF	0.68	0.00	0.00	331.72	(0.00)	331.72
97. Clean floor - tile - Heavy clean	487.83 SF	1.09	2.39	0.00	534.12	(0.00)	534.12
Cleaning with an orbital mechanical scrubber							
98. Apply anti-microbial agent to the floor	487.83 SF	0.35	1.71	0.00	172.45	(0.00)	172.45
99. Replace Tile/stone sealer	975.66 SF	0.98	24.59	196.16	1,176.90	(0.00)	1,176.90
Walls							
100. Tear out baseboard	64.87 LF	0.66	0.00	0.00	42.81	(0.00)	42.81
101. Replace Baseboard - 3 1/4"	64.87 LF	4.55	9.45	60.94	365.55	(12.19)	353.36
102. Seal (1 coat) & paint (1 coat) baseboard	64.87 LF	1.79	0.68	23.36	140.16	(14.01)	126.15
103. R&R Quarter round - 3/4"	64.87 LF	2.35	4.63	31.40	188.47	(2.84)	185.63
104. Seal (1 coat) & paint (1 coat) baseboard	64.87 LF	1.79	0.68	23.36	140.16	(14.01)	126.15
105. Seal & paint base shoe or quarter round	64.87 LF	0.96	0.64	12.58	75.50	(7.55)	67.95
106. Tear out wet drywall, no bagging - Cat 3	259.47 SF	1.46	0.00	0.00	378.83	(0.00)	378.83
107. Clean stud wall	259.47 SF	1.06	0.36	0.00	275.40	(0.00)	275.40
108. Apply anti-microbial agent to walls	259.47 SF	0.35	0.91	0.00	91.72	(0.00)	91.72
109. Replace 1/2" drywall - hung, taped, ready for texture	259.47 SF	2.71	11.81	143.00	857.97	(28.60)	829.37
110. Scrape the floor perimeter & prep for paint	64.87 SF	0.75	0.05	9.76	58.46	(0.00)	58.46
111. Replace Texture drywall - light hand texture	324.34 SF	1.25	2.27	81.54	489.24	(16.31)	472.93
Blend texture 1' above cut							
112. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	324.34 SF	1.15	5.22	75.64	453.85	(45.39)	408.46
113. Paint the walls - one coat	494.03 SF	0.80	5.88	80.22	481.32	(48.14)	433.18
Front Door							
114. R&R Exterior door - solid mahogany - paneled	**1.00 EA**	**4,511.00**	**0.00**	**0.00**	**4,511.00**	**(268.85)**	**4,242.15**
*Pricing Adjusted to Match Contractor JMI Windows. Item 3 in contractors proposal.							
115. Detach & Reset Door lockset & deadbolt - exterior	1.00 EA	35.99	0.00	7.20	43.19	(0.00)	43.19
116. Prime & paint door slab only - exterior (per side)	1.00 EA	54.04	1.16	11.04	66.24	(6.62)	59.62
117. Seal & paint door slab only (per side)	1.00 EA	46.14	0.70	9.36	56.20	(5.62)	50.58
118. Seal & paint door or window opening - Large (per side)	3.00 EA	47.38	2.13	28.84	173.11	(17.32)	155.79
Door and Windows x2							
119. R&R 110 volt copper wiring run, box and outlet	6.00 EA	97.88	9.00	119.26	715.54	(33.06)	682.48
120. R&R Coaxial TV cable	60.00 LF	1.86	1.72	22.66	135.98	(6.00)	129.98
121. R&R Phone, TV, or speaker outlet	1.00 EA	29.82	0.49	6.06	36.37	(5.69)	30.68

CONTINUED - Living Room

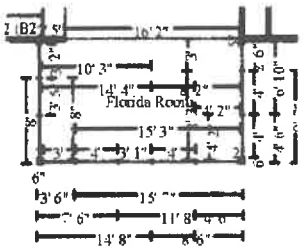
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
122. R&R Vinyl window, single hung, 13-19 sf - High grade	**4.00 EA**	**3,010.00**	**0.00**	**0.00**	**12,040.00**	**(2,382.54)**	**9,657.46**
*Pricing Adjusted to Match Contractor JMI Windows. Item 1-2, and 4-5 on contractors proposal.							
123. Replace Interior window shutters (set) - Extra large	**2.00 EA**	**644.00**	**59.09**	**0.00**	**1,347.09**	**(718.44)**	**628.65**
*Adjusted Pricing to match Insureds actual cost from The Bronze Lady. Insured has supplied original receipts from 2016.							
*Item was missed in original Estimate							
Totals: Living Room			**145.56**	**942.38**	**25,940.35**	**3,633.18**	**22,307.17**



Fire Place **Height: 8'**

87.18 SF Walls	6.16 SF Ceiling
93.34 SF Walls & Ceiling	6.16 SF Floor
0.68 SY Flooring	10.90 LF Floor Perimeter
10.90 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
124. Flood loss cleanup - Light	6.16 SF	1.15	0.00	0.00	7.08	(0.00)	7.08
125. Structural drying per SF - Climate controlled	6.16 SF	0.68	0.00	0.00	4.19	(0.00)	4.19
126. Clean floor	6.16 SF	0.58	0.00	0.00	3.57	(0.00)	3.57
127. Clean stud wall	43.59 SF	1.06	0.06	0.00	46.27	(0.00)	46.27
128. Clean fireplace hearth	6.16 SF	1.97	0.00	0.00	12.14	(0.00)	12.14
129. Apply anti-microbial agent to walls	43.59 SF	0.35	0.15	0.00	15.41	(0.00)	15.41
Totals: Fire Place			**0.21**	**0.00**	**88.66**	**0.00**	**88.66**



Florida Room **Height: 8'**

186.27 SF Walls	205.32 SF Ceiling
391.58 SF Walls & Ceiling	205.32 SF Floor
22.81 SY Flooring	42.83 LF Floor Perimeter
42.83 LF Ceil. Perimeter	

Window	**3' 11 9/16" X 4'**	**Opens into Exterior**
Window	**3' 5 5/16" X 4'**	**Opens into Exterior**
Window	**3' 1 9/16" X 4'**	**Opens into Exterior**
Window	**3' 11 1/2" X 4'**	**Opens into Exterior**
Window	**4' 3/8" X 4'**	**Opens into Exterior**
Window	**3' 1 7/16" X 4'**	**Opens into Exterior**
Window	**3' 11 3/4" X 4'**	**Opens into Exterior**
Window	**2' 11 7/8" X 4'**	**Opens into Exterior**
Window	**2' 5 15/16" X 4'**	**Opens into Exterior**
Window	**3' 11 15/16" X 4'**	**Opens into Exterior**
Window	**3' 11 15/16" X 4'**	**Opens into Exterior**
Missing Wall	**16' 2 3/16" X 8'**	**Opens into LIVING_ROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
130. Flood loss cleanup - Light	205.32 SF	1.15	0.00	0.00	236.12	(0.00)	236.12
131. Structural drying per SF - Climate controlled	205.32 SF	0.68	0.00	0.00	139.62	(0.00)	139.62
132. Clean floor - tile - Heavy clean	205.32 SF	1.09	1.01	0.00	224.81	(0.00)	224.81
Cleaning with an orbital mechanical scrubber							
133. Apply anti-microbial agent to the floor	205.32 SF	0.35	0.72	0.00	72.58	(0.00)	72.58
134. Replace Tile/stone sealer	410.63 SF	0.98	10.35	82.56	495.33	(0.00)	495.33
Walls							
135. Tear out baseboard	42.83 LF	0.66	0.00	0.00	28.27	(0.00)	28.27
136. Replace Baseboard - 3 1/4"	42.83 LF	4.55	6.24	40.22	241.34	(8.05)	233.29
137. Seal (1 coat) & paint (1 coat) baseboard	42.83 LF	1.79	0.45	15.44	92.56	(9.25)	83.31
138. R&R Quarter round - 3/4"	42.83 LF	2.35	3.06	20.76	124.47	(1.88)	122.59
139. Seal (1 coat) & paint (1 coat) baseboard	42.83 LF	1.79	0.45	15.44	92.56	(9.25)	83.31
140. Seal & paint base shoe or quarter round	42.83 LF	0.96	0.42	8.30	49.84	(4.98)	44.86
141. Tear out wet drywall, no bagging - Cat 3	171.31 SF	1.46	0.00	0.00	250.11	(0.00)	250.11

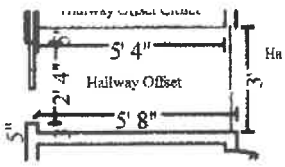
CONTINUED - Florida Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
142. Clean stud wall	171.31 SF	1.06	0.24	0.00	181.83	(0.00)	181.83
143. Apply anti-microbial agent to walls	171.31 SF	0.35	0.60	0.00	60.56	(0.00)	60.56
144. Replace 1/2" drywall - hung, taped, ready for texture	171.31 SF	2.71	7.79	94.42	566.46	(18.88)	547.58
145. Scrape the floor perimeter & prep for paint	42.83 SF	0.75	0.03	6.42	38.57	(0.00)	38.57
146. Replace Texture drywall - light hand texture	214.14 SF	1.25	1.50	53.84	323.02	(10.77)	312.25
Blend texture 1' above cut							
147. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	214.14 SF	1.15	3.45	49.96	299.67	(29.96)	269.71
148. Paint the walls - one coat	186.27 SF	0.80	2.22	30.24	181.48	(18.15)	163.33
Back Door							
149. R&R Exterior door - metal - insulated / wood - High grade	**1.00 EA**	**4,200.00**	**0.00**	**0.00**	**4,200.00**	**(250.19)**	**3,949.81**
*Pricing Adjusted to Match Contractor JMI Windows. Item 16 in contractors proposal.							
150. Detach & Reset Door lockset & deadbolt - exterior	1.00 EA	35.99	0.00	7.20	43.19	(0.00)	43.19
151. Seal & paint door slab only (per side)	1.00 EA	46.14	0.70	9.36	56.20	(5.62)	50.58
152. Seal & paint door or window opening (per side)	1.00 EA	37.95	0.43	7.68	46.06	(4.60)	41.46
153. R&R 110 volt copper wiring run, box and outlet	6.00 EA	97.88	9.00	119.26	715.54	(33.06)	682.48
154. R&R Vinyl window, single hung, 13-19 sf - High grade	**1.00 EA**	**3,010.00**	**0.00**	**0.00**	**3,010.00**	**(595.63)**	**2,414.37**
*Pricing Adjusted to Match Contractor JMI Windows. Item 17 in contractors proposal.							
155. R&R Vinyl window - double hung, 20-28 sf - High grade	**2.00 EA**	**3,010.00**	**0.00**	**0.00**	**6,020.00**	**(1,191.27)**	**4,828.73**
*Pricing Adjusted to Match Contractor JMI Windows. Item 14 and 15 in contractors proposal.							
156. R&R Vinyl window, horizontal sliding, 24-32 sf - High grade	**4.00 EA**	**3,408.00**	**0.00**	**0.00**	**13,632.00**	**(2,686.51)**	**10,945.49**
*Pricing Adjusted to Match Contractor JMI Windows. Item 12-13, 18-19 in contractors proposal.							
157. Replace Window blind - PVC - 2" - 20.1 to 32 SF	**2.00 EA**	**396.00**	**15.40**	**0.00**	**807.40**	**(322.96)**	**484.44**
*Item Missed on Original Estimate							
*Insured Supplied Original Receipt for the Blinds from the Bronze Lady. Pricing has been matched. Item RLSL155-DS-SUN1 and RLSL155-DS-SUN8 on receipt.							
158. Replace Window blind - PVC - 2" - 20.1 to 32 SF	**2.00 EA**	**379.00**	**15.40**	**0.00**	**773.40**	**(309.36)**	**464.04**
*Item Missed on Original Estimate							
*Insured Supplied Original Receipt for the Blinds from the Bronze Lady. Pricing has been matched. Item RLSL155-DS-SUN2 and RLSL155-DS-SUN7 on receipt.							
159. Replace Window blind - PVC - 2" - 20.1 to 32 SF	**2.00 EA**	**416.00**	**15.40**	**0.00**	**847.40**	**(338.96)**	**508.44**

CONTINUED - Florida Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
*Item Missed on Original Estimate							
*Insured Supplied Original Receipt for the Blinds from the Bronze Lady. Pricing has been matched. Item RLSL155-DS-SUN3 and RLSL155-DS-SUN4 on receipt.							
160. Replace Window blind - PVC - 2" - 20.1 to 32 SF	**1.00 EA**	**244.00**	**7.70**	**0.00**	**251.70**	**(100.68)**	**151.02**
*Item Missed on Original Estimate							
*Insured Supplied Original Receipt for the Blinds from the Bronze Lady. Pricing has been matched. Item RLSL155-DS-SUN5 on receipt.							
161. Replace Window blind - PVC - 2" - 20.1 to 32 SF	**1.00 EA**	**275.00**	**7.70**	**0.00**	**282.70**	**(113.08)**	**169.62**
*Item Missed on Original Estimate							
*Insured Supplied Original Receipt for the Blinds from the Bronze Lady. Pricing has been matched. Item RLSL155-DS-SUN6 on receipt.							
162. Install Cost for Shutters and Blinds	**1.00 EA**	**630.00**	**0.00**	**0.00**	**630.00**	**<0.00>**	**630.00**
*This line item is for the listed charges for installation of the shutters and blinds done by "The Bronze Lady Store"							
Totals: Florida Room			**110.26**	**561.10**	**35,014.79**	**6,063.09**	**28,951.70**

Hallway Offset **Height: 8'**



53.70 SF Walls	16.28 SF Ceiling
69.98 SF Walls & Ceiling	16.28 SF Floor
1.81 SY Flooring	6.33 LF Floor Perimeter
8.63 LF Ceil. Perimeter	

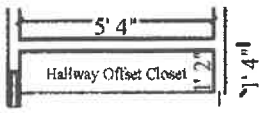
Door	**2' 3 9/16" X 6' 8"**	**Opens into LIVING_ROOM**
Missing Wall	**5' 4" X 8'**	**Opens into HALLWAY_OFF1**
Missing Wall	**2' 11 1/2" X 8'**	**Opens into HALLWAY**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
163. Flood loss cleanup - Light	16.28 SF	1.15	0.00	0.00	18.72	(0.00)	18.72
164. Structural drying per SF - Climate controlled	16.28 SF	0.68	0.00	0.00	11.07	(0.00)	11.07
165. Clean floor - tile - Heavy clean	16.28 SF	1.09	0.08	0.00	17.83	(0.00)	17.83
Cleaning with an orbital mechanical scrubber							

CONTINUED - Hallway Offset

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
166. Apply anti-microbial agent to the floor	16.28 SF	0.35	0.06	0.00	5.76	(0.00)	5.76
167. Replace Tile/stone sealer	32.57 SF	0.98	0.82	6.54	39.28	(0.00)	39.28
Walls							
168. Tear out baseboard	6.33 LF	0.66	0.00	0.00	4.18	(0.00)	4.18
169. Replace Baseboard - 3 1/4"	6.33 LF	4.55	0.92	5.94	35.66	(1.19)	34.47
170. Seal (1 coat) & paint (1 coat) baseboard	6.33 LF	1.79	0.07	2.28	13.68	(1.37)	12.31
171. R&R Quarter round - 3/4"	6.33 LF	2.35	0.45	3.08	18.41	(0.28)	18.13
172. Seal (1 coat) & paint (1 coat) baseboard	6.33 LF	1.79	0.07	2.28	13.68	(1.37)	12.31
173. Seal & paint base shoe or quarter round	6.33 LF	0.96	0.06	1.24	7.38	(0.74)	6.64
174. Tear out wet drywall, no bagging - Cat 3	25.32 SF	1.46	0.00	0.00	36.97	(0.00)	36.97
175. Clean stud wall	25.32 SF	1.06	0.04	0.00	26.88	(0.00)	26.88
176. Apply anti-microbial agent to walls	25.32 SF	0.35	0.09	0.00	8.95	(0.00)	8.95
177. Replace 1/2" drywall - hung, taped, ready for texture	25.32 SF	2.71	1.15	13.96	83.73	(2.79)	80.94
178. Scrape the floor perimeter & prep for paint	6.33 SF	0.75	0.00	0.96	5.71	(0.00)	5.71
179. Replace Texture drywall - light hand texture Blend texture 1' above cut	31.65 SF	1.25	0.22	7.96	47.74	(1.59)	46.15
180. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	31.65 SF	1.15	0.51	7.38	44.29	(4.43)	39.86
181. Paint the walls - one coat	53.70 SF	0.80	0.64	8.72	52.32	(5.24)	47.08
182. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
183. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
184. Seal & paint door slab only (per side)	2.00 EA	46.14	1.39	18.74	112.41	(11.24)	101.17
185. Seal & paint door or window opening (per side)	2.00 EA	37.95	0.86	15.36	92.12	(9.21)	82.91
Totals: Hallway Offset			**26.45**	**177.80**	**1,197.00**	**61.33**	**1,135.67**

Hallway Offset Closet **Height: 8'**



61.20 SF Walls	6.18 SF Ceiling
67.38 SF Walls & Ceiling	6.18 SF Floor
0.69 SY Flooring	7.65 LF Floor Perimeter
7.65 LF Ceil. Perimeter	

Missing Wall **5' 4" X 8'** **Opens into HALLWAY_OFFS**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
186. Flood loss cleanup - Light	6.18 SF	1.15	0.00	0.00	7.11	(0.00)	7.11
187. Structural drying per SF - Climate controlled	6.18 SF	0.68	0.00	0.00	4.20	(0.00)	4.20
188. Clean floor - tile - Heavy clean	6.18 SF	1.09	0.03	0.00	6.77	(0.00)	6.77
Cleaning with an orbital mechanical scrubber							
189. Apply anti-microbial agent to the floor	6.18 SF	0.35	0.02	0.00	2.18	(0.00)	2.18
190. Replace Tile/stone sealer	12.36 SF	0.98	0.31	2.48	14.90	(0.00)	14.90
Walls							
191. Tear out baseboard	7.65 LF	0.66	0.00	0.00	5.05	(0.00)	5.05
192. Replace Baseboard - 3 1/4"	7.65 LF	4.55	1.11	7.18	43.10	(1.43)	41.67
193. Seal (1 coat) & paint (1 coat) baseboard	7.65 LF	1.79	0.08	2.76	16.53	(1.65)	14.88
194. R&R Quarter round - 3/4"	7.65 LF	2.35	0.55	3.72	22.25	(0.33)	21.92
195. Seal (1 coat) & paint (1 coat) baseboard	7.65 LF	1.79	0.08	2.76	16.53	(1.65)	14.88
196. Seal & paint base shoe or quarter round	7.65 LF	0.96	0.07	1.48	8.89	(0.89)	8.00
197. Tear out wet drywall, no bagging - Cat 3	30.60 SF	1.46	0.00	0.00	44.68	(0.00)	44.68
198. Clean stud wall	30.60 SF	1.06	0.04	0.00	32.48	(0.00)	32.48
199. Apply anti-microbial agent to walls	30.60 SF	0.35	0.11	0.00	10.82	(0.00)	10.82
200. Replace 1/2" drywall - hung, taped, ready for texture	30.60 SF	2.71	1.39	16.86	101.18	(3.38)	97.80
201. Scrape the floor perimeter & prep for paint	7.65 SF	0.75	0.01	1.14	6.89	(0.00)	6.89
202. Replace Texture drywall - light hand texture	38.25 SF	1.25	0.27	9.62	57.70	(1.92)	55.78
Blend texture 1' above cut							
203. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	38.25 SF	1.15	0.62	8.92	53.53	(5.35)	48.18
204. Paint the walls - one coat	61.20 SF	0.80	0.73	9.94	59.63	(5.97)	53.66
205. Seal & paint door or window opening (per side)	1.00 EA	37.95	0.43	7.68	46.06	(4.60)	41.46

CONTINUED - Hallway Offset Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
206. R&R Closet package - hall/linen (4 shelves 3' wide)	1.00 EA	227.07	7.07	46.84	280.98	(8.34)	272.64
207. Seal & paint closet shelving - linen closet	1.00 EA	106.63	1.21	21.56	129.40	(12.95)	116.45
Totals: Hallway Offset Closet			**14.13**	**142.94**	**970.86**	**48.46**	**922.40**

Hallway **Height: 8'**



110.39 SF Walls
138.38 SF Walls & Ceiling
3.11 SY Flooring
21.37 LF Ceil. Perimeter

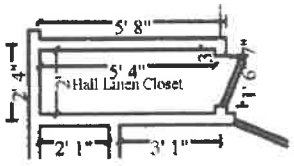
27.99 SF Ceiling
27.99 SF Floor
12.28 LF Floor Perimeter

Missing Wall	**2' 11 1/2" X 8'**	**Opens into HALLWAY_OFFS**
Door	**1' 6 3/16" X 6' 8"**	**Opens into HALL_LINEN_C**
Door	**2' 6 1/16" X 6' 8"**	**Opens into GUEST_BEDRO1**
Door	**2' 7 1/8" X 6' 8"**	**Opens into MASTER_BATH1**
Door	**2' 5 11/16" X 6' 8"**	**Opens into MASTER_BEDRO**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
208. Flood loss cleanup - Light	27.99 SF	1.15	0.00	0.00	32.19	(0.00)	32.19
209. Structural drying per SF - Climate controlled	27.99 SF	0.68	0.00	0.00	19.03	(0.00)	19.03
210. Clean floor - tile - Heavy clean Cleaning with an orbital mechanical scrubber	27.99 SF	1.09	0.14	0.00	30.65	(0.00)	30.65
211. Apply anti-microbial agent to the floor	27.99 SF	0.35	0.10	0.00	9.90	(0.00)	9.90
212. Replace Tile/stone sealer	55.99 SF	0.98	1.41	11.26	67.54	(0.00)	67.54
Walls							
213. Tear out baseboard	12.28 LF	0.66	0.00	0.00	8.10	(0.00)	8.10
214. Replace Baseboard - 3 1/4"	12.28 LF	4.55	1.79	11.54	69.20	(2.30)	66.90

CONTINUED - Hallway

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
215. Seal (1 coat) & paint (1 coat) baseboard	12.28 LF	1.79	0.13	4.42	26.53	(2.66)	23.87
216. R&R Quarter round - 3/4"	12.28 LF	2.35	0.88	5.94	35.67	(0.54)	35.13
217. Seal (1 coat) & paint (1 coat) baseboard	12.28 LF	1.79	0.13	4.42	26.53	(2.66)	23.87
218. Seal & paint base shoe or quarter round	12.28 LF	0.96	0.12	2.38	14.29	(1.42)	12.87
219. Tear out wet drywall, no bagging - Cat 3	49.13 SF	1.46	0.00	0.00	71.73	(0.00)	71.73
220. Clean stud wall	49.13 SF	1.06	0.07	0.00	52.15	(0.00)	52.15
221. Apply anti-microbial agent to walls	49.13 SF	0.35	0.17	0.00	17.37	(0.00)	17.37
222. Replace 1/2" drywall - hung, taped, ready for texture	49.13 SF	2.71	2.24	27.06	162.44	(5.42)	157.02
223. Scrape the floor perimeter & prep for paint	12.28 SF	0.75	0.01	1.84	11.06	(0.00)	11.06
224. Replace Texture drywall - light hand texture Blend texture 1' above cut	61.42 SF	1.25	0.43	15.44	92.65	(3.09)	89.56
225. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	61.42 SF	1.15	0.99	14.32	85.94	(8.60)	77.34
226. Paint the walls - one coat	110.39 SF	0.80	1.31	17.92	107.54	(10.76)	96.78
Totals: Hallway			**9.92**	**116.54**	**940.51**	**37.45**	**903.06**



Hall Linen Closet **Height: 8'**

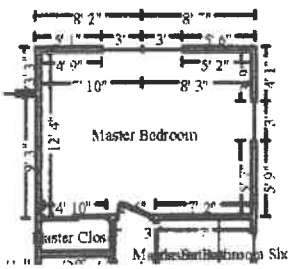
106.64 SF Walls	10.48 SF Ceiling
117.12 SF Walls & Ceiling	10.48 SF Floor
1.16 SY Flooring	13.08 LF Floor Perimeter
14.60 LF Ceil. Perimeter	

Door **1' 6 3/16" X 6' 8"** **Opens into HALLWAY**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
227. Flood loss cleanup - Light	10.48 SF	1.15	0.00	0.00	12.05	(0.00)	12.05

CONTINUED - Hall Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
228. Structural drying per SF - Climate controlled	10.48 SF	0.68	0.00	0.00	7.13	(0.00)	7.13
229. Clean floor - tile - Heavy clean	10.48 SF	1.09	0.05	0.00	11.47	(0.00)	11.47
Cleaning with an orbital mechanical scrubber							
230. Apply anti-microbial agent to the floor	10.48 SF	0.35	0.04	0.00	3.71	(0.00)	3.71
231. Replace Tile/stone sealer	20.95 SF	0.98	0.53	4.20	25.26	(0.00)	25.26
Walls							
232. Tear out baseboard	13.08 LF	0.66	0.00	0.00	8.63	(0.00)	8.63
233. Replace Baseboard - 3 1/4"	13.08 LF	4.55	1.90	12.28	73.69	(2.46)	71.23
234. Seal (1 coat) & paint (1 coat) baseboard	13.08 LF	1.79	0.14	4.70	28.25	(2.83)	25.42
235. R&R Quarter round - 3/4"	13.08 LF	2.35	0.93	6.32	37.99	(0.57)	37.42
236. Seal (1 coat) & paint (1 coat) baseboard	13.08 LF	1.79	0.14	4.70	28.25	(2.83)	25.42
237. Seal & paint base shoe or quarter round	13.08 LF	0.96	0.13	2.54	15.23	(1.53)	13.70
238. Tear out wet drywall, no bagging - Cat 3	52.31 SF	1.46	0.00	0.00	76.37	(0.00)	76.37
239. Clean stud wall	52.31 SF	1.06	0.07	0.00	55.52	(0.00)	55.52
240. Apply anti-microbial agent to walls	52.31 SF	0.35	0.18	0.00	18.49	(0.00)	18.49
241. Replace 1/2" drywall - hung, taped, ready for texture	52.31 SF	2.71	2.38	28.84	172.98	(5.77)	167.21
242. Scrape the floor perimeter & prep for paint	13.08 SF	0.75	0.01	1.96	11.78	(0.00)	11.78
243. Replace Texture drywall - light hand texture	65.39 SF	1.25	0.46	16.44	98.64	(3.29)	95.35
Blend texture 1' above cut							
244. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	65.39 SF	1.15	1.05	15.26	91.51	(9.15)	82.36
245. Paint the walls - one coat	106.64 SF	0.80	1.27	17.32	103.90	(10.39)	93.51
246. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
247. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
248. Seal & paint door slab only (per side)	2.00 EA	46.14	1.39	18.74	112.41	(11.24)	101.17
249. Seal & paint door or window opening (per side)	2.00 EA	37.95	0.86	15.36	92.12	(9.21)	82.91
250. R&R Closet package - hall/linen (4 shelves 3' wide)	1.00 EA	227.07	7.07	46.84	280.98	(8.34)	272.64
251. Seal & paint closet shelving - linen closet	1.00 EA	106.63	1.21	21.56	129.40	(12.95)	116.45
Totals: Hall Linen Closet			**38.83**	**300.42**	**1,995.99**	**102.44**	**1,893.55**



Master Bedroom **Height: 8'**

368.56 SF Walls	197.33 SF Ceiling
565.89 SF Walls & Ceiling	197.33 SF Floor
21.93 SY Flooring	49.36 LF Floor Perimeter
56.67 LF Ceil. Perimeter	

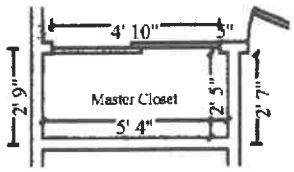
Door	**4' 10" X 6' 8"**	**Opens into MASTER_CLOSE**
Door	**2' 5 11/16" X 6' 8"**	**Opens into HALLWAY**
Window	**3' 1/16" X 4'**	**Opens into Exterior**
Window	**3' 1/16" X 4'**	**Opens into Exterior**
Window	**3' 1/16" X 4'**	**Opens into Exterior**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
252. Flood loss cleanup - Light	197.33 SF	1.15	0.00	0.00	226.93	(0.00)	226.93
253. Structural drying per SF - Climate controlled	197.33 SF	0.68	0.00	0.00	134.18	(0.00)	134.18
254. Clean floor - tile - Heavy clean	197.33 SF	1.09	0.97	0.00	216.06	(0.00)	216.06
Cleaning with an orbital mechanical scrubber							
255. Apply anti-microbial agent to the floor	197.33 SF	0.35	0.69	0.00	69.76	(0.00)	69.76
256. Replace Tile/stone sealer	394.67 SF	0.98	9.95	79.36	476.09	(0.00)	476.09
Walls							
257. Tear out baseboard	49.36 LF	0.66	0.00	0.00	32.58	(0.00)	32.58
258. Replace Baseboard - 3 1/4"	49.36 LF	4.55	7.19	46.36	278.14	(9.27)	268.87
259. Seal (1 coat) & paint (1 coat) baseboard	49.36 LF	1.79	0.52	17.78	106.65	(10.66)	95.99
260. R&R Quarter round - 3/4"	49.36 LF	2.35	3.52	23.90	143.41	(2.16)	141.25
261. Seal (1 coat) & paint (1 coat) baseboard	49.36 LF	1.79	0.52	17.78	106.65	(10.66)	95.99
262. Seal & paint base shoe or quarter round	49.36 LF	0.96	0.48	9.58	57.45	(5.75)	51.70
263. Tear out wet drywall, no bagging - Cat 3	197.44 SF	1.46	0.00	0.00	288.26	(0.00)	288.26
264. Clean stud wall	197.44 SF	1.06	0.28	0.00	209.57	(0.00)	209.57
265. Apply anti-microbial agent to walls	197.44 SF	0.35	0.69	0.00	69.79	(0.00)	69.79
266. Replace 1/2" drywall - hung, taped, ready for texture	197.44 SF	2.71	8.98	108.82	652.86	(21.76)	631.10
267. Scrape the floor perimeter & prep for paint	49.36 SF	0.75	0.03	7.40	44.45	(0.00)	44.45
268. Replace Texture drywall - light hand texture	246.80 SF	1.25	1.73	62.04	372.27	(12.41)	359.86
Blend texture 1' above cut							

CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
269. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	246.80 SF	1.15	3.97	57.56	345.35	(34.54)	310.81
270. Paint the walls - one coat	368.56 SF	0.80	4.39	59.86	359.10	(35.91)	323.19
271. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
272. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
273. Seal & paint door or window opening - Large (per side)	4.00 EA	47.38	2.83	38.46	230.81	(23.08)	207.73
Door and Windows x2							
274. R&R 110 volt copper wiring run, box and outlet	4.00 EA	97.88	6.00	79.50	477.02	(22.04)	454.98
275. R&R Coaxial TV cable	30.00 LF	1.86	0.86	11.34	68.00	(3.00)	65.00
276. R&R Phone, TV, or speaker outlet	1.00 EA	29.82	0.49	6.06	36.37	(5.69)	30.68
277. R&R Vinyl window, single hung, 13-19 sf - High grade	**2.00 EA**	**3,010.00**	**0.00**	**0.00**	**6,020.00**	**(1,191.27)**	**4,828.73**
*Pricing Adjusted to Match Contractor JMI Windows. Item 6-7 on contractors proposal.							
278. Replace Interior window shutters (set) - Extra large	**1.00 EA**	**636.00**	**29.55**	**0.00**	**665.55**	**(354.96)**	**310.59**
*Adjusted Pricing to match Insureds actual cost from The Bronze Lady. Insured has supplied original receipts from 2016.							
*Item was missed in original Estimate							
279. Replace Interior window shutters (set) - Large	**1.00 EA**	**340.00**	**18.30**	**0.00**	**358.30**	**(0.00)**	**358.30**
*Adjusted Pricing to match Insureds actual cost from The Bronze Lady. Insured has supplied original receipts from 2016.							
*Item was missed in original Estimate							
Totals: Master Bedroom			**120.96**	**709.16**	**12,545.83**	**1,765.04**	**10,780.79**

Master Closet **Height: 8'**



91.79 SF Walls	12.89 SF Ceiling
104.68 SF Walls & Ceiling	12.89 SF Floor
1.43 SY Flooring	10.67 LF Floor Perimeter
15.50 LF Ceil. Perimeter	

Door **4' 10" X 6' 8"** **Opens into MASTER_BEDRO**

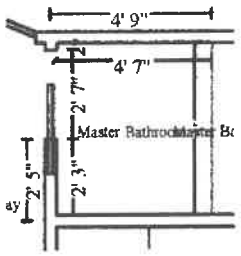
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV

CONTINUED - Master Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
280. Flood loss cleanup - Light	12.89 SF	1.15	0.00	0.00	14.82	(0.00)	14.82
281. Structural drying per SF - Climate controlled	12.89 SF	0.68	0.00	0.00	8.77	(0.00)	8.77
282. Clean floor - tile - Heavy clean	12.89 SF	1.09	0.06	0.00	14.11	(0.00)	14.11
Cleaning with an orbital mechanical scrubber							
283. Apply anti-microbial agent to the floor	12.89 SF	0.35	0.04	0.00	4.55	(0.00)	4.55
284. Replace Tile/stone sealer	25.78 SF	0.98	0.65	5.20	31.11	(0.00)	31.11
Walls							
285. Tear out baseboard	10.67 LF	0.66	0.00	0.00	7.04	(0.00)	7.04
286. Replace Baseboard - 3 1/4"	10.67 LF	4.55	1.55	10.04	60.14	(2.00)	58.14
287. Seal (1 coat) & paint (1 coat) baseboard	10.67 LF	1.79	0.11	3.84	23.05	(2.30)	20.75
288. R&R Quarter round - 3/4"	10.67 LF	2.35	0.76	5.18	31.01	(0.47)	30.54
289. Seal (1 coat) & paint (1 coat) baseboard	10.67 LF	1.79	0.11	3.84	23.05	(2.30)	20.75
290. Seal & paint base shoe or quarter round	10.67 LF	0.96	0.10	2.06	12.40	(1.24)	11.16
291. Tear out wet drywall, no bagging - Cat 3	42.67 SF	1.46	0.00	0.00	62.30	(0.00)	62.30
292. Clean stud wall	42.67 SF	1.06	0.06	0.00	45.29	(0.00)	45.29
293. Apply anti-microbial agent to walls	42.67 SF	0.35	0.15	0.00	15.08	(0.00)	15.08
294. Replace 1/2" drywall - hung, taped, ready for texture	42.67 SF	2.71	1.94	23.50	141.08	(4.71)	136.37
295. Scrape the floor perimeter & prep for paint	10.67 SF	0.75	0.01	1.60	9.61	(0.00)	9.61
296. Replace Texture drywall - light hand texture	53.34 SF	1.25	0.37	13.42	80.47	(2.68)	77.79
Blend texture 1' above cut							
297. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	53.34 SF	1.15	0.86	12.44	74.64	(7.46)	67.18
298. Paint the walls - one coat	91.79 SF	0.80	1.09	14.90	89.42	(8.94)	80.48
299. R&R Bifold door set - Colonist - Double	1.00 EA	375.52	15.10	78.12	468.74	(11.08)	457.66
300. Paint bifold door set - slab only - 2 coats (per side)	2.00 EA	61.35	2.83	25.10	150.63	(15.06)	135.57
301. Seal & paint door or window opening (per side)	2.00 EA	37.95	0.86	15.36	92.12	(9.21)	82.91
302. R&R Closet package - hall/linen (4 shelves 3' wide)	1.00 EA	227.07	7.07	46.84	280.98	(8.34)	272.64
303. Seal & paint closet shelving - linen closet	1.00 EA	106.63	1.21	21.56	129.40	(12.95)	116.45

CONTINUED - Master Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Master Closet			**34.93**	**283.00**	**1,869.81**	**88.74**	**1,781.07**



Master Bathroom **Height: 8'**

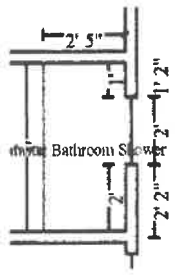
95.54 SF Walls	22.76 SF Ceiling
118.30 SF Walls & Ceiling	22.76 SF Floor
2.53 SY Flooring	11.51 LF Floor Perimeter
14.10 LF Ceil. Perimeter	

Missing Wall	**5' X 8'**	**Opens into MASTER_BATHR**
Door	**2' 7 1/8" X 6' 8"**	**Opens into HALLWAY**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
304. Flood loss cleanup - Light	22.76 SF	1.15	0.00	0.00	26.17	(0.00)	26.17
305. Structural drying per SF - Climate controlled	22.76 SF	0.68	0.00	0.00	15.48	(0.00)	15.48
306. Clean floor - tile - Heavy clean Cleaning with an orbital mechanical scrubber	22.76 SF	1.09	0.11	0.00	24.92	(0.00)	24.92
307. Apply anti-microbial agent to the floor	22.76 SF	0.35	0.08	0.00	8.05	(0.00)	8.05
308. Replace Tile/stone sealer	45.52 SF	0.98	1.15	9.16	54.92	(0.00)	54.92
Walls							
309. R&R Ceramic/porcelain tile	46.04 SF	17.27	17.92	162.60	975.63	(13.67)	961.96
310. R&R Ceramic tile - bullnose - 2" x 6"	11.51 LF	14.04	3.96	33.12	198.68	(2.63)	196.05
311. Tear out wet drywall, no bagging - Cat 3	46.04 SF	1.46	0.00	0.00	67.22	(0.00)	67.22
312. Clean stud wall	46.04 SF	1.06	0.06	0.00	48.86	(0.00)	48.86
313. Apply anti-microbial agent to walls	46.04 SF	0.35	0.16	0.00	16.27	(0.00)	16.27
314. Replace 1/2" drywall - hung, taped, ready for texture	46.04 SF	2.71	2.10	25.38	152.25	(5.07)	147.18
315. Scrape the floor perimeter & prep for paint	11.51 SF	0.75	0.01	1.72	10.36	(0.00)	10.36
316. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	57.55 SF	1.15	0.93	13.42	80.53	(8.05)	72.48

CONTINUED - Master Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
317. Paint more than the floor perimeter - one coat	46.04 SF	0.80	0.55	7.48	44.86	(4.49)	40.37
Deduct for Tile Wall Section							
318. Detach & Reset Pedestal sink	1.00 EA	397.43	0.00	79.48	476.91	(0.00)	476.91
319. R&R P-trap assembly - ABS (plastic)	1.00 EA	95.11	0.59	19.14	114.84	(10.21)	104.63
320. Clean sink - pedestal	1.00 EA	34.45	0.00	0.00	34.45	(0.00)	34.45
321. Detach & Reset Toilet	1.00 EA	341.87	0.68	68.52	411.07	(0.00)	411.07
322. Clean toilet - Light	1.00 EA	20.28	0.00	0.00	20.28	(0.00)	20.28
323. R&R Toilet seat	1.00 EA	74.71	2.20	15.38	92.29	(13.46)	78.83
324. Toilet tank repair kit - interior components	1.00 EA	89.44	1.89	18.26	109.59	(8.22)	101.37
325. R&R Plumbing fixture supply line	3.00 EA	33.32	1.52	20.28	121.76	(12.06)	109.70
326. Replace Towel bar - Detach & reset	1.00 EA	18.94	0.00	3.78	22.72	(0.00)	22.72
327. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
328. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
329. Seal & paint door slab only (per side)	2.00 EA	46.14	1.39	18.74	112.41	(11.24)	101.17
330. Seal & paint door or window opening (per side)	2.00 EA	37.95	0.86	15.36	92.12	(9.21)	82.91
Totals: Master Bathroom			**55.18**	**595.18**	**3,832.87**	**120.19**	**3,712.68**



Master Bathroom Shower **Height: 8'**

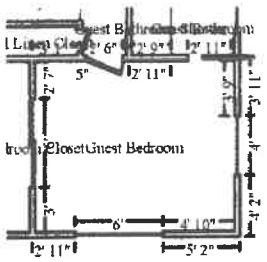
71.16 SF Walls	12.24 SF Ceiling
83.40 SF Walls & Ceiling	12.24 SF Floor
1.36 SY Flooring	9.90 LF Floor Perimeter
9.90 LF Ceil. Perimeter	

Window	**2' 1/16" X 4'**	**Opens into Exterior**
Missing Wall	**5' X 8'**	**Opens into MASTER_BATH1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
331. Flood loss cleanup - Light	12.24 SF	1.15	0.00	0.00	14.08	(0.00)	14.08

CONTINUED - Master Bathroom Shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
332. Structural drying per SF - Climate controlled	12.24 SF	0.68	0.00	0.00	8.32	(0.00)	8.32
333. Apply anti-microbial agent to the floor	12.24 SF	0.35	0.04	0.00	4.32	(0.00)	4.32
Walls							
334. Clean stud wall	39.59 SF	1.06	0.06	0.00	42.03	(0.00)	42.03
335. Apply anti-microbial agent to walls	39.59 SF	0.35	0.14	0.00	14.00	(0.00)	14.00
336. R&R 1/2" Cement board	51.37 SF	6.91	6.83	72.34	434.13	(11.74)	422.39
337. R&R Tile tub surround - 60 to 75 SF - High grade	1.00 EA	2,190.30	52.69	448.60	2,691.59	(81.28)	2,610.31
338. Detach & Reset Tub/shower faucet	1.00 EA	128.58	0.00	25.72	154.30	(0.00)	154.30
339. Clean tub / shower faucet	1.00 EA	19.60	0.00	0.00	19.60	(0.00)	19.60
340. Detach & Reset Bathtub	1.00 EA	801.84	0.00	160.36	962.20	(0.00)	962.20
341. Clean tub - Light	1.00 EA	23.54	0.00	0.00	23.54	(0.00)	23.54
342. Replace Soap dish - Detach & reset	1.00 EA	14.99	0.00	3.00	17.99	(0.00)	17.99
343. Detach & Reset Shower curtain rod	1.00 EA	17.99	0.00	3.60	21.59	(0.00)	21.59
344. R&R Vinyl window, single hung, 13-19 sf - High grade	**1.00 EA**	**3,010.00**	**0.00**	**0.00**	**3,010.00**	**(595.63)**	**2,414.37**
*Pricing Adjusted to Match Contractor JMI Windows. Item 8 on contractors proposal.							
345. Seal & paint door or window opening (per side) For Window	1.00 EA	37.95	0.43	7.68	46.06	(4.60)	41.46
Totals: Master Bathroom Shower			**60.19**	**721.30**	**7,463.75**	**693.25**	**6,770.50**



Guest Bedroom **Height: 8'**

286.46 SF Walls	157.34 SF Ceiling
443.80 SF Walls & Ceiling	157.34 SF Floor
17.48 SY Flooring	38.91 LF Floor Perimeter
50.33 LF Ceil. Perimeter	

Door	**6' X 6' 8"**	**Opens into GUEST_BEDROO**
Window	**6' 1/8" X 4'**	**Opens into Exterior**
Window	**4' 1/16" X 4'**	**Opens into Exterior**
Door	**2' 11" X 6' 8"**	**Opens into GUEST_BATHRO**
Door	**2' 6 1/16" X 6' 8"**	**Opens into HALLWAY**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
346. Flood loss cleanup - Light	157.34 SF	1.15	0.00	0.00	180.94	(0.00)	180.94
347. Structural drying per SF - Climate controlled	157.34 SF	0.68	0.00	0.00	106.99	(0.00)	106.99
348. Clean floor - tile - Heavy clean	157.34 SF	1.09	0.77	0.00	172.27	(0.00)	172.27
Cleaning with an orbital mechanical scrubber							
349. Apply anti-microbial agent to the floor	157.34 SF	0.35	0.55	0.00	55.62	(0.00)	55.62
350. Replace Tile/stone sealer	314.68 SF	0.98	7.93	63.26	379.58	(0.00)	379.58
Walls							
351. Tear out baseboard	38.91 LF	0.66	0.00	0.00	25.68	(0.00)	25.68
352. Replace Baseboard - 3 1/4"	38.91 LF	4.55	5.67	36.54	219.25	(7.31)	211.94
353. Seal (1 coat) & paint (1 coat) baseboard	38.91 LF	1.79	0.41	14.02	84.08	(8.41)	75.67
354. R&R Quarter round - 3/4"	38.91 LF	2.35	2.78	18.86	113.08	(1.71)	111.37
355. Seal (1 coat) & paint (1 coat) baseboard	38.91 LF	1.79	0.41	14.02	84.08	(8.41)	75.67
356. Seal & paint base shoe or quarter round	38.91 LF	0.96	0.38	7.56	45.29	(4.53)	40.76
357. Tear out wet drywall, no bagging - Cat 3	155.65 SF	1.46	0.00	0.00	227.25	(0.00)	227.25
358. Clean stud wall	155.65 SF	1.06	0.22	0.00	165.21	(0.00)	165.21
359. Apply anti-microbial agent to walls	155.65 SF	0.35	0.54	0.00	55.02	(0.00)	55.02
360. Replace 1/2" drywall - hung, taped, ready for texture	155.65 SF	2.71	7.08	85.78	514.67	(17.15)	497.52
361. Scrape the floor perimeter & prep for paint	38.91 SF	0.75	0.03	5.84	35.05	(0.00)	35.05
362. Replace Texture drywall - light hand texture	194.56 SF	1.25	1.36	48.92	293.48	(9.78)	283.70
Blend texture 1' above cut							

CONTINUED - Guest Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
363. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	194.56 SF	1.15	3.13	45.36	272.23	(27.23)	245.00
364. Paint the walls - one coat	286.46 SF	0.80	3.41	46.52	279.10	(27.91)	251.19
365. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
366. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
367. Seal & paint door or window opening - Large (per side) Door and Window x2	4.00 EA	47.38	2.83	38.46	230.81	(23.08)	207.73
368. R&R 110 volt copper wiring run, box and outlet	4.00 EA	97.88	6.00	79.50	477.02	(22.04)	454.98
369. R&R Coaxial TV cable	30.00 LF	1.86	0.86	11.34	68.00	(3.00)	65.00
370. R&R Phone, TV, or speaker outlet	1.00 EA	29.82	0.49	6.06	36.37	(5.69)	30.68
371. R&R Vinyl window, single hung, 13-19 sf - High grade	**2.00 EA**	**3,010.00**	**0.00**	**0.00**	**6,020.00**	**(1,191.27)**	**4,828.73**
*Pricing Adjusted to Match Contractor JMI Windows. Item 10-11 in contractors proposal.							
372. Replace Interior window shutters (set) - Large	**1.00 EA**	**340.00**	**18.30**	**0.00**	**358.30**	**(0.00)**	**358.30**
*Adjusted Pricing to match Insureds actual cost from The Bronze Lady. Insured has supplied original receipts from 2016. *Item was missed in original Estimate							
373. Replace Interior window shutters (set) - Large	**1.00 EA**	**441.00**	**18.30**	**0.00**	**459.30**	**(0.00)**	**459.30**
*Adjusted Pricing to match Insureds actual cost from The Bronze Lady. Insured has supplied original receipts from 2016. *Item was missed in original Estimate							
Totals: Guest Bedroom			**100.47**	**605.40**	**11,458.90**	**1,379.40**	**10,079.50**



Guest Bedroom Closet **Height: 8'**

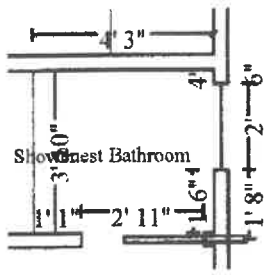
178.67 SF Walls	24.13 SF Ceiling
202.80 SF Walls & Ceiling	24.13 SF Floor
2.68 SY Flooring	21.33 LF Floor Perimeter
27.33 LF Ceil. Perimeter	

Door **6' X 6' 8"** **Opens into GUEST_BEDRO1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV

CONTINUED - Guest Bedroom Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
374. Flood loss cleanup - Light	24.13 SF	1.15	0.00	0.00	27.75	(0.00)	27.75
375. Structural drying per SF - Climate controlled	24.13 SF	0.68	0.00	0.00	16.41	(0.00)	16.41
376. Clean floor - tile - Heavy clean	24.13 SF	1.09	0.12	0.00	26.42	(0.00)	26.42
Cleaning with an orbital mechanical scrubber							
377. Apply anti-microbial agent to the floor	24.13 SF	0.35	0.08	0.00	8.53	(0.00)	8.53
378. Replace Tile/stone sealer	48.26 SF	0.98	1.22	9.70	58.21	(0.00)	58.21
Walls							
379. Tear out baseboard	21.33 LF	0.66	0.00	0.00	14.08	(0.00)	14.08
380. Replace Baseboard - 3 1/4"	21.33 LF	4.55	3.11	20.04	120.20	(4.00)	116.20
381. Seal (1 coat) & paint (1 coat) baseboard	21.33 LF	1.79	0.22	7.68	46.08	(4.61)	41.47
382. R&R Quarter round - 3/4"	21.33 LF	2.35	1.52	10.32	61.97	(0.93)	61.04
383. Seal (1 coat) & paint (1 coat) baseboard	21.33 LF	1.79	0.22	7.68	46.08	(4.61)	41.47
384. Seal & paint base shoe or quarter round	21.33 LF	0.96	0.21	4.14	24.83	(2.49)	22.34
385. Tear out wet drywall, no bagging - Cat 3	85.33 SF	1.46	0.00	0.00	124.58	(0.00)	124.58
386. Clean stud wall	85.33 SF	1.06	0.12	0.00	90.57	(0.00)	90.57
387. Apply anti-microbial agent to walls	85.33 SF	0.35	0.30	0.00	30.17	(0.00)	30.17
388. Replace 1/2" drywall - hung, taped, ready for texture	85.33 SF	2.71	3.88	47.02	282.14	(9.41)	272.73
389. Scrape the floor perimeter & prep for paint	21.33 SF	0.75	0.01	3.20	19.21	(0.00)	19.21
390. Replace Texture drywall - light hand texture	106.67 SF	1.25	0.75	26.82	160.91	(5.36)	155.55
Blend texture 1' above cut							
391. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	106.67 SF	1.15	1.72	24.88	149.27	(14.93)	134.34
392. Paint the walls - one coat	178.67 SF	0.80	2.13	29.00	174.07	(17.41)	156.66
393. R&R Bypass mirrored door set	1.00 EA	346.07	16.61	72.52	435.20	(10.25)	424.95
394. Seal & paint door or window opening (per side)	2.00 EA	37.95	0.86	15.36	92.12	(9.21)	82.91
395. R&R Closet shelf and rod package	8.00 LF	31.92	3.26	51.72	310.34	(4.33)	306.01
396. Seal & paint closet shelving - linen closet	1.00 EA	106.63	1.21	21.56	129.40	(12.95)	116.45
Totals: Guest Bedroom Closet			**37.55**	**351.64**	**2,448.54**	**100.49**	**2,348.05**



Guest Bathroom **Height: 8'**

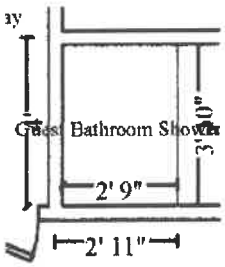
71.49 SF Walls	16.39 SF Ceiling
87.88 SF Walls & Ceiling	16.39 SF Floor
1.82 SY Flooring	9.47 LF Floor Perimeter
12.38 LF Ceil. Perimeter	

Door	**2' 11" X 6' 8"**	**Opens into GUEST_BEDRO1**
Window	**2' 3/8" X 4'**	**Opens into Exterior**
Missing Wall	**3' 10" X 8'**	**Opens into GUEST_BATHR1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
397. Flood loss cleanup - Light	16.39 SF	1.15	0.00	0.00	18.85	(0.00)	18.85
398. Structural drying per SF - Climate controlled	16.39 SF	0.68	0.00	0.00	11.15	(0.00)	11.15
399. Clean floor - tile - Heavy clean	16.39 SF	1.09	0.08	0.00	17.95	(0.00)	17.95
Cleaning with an orbital mechanical scrubber							
400. Apply anti-microbial agent to the floor	16.39 SF	0.35	0.06	0.00	5.80	(0.00)	5.80
401. Replace Tile/stone sealer	32.78 SF	0.98	0.83	6.58	39.53	(0.00)	39.53
Walls							
402. R&R Ceramic/porcelain tile	37.87 SF	17.27	14.74	133.74	802.49	(11.23)	791.26
403. R&R Ceramic tile - bullnose - 2" x 6"	9.47 LF	14.04	3.26	27.24	163.46	(2.17)	161.29
404. Tear out wet drywall, no bagging - Cat 3	37.87 SF	1.46	0.00	0.00	55.29	(0.00)	55.29
405. Clean stud wall	37.87 SF	1.06	0.05	0.00	40.19	(0.00)	40.19
406. Apply anti-microbial agent to walls	37.87 SF	0.35	0.13	0.00	13.38	(0.00)	13.38
407. Replace 1/2" drywall - hung, taped, ready for texture	37.87 SF	2.71	1.72	20.86	125.21	(4.18)	121.03
408. Scrape the floor perimeter & prep for paint	9.47 SF	0.75	0.01	1.42	8.53	(0.00)	8.53
409. Seal/prime (1 coat) then paint (1 coat) more than the floor perimeter	47.33 SF	1.15	0.76	11.04	66.23	(6.62)	59.61
410. Paint more than the floor perimeter - one coat	37.87 SF	0.80	0.45	6.16	36.91	(3.69)	33.22
Deduct for Tile Wall Section							
411. Detach & Reset Pedestal sink	1.00 EA	397.43	0.00	79.48	476.91	(0.00)	476.91
412. Clean sink - pedestal	1.00 EA	34.45	0.00	0.00	34.45	(0.00)	34.45
413. R&R P-trap assembly - ABS (plastic)	1.00 EA	95.11	0.59	19.14	114.84	(10.21)	104.63
414. Detach & Reset Toilet	1.00 EA	341.87	0.68	68.52	411.07	(0.00)	411.07
415. Clean toilet - Light	1.00 EA	20.28	0.00	0.00	20.28	(0.00)	20.28
416. R&R Toilet seat	1.00 EA	74.71	2.20	15.38	92.29	(13.46)	78.83

CONTINUED - Guest Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
417. Toilet tank repair kit - interior components	1.00 EA	89.44	1.89	18.26	109.59	(8.22)	101.37
418. R&R Plumbing fixture supply line	3.00 EA	33.32	1.52	20.28	121.76	(12.06)	109.70
419. Replace Towel bar - Detach & reset	1.00 EA	18.94	0.00	3.78	22.72	(0.00)	22.72
420. R&R Interior door unit	1.00 EA	372.15	19.02	78.22	469.39	(21.88)	447.51
421. Detach & Reset Door knob - interior	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
422. Seal & paint door slab only (per side)	2.00 EA	46.14	1.39	18.74	112.41	(11.24)	101.17
423. Seal & paint door or window opening (per side)	3.00 EA	37.95	1.29	23.04	138.18	(13.81)	124.37
Door and Window							
424. R&R Vinyl window, single hung, 13-19 sf - High grade	**1.00 EA**	**3,010.00**	**0.00**	**0.00**	**3,010.00**	**(595.63)**	**2,414.37**
*Pricing Adjusted to Match Contractor JMI Windows. Item 9 in contractors proposal.							
Totals: Guest Bathroom			**50.67**	**557.02**	**6,569.70**	**714.40**	**5,855.30**



Guest Bathroom Shower **Height: 8'**

74.26 SF Walls	10.45 SF Ceiling
84.71 SF Walls & Ceiling	10.45 SF Floor
1.16 SY Flooring	9.28 LF Floor Perimeter
9.28 LF Ceil. Perimeter	

Missing Wall **3' 10" X 8'** **Opens into GUEST_BATHRO**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Floor							
425. Flood loss cleanup - Light	10.45 SF	1.15	0.00	0.00	12.02	(0.00)	12.02
426. Structural drying per SF - Climate controlled	10.45 SF	0.68	0.00	0.00	7.11	(0.00)	7.11
427. Apply anti-microbial agent to the floor	10.45 SF	0.35	0.04	0.00	3.70	(0.00)	3.70
Walls							
428. Clean stud wall	37.13 SF	1.06	0.05	0.00	39.41	(0.00)	39.41
429. Apply anti-microbial agent to walls	37.13 SF	0.35	0.13	0.00	13.13	(0.00)	13.13

CONTINUED - Guest Bathroom Shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
430. R&R 1/2" Cement board	55.70 SF	6.91	7.41	78.46	470.76	(12.73)	458.03
431. R&R Tile tub surround - 60 to 75 SF - High grade	1.00 EA	2,190.30	52.69	448.60	2,691.59	(81.28)	2,610.31
432. Detach & Reset Tub/shower faucet	1.00 EA	128.58	0.00	25.72	154.30	(0.00)	154.30
433. Clean tub / shower faucet	1.00 EA	19.60	0.00	0.00	19.60	(0.00)	19.60
434. Replace Soap dish - Detach & reset	1.00 EA	14.99	0.00	3.00	17.99	(0.00)	17.99
435. Detach & Reset Shower curtain rod	1.00 EA	17.99	0.00	3.60	21.59	(0.00)	21.59
Totals: Guest Bathroom Shower			**60.32**	**559.38**	**3,451.20**	**94.01**	**3,357.19**
Total: Main Level			**1,733.93**	**10,173.26**	**150,676.53**	**18,070.59**	**132,605.94**

Contents Collaboration

Lawn / Patio / Deck

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
526. Amazon, RING FOOR BELLS SND CAMERA	3.00 EA	99.67	20.93	0.00	319.94	<38.39>	281.55
We have converted this to a Building Item							
https://www.amazon.com/All-new-Ring-Battery-Doorbell-detection/dp/B09W7BPX7K?ref_=ast_sto_dp&th=1&psc=1							
Totals: Lawn / Patio / Deck			**20.93**	**0.00**	**319.94**	**38.39**	**281.55**
Total: Contents Collaboration			**20.93**	**0.00**	**319.94**	**38.39**	**281.55**
Line Item Totals: MICHAEL_J_SCHNIEPP5			**1,810.21**	**10,781.46**	**162,461.49**	**19,625.69**	**142,835.80**

Summary for Building

Line Item Total		149,869.82
Material Sales Tax		1,810.21
Subtotal		151,680.03
Overhead		5,390.73
Profit		5,390.73
Replacement Cost Value		**$162,461.49**
Less Depreciation		(19,625.69)
Actual Cash Value		**$142,835.80**
Less Deductible		(5,000.00)
Net Claim		**$137,835.80**
Total Depreciation	19,625.69	
Less Non-Recoverable Depreciation	<955.70>	
Total Recoverable Depreciation		18,669.99
Net Claim if Depreciation is Recovered		**$156,505.79**

James B. Smith

Written Response by Mr. Peebles to our appeal and all correspondence following

Gmail

Kayla Robertson <kstanley08@gmail.com>

Substantial Damage Reassessment

1 message

Robert Peebles <rpeebles@redshoresfl.com> Fri, Feb 21, 2025 at 1:09 PM
To: Kayla Robertson <kstanley08@gmail.com>, Joshua Robertson <jrobertson.w@gmail.com>

I have completed the re-assessment for your home and confirmed the Non-Substantial Damage determination. My report is attached.

My determination is made based on the estimated costs to return your home to pre-storm condition.

The contractor quotes you provided included costs for items that do not appear to be damaged by storms and wherefore cannot be included in your costs to repair.

You will see in the report that each element of your home is given a "percent damage" value. The following items were determined to have 0% damage:

Superstructure (block walls) ← wood framed in rear of home

Roof covering

Exterior Finish

Doors and windows

Your foundation is wood frame floor joists over crawlspace. There is no visible damage to the floor system. I estimated 10% to account for any unseen damage.

Like almost all homes in the area, you removed 4' of drywall and had roughly 2' of water intrusion into the home. Your ceilings were not affected by wind or floodwater. This results in a damage estimate of 37%

Your HVAC condenser was submerged and must be replaced, and that means the air handler will be replaced as well. Your ductwork was not affected. This results in a 75% damage estimation.

Your electrical devices less than 2' above the floor must be replaced, along with some of the wiring. This results in a 50% damage estimation.

Your lower cabinets in the kitchen and bathrooms require replacement. This results in a 50% damage estimation.

Plumbing is minimally affected by flood. I estimated 5% to allow for the cost to re install sinks, faucets and toilets that may be removed while replacing flooring and cabinets.

I estimated 100% damage credit for flooring and appliances.

Thank you,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt.

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

---

From: Kayla Robertson <kstanley08@gmail.com>
Sent: Wednesday, January 29, 2025 2:20 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Fwd: Contractor quotes - 15908 1st St E

Hi Rob-

I know you have spoken with my husband Josh at length regarding our property (15908 1st St E Redington Beach) as well as I have left you several voicemails. I also know that Tim Thompson reached out to you on our behalf last week. While we are waiting on word on how to proceed forward, I thought I would also share 2 contractor quotes we obtained just after Helene as we were preparing our Substantial Damage packet (at the advice of then Building Inspector, Mark Vasquez, prior to the town SD letter process). I do not think these have been provided to you as a part of our appeal. We did provide our detailed insurance claim though I know with details of damage by room in the home. If we need to obtain more quotes or anything else, please let us know.

Please let me know if you have any questions or need any additional information.

Thank you,

Kayla

Kayla Robertson

813-928-9499

---------- Forwarded message ---------
From: **Joshua Robertson** <jrobertson.w@gmail.com>
Date: Wed, Jan 29, 2025 at 2:03 PM
Subject: Contractor quotes - 15908 1st St E
To: Kayla Stanley <kstanley08@gmail.com>

15908 1st St E - SD Reassessment.pdf
617K

Substantial Damage Estimator

Subdivision

Subdivision		**Elev. of Lowest Floor**	
Parcel #	04-31-15-52578-020-0100		6.32 ft.
Lot #		**Datum**	Navd88

Community

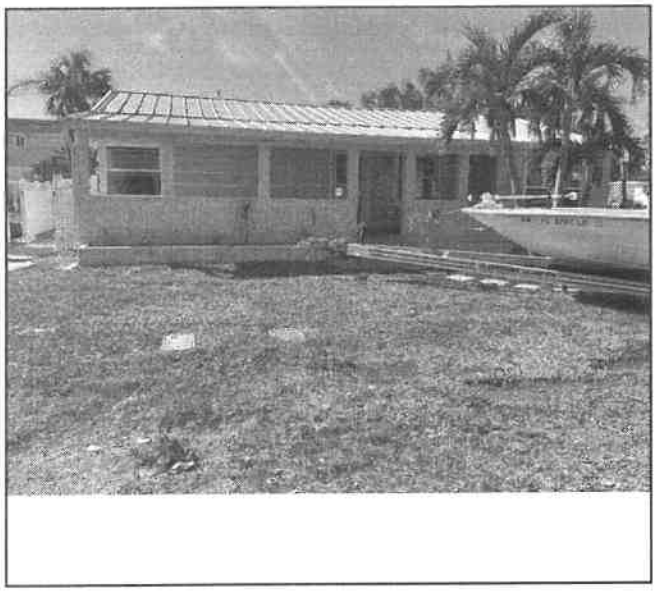
NFIP Community Name	
Redington Beach	
Latitude	**Longitude**

Structure Address

Owner's Name	Robertson, Joshua/Kayla
Street Address	15908 1st St E Street
City	Redington Beach
County/Parish	Pinellas
State	Florida
Zip	33708
Phone	

Mailing Address

Owner's Name	Robertson, joshua/Kayla
Street Address	15908 1st St E Street
City	Redington Beach
County/Parish	Pinellas
State	Florida
Zip	33708
Phone	
Care Of	



(Default Image)



(Additional Image)

Substantial Damage Estimator

Structure/Damage/NFIP Information

Year of Construction	1940	**Cause of Damage**	Flood and Wind
Date of Damage	09/26/2024	**Duration of Flood**	24 Hours
Residence Information			
Residence Type	Single Family Residence	**Structure Type**	Residential
Foundation	Slab - on - Grade	**Exterior Finish**	Siding or Stucco (Standard)
Superstructure	Masonry	**HVAC**	Heating and/or Cooling
Roofing	Standing Seam (Metal)	**Story**	One Story (Standard)
Quality	Average	**Flood Elevation**	24.00
Date of Assessment	12/07/2024	**Est. Depth of Flood Above Lowest Floor**	2.00
Inspector Name			
Inspector Phone			

NFIP Community ID

125140

Firm Panel #	Suffix	Date of FIRM Panel	Firm Zone	BFE	Regulatory Floodway
12103C0179H	H	08/23/2021	AE	10.00	Yes

Community Specific Information

Custom Field

Custom Field Name

Custom Field 1

Custom Field Value

Custom Field

Custom Field Name

Custom Field 2

Custom Field Value

Custom Field

Custom Field Name

Custom Field 3

Custom Field Value

Substantial Damage Estimator

Square Footage

Total Sq. Ft.	1192.00	**Geographic Adjustment**	1	**Base Cost Per Sq. Ft.**	$243.95

Cost Adjustments

Adjustments	Quantity	Unit	Unit Cost	Adjustment Cost
Roofing	0	Sq Ft	$0.00	$0.00
Heating / Cooling	0	Ea	$0.00	$0.00
Appliances	0	Ea	$0.00	$0.00
Fireplaces	0	Ea	$0.00	$0.00
Porch / Breezeways	0	Sq Ft	$0.00	$0.00
Garage	0	Sq Ft	$0.00	$0.00

Additional Adjustments

0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00

Total Adjustments *	$0.00
Total Replacement Cost	$290,788.40
Replacement Cost Per Square Foot	$243.95

*** Total Adjustment calculation includes the Geographical Adjustment.**

Computed Actual Cash Value

Cost Data Reference		**Cost Data Date**	
Depreciation Determination	4 - Average Condition		
Depreciation Percentage	24.20 %		
Computed Actual Cash Value	$220,417.61		
Other Depreciation Explanation			

Substantial Damage Estimator

Element Percentages

Element	Percent Damaged	Element Percentage	Element Cost	Damage Values
Foundation	10	6.6	$19,192.03	$1,919.20
Superstructure	0	20.3	$59,030.05	$0.00
Roof Covering	0	13.5	$39,256.43	$0.00
Exterior Finish	0	5.8	$16,865.73	$0.00
Interior Finish	37	11	$31,986.72	$11,835.09
Doors and Windows	0	13.2	$38,384.07	$0.00
Cabinets and Countertops	50	3.7	$10,759.17	$5,379.59
Floor Finish	100	6.5	$18,901.25	$18,901.25
Plumbing	5	7.1	$20,645.98	$1,032.30
Electrical	50	4.1	$11,922.32	$5,961.16
Appliances	100	3.5	$10,177.59	$10,177.59
HVAC	75	4.7	$13,667.05	$10,250.29
		100 %	**Total Replacement Cost**	**Total Estimated Damages**
			$290,788.40	**$65,456.47**

Substantial Damage Estimator

Percent Damaged

Basis for Value of Structure	Percent Damaged	Basis for Cost of Repairs
Adj. Tax Assessed Value	46.6 %	Computed Damages

Not Substantially Damaged

Damage Summary

Replacement Cost	$290,788.40	**Total Estimated Damages**	$65,456.47
Depreciation Percentage	24.20 %	**Percent of Existing Improvements and Repairs Pre-Disaster**	0.0 %
Computed Actual Cash Value	$220,417.61	**Repair/Reconstruction Percentage**	29.7 %

*** Per FEMA Publication 213, Actual Cash Value may be used as Market Value.**

Optional User Entered Data

Professional Market Appraisal		**Contractor Estimate**	
$0.00		$0.00	
Adjusted Tax Value			
Tax Assessed Value	$140,451.76	**Community Estimate**	
Factor Adjustment	1.00	$37,611.33	
Adjusted Tax Assessed Value	$140,451.76		

Authorized Local Official : _____

Signature (Date)

Authorized Local Official : _____

Print Name (Date)

* emails following SD Reassessment

Gmail

Kayla Robertson <kstanley08@gmail.com>

Re: Substantial Damage Reassessment

1 message

Joshua Robertson <jrobertson.w@gmail.com> Fri, Feb 21, 2025 at 2:21 PM
To: Robert Peebles <rpeebles@redshoresfl.com>, Kayla June <kstanley08@gmail.com>

Rob,

Reviewing the assessment again as Kayla mentioned the estimator tool used has the home slab on grade, which is still incorrect.

How is it determined that 0% of windows and doors weren't damaged? We have two entry doors, front door had 2' of water over porch because it's elevated and the back door had 4' of water. Both doors and frames have to be replaced and with new doors up to current code.
There were also 6 windows in the home that were submerged that will have to be removed to repair the openings and also replace the windows.
Not to mention all 9 interior doors and frames that all have to be replaced. Doors and windows at a minimum should be 50% damaged amount.

Exterior finish also excluded at 0% damaged. The back entry laundry room is a wood framed and wood siding wall and the siding has water damage. The back room over looking pool area, windows will have to be removed and wood siding will have to be replaced, which will also require needing to be painted. All extra cost. How is it determined that none of that has to be repaired due to being flooded?

The damaged values for each element do not appear to include any cost for labor and definitely not any contractor profit that all contractors add onto quotes for work. Where are those cost in this estimator tool?

Still confused by the town approach on this as our insurance claim amount is still almost $100,000 more in damages then what opinions and this estimator tool have recalculated.

Appreciate a reply and clarification at your earliest convenience.

Joshua Robertson
813-778-2005

On Feb 21, 2025, at 1:37 PM, Kayla Robertson <kstanley08@gmail.com> wrote:

> Rob-
>
> Can you please explain why the assessment shows us as Slab on Grade? Additionally- why no % for doors or windows? All of our interior doors are wood as well as exterior doors and swollen and need replacement, additionally the back room and laundry room windows and walls are all wood framed and need replacement. Can you please relook at those areas of the assessment. Also, what is our next step if we disagree with this- as you can see we have to replace some windows and doors and spend the cost to do so.
>
> Thank you,
> Kayla and Josh
>
> On Fri, Feb 21, 2025 at 1:09 PM Robert Peebles <rpeebles@redshoresfl.com> wrote:
>
> > I have completed the re-assessment for your home and confirmed the Non-Substantial Damage determination. My report is attached.
> >
> > My determination is made based on the estimated costs to return your home to pre-storm condition.
> >
> > The contractor quotes you provided included costs for items that do not appear to be damaged by storms and wherefore cannot be included in your costs to repair.
> >
> > You will see in the report that each element of your home is given a "percent damage" value. The following items were determined to have 0% damage:
> >
> > Superstructure (block walls)
> >
> > Roof covering
> >
> > Exterior Finish
> >
> > Doors and windows
> >
> > Your foundation is wood frame floor joists over crawlspace. There is no visible damage to the floor system. I estimated 10% to account for any unseen damage.
> >
> > Like almost all homes in the area, you removed 4' of drywall and had roughly 2' of water intrusion into the home. Your ceilings were not affected by wind or floodwater. This results in a damage estimate of 37%
> >
> > Your HVAC condenser was submerged and must be replaced, and that means the air handler will be replaced as well. Your ductwork was not affected. This results in a 75% damage estimation.

Your electrical devices less than 2' above the floor must be replaced, along with some of the wiring. This results in a 50% damage estimation.

Your lower cabinets in the kitchen and bathrooms require replacement. This results in a 50% damage estimation.

Plumbing is minimally affected by flood. I estimated 5% to allow for the cost to re install sinks, faucets and toilets that may be removed while replacing flooring and cabinets.

I estimated 100% damage credit for flooring and appliances.

Thank you,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt®

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

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From: Kayla Robertson <kstanley08@gmail.com>
Sent: Wednesday, January 29, 2025 2:20 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Fwd: Contractor quotes - 15908 1st St E

Hi Rob-

I know you have spoken with my husband Josh at length regarding our property (15908 1st St E Redington Beach) as well as I have left you several voicemails. I also know that Tim Thompson reached out to you on our behalf last week. While we are waiting on word on how to proceed forward, I thought I would also share 2 contractor quotes we obtained just after Helene as we were preparing our Substantial Damage packet (at the advice of then Building Inspector, Mark Vasquez, prior to the town SD letter process). I do not think these have been provided to you as a part of our appeal. We did provide our detailed insurance claim though I know with details of damage by room in the home. If we need to obtain more quotes or anything else, please let us know.

Please let me know if you have any questions or need any additional information.

Thank you,

Kayla

Kayla Robertson

813-928-9499

---------- Forwarded message ---------
From: **Joshua Robertson** <jrobertson.w@gmail.com>
Date: Wed, Jan 29, 2025 at 2:03 PM
Subject: Contractor quotes - 15908 1st St E
To: Kayla Stanley <kstanley08@gmail.com>

Reply from Mr. Peebles

Gmail **Kayla Robertson <kstanley08@gmail.com>**

RE: Substantial Damage Reassessment

1 message

Robert Peebles <rpeebles@redshoresfl.com> Mon, Feb 24, 2025 at 10:52 AM
To: Kayla Robertson <kstanley08@gmail.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>

As I stated in my explanation below, I allowed for 10% foundation due to your crawlspace/floor joist design.

Interior doors are added to interior finishes.

(See Section 3-40 of FEMA SDE (page) #6 Estimator)

This is the only appeal I am aware of.

Thanks,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt.

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

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From: Kayla Robertson <kstanley08@gmail.com>
Sent: Friday, February 21, 2025 1:42 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Re: Substantial Damage Reassessment

Rob-

Can you please explain why the assessment shows us as Slab on Grade? Additionally- why no % for doors or windows? All of our interior doors are wood as well as exterior doors and swollen and need replacement, additionally the back room and laundry room windows and walls are all wood framed and need replacement. Can you please relook at those areas of the assessment. Also, what is our next step if we disagree with this- as you can see we have to replace some windows and doors and spend the cost to do so.

Thank you,

Kayla and Josh

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>
> Your HVAC condenser was submerged and must be replaced, and that means the air handler will be replaced as well. Your ductwork was not affected. This results in a 75% damage estimation.
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> Your electrical devices less than 2' above the floor must be replaced, along with some of the wiring. This results in a 50% damage estimation.

Your lower cabinets in the kitchen and bathrooms require replacement. This results in a 50% damage estimation.

Plumbing is minimally affected by flood. I estimated 5% to allow for the cost to re install sinks, faucets and toilets that may be removed while replacing flooring and cabinets. — hot water heater?

I estimated 100% damage credit for flooring and appliances.

Thank you,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt.

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

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---

From: Kayla Robertson <kstanley08@gmail.com>
Sent: Wednesday, January 29, 2025 2:20 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>
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Please let me know if you have any questions or need any additional information.

Thank you,

Kayla

Kayla Robertson

813-928-9499

---------- Forwarded message ---------
From: **Joshua Robertson** <jrobertson.w@gmail.com>
Date: Wed, Jan 29, 2025 at 2:03 PM
Subject: Contractor quotes - 15908 1st St E
To: Kayla Stanley <kstanley08@gmail.com>

Reply to Mr. Peebles re: % calcs for doors + windows

Gmail **Kayla Robertson <kstanley08@gmail.com>**

Re: Substantial Damage Reassessment

1 message

Joshua Robertson <jrobertson.w@gmail.com> Mon, Feb 24, 2025 at 1:38 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Kayla Robertson <kstanley08@gmail.com>

Rob,

Interior doors included in your interior finishes dollar amount which I believe also includes drywall repairs and painting the entire inside of the home is well under valued on the expense needed to pay for those repairs. Regardless of that, why is there 0% damage for both entry doors and frames into the home? 0% for 6 windows that had water submerged, over 2' up on the windows on the back of the house and three front bedroom windows that had water submerged over the sills?

Also, the estimated value of these areas do not include labor cost, where is that factored in?

Thank you,
Joshua Robertson
813-778-2005

On Mon, Feb 24, 2025 at 10:52 AM Robert Peebles <rpeebles@redshoresfl.com> wrote:

> As I stated in my explanation below, I allowed for 10% foundation due to your crawlspace/floor joist design.
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>
> **Robert Peebles,** CBO, MBA
>
> Building Official
>
> SAFEbuilt
>
> 13550 Village Park Dr | Suite 120 | Orlando, FL 32837
>
> cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

From: Kayla Robertson <kstanley08@gmail.com>
Sent: Friday, February 21, 2025 1:42 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Re: Substantial Damage Reassessment

Rob-

Can you please explain why the assessment shows us as Slab on Grade? Additionally- why no % for doors or windows? All of our interior doors are wood as well as exterior doors and swollen and need replacement, additionally the back room and laundry room windows and walls are all wood framed and need replacement. Can you please relook at those areas of the assessment. Also, what is our next step if we disagree with this- as you can see we have to replace some windows and doors and spend the cost to do so.

Thank you,

Kayla and Josh

On Fri, Feb 21, 2025 at 1:09 PM Robert Peebles <rpeebles@redshoresfl.com> wrote:

> I have completed the re-assessment for your home and confirmed the Non-Substantial Damage determination. My report is attached.
>
> My determination is made based on the estimated costs to return your home to pre-storm condition.
>
> The contractor quotes you provided included costs for items that do not appear to be damaged by storms and wherefore cannot be included in your costs to repair.
>
> You will see in the report that each element of your home is given a "percent damage" value. The following items were determined to have 0% damage:
>
> Superstructure (block walls)
>
> Roof covering
>
> Exterior Finish
>
> Doors and windows
>
> Your foundation is wood frame floor joists over crawlspace. There is no visible damage to the floor system. I estimated 10% to account for any unseen damage.

Like almost all homes in the area, you removed 4' of drywall and had roughly 2' of water intrusion into the home. Your ceilings were not affected by wind or floodwater. This results in a damage estimate of 37%

Your HVAC condenser was submerged and must be replaced, and that means the air handler will be replaced as well. Your ductwork was not affected. This results in a 75% damage estimation.

Your electrical devices less than 2' above the floor must be replaced, along with some of the wiring. This results in a 50% damage estimation.

Your lower cabinets in the kitchen and bathrooms require replacement. This results in a 50% damage estimation.

Plumbing is minimally affected by flood. I estimated 5% to allow for the cost to re install sinks, faucets and toilets that may be removed while replacing flooring and cabinets.

I estimated 100% damage credit for flooring and appliances.

Thank you,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt.

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

---

From: Kayla Robertson <kstanley08@gmail.com>
Sent: Wednesday, January 29, 2025 2:20 PM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Fwd: Contractor quotes - 15908 1st St E

Hi Rob-

I know you have spoken with my husband Josh at length regarding our property (15908 1st St E Redington Beach) as well as I have left you several voicemails. I also know that Tim Thompson reached out to you on our behalf last week. While we are waiting on word on how to proceed forward, I thought I would also share 2 contractor quotes we obtained just after Helene as we were preparing our Substantial Damage packet (at the advice of then Building Inspector, Mark Vasquez, prior to the town SD letter process). I do not think these have been provided to you as a part of our appeal. We did provide our detailed insurance claim though I know with details of damage by room in the home. If we need to obtain more quotes or anything else, please let us know.

Please let me know if you have any questions or need any additional information.

Thank you,

Kayla

Kayla Robertson

813-928-9499

---------- Forwarded message ---------
From: **Joshua Robertson** <jrobertson.w@gmail.com>
Date: Wed, Jan 29, 2025 at 2:03 PM
Subject: Contractor quotes - 15908 1st St E
To: Kayla Stanley <kstanley08@gmail.com>

Reply with photos

Gmail Kayla Robertson <kstanley08@gmail.com>

Re: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

1 message

Joshua Robertson <jrobertson.w@gmail.com>
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Kayla Robertson <kstanley08@gmail.com>

Rob,

You have not answered my question. How is it determined that 0% of exterior doors and windows were not damaged during Hurricane Helene flood waters?
These images were taken today and even after months and months you can still clearly see the water lines on the home and doors. These doors are now swollen from water damage and req

Also included are the water line stains on exterior windows that you have determined to be 0% damaged. There are a total of 6 windows which includes a 3 window unit that is 12' long.

Exterior finishes also determined 0% damaged, included image of exterior siding damaged due to flood water pressures. Has to be replaced and repainted.

Would appreciate a response to this and what needs to be done to correct and update the reassessment.

Thank you,
Joshua Robertson
813-778-2005



Interior bedroom window frame wood damage from water.



Exterior of same window waterline


waterline
4'



← front door waterlines
wooden exterior door
and wood frame
and storm door damaged



← Water line



← 26" inside home exterior door + wood frame



→

hinge and bottom of wood door and frame



exterior wood frame room

← siding damage from water





interior Windows Submerged

↑framing damage

*exterior wood Siding and insulation



← interior water lines

mr. Peebles reply re: waterlines

Gmail Kayla Robertson <kstanley08@gmail.com>

RE: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

1 message

Robert Peebles <rpeebles@redshoresfl.com>
To: Joshua Robertson <jrobertson.w@gmail.com>
Cc: Kayla Robertson <kstanley08@gmail.com>

Water lines do not indicate damage. I thoroughly reviewed your home and have made my determination.

Thanks,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt.

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

---

From: Joshua Robertson <jrobertson.w@gmail.com>
Sent: Wednesday, February 26, 2025 9:33 AM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Kayla Robertson <kstanley08@gmail.com>
Subject: Re: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

Rob,

You have not answered my question. How is it determined that 0% of exterior doors and windows were not damaged during Hurricane Helene flood waters?

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Joshua Robertson

813-778-2005

Reply to Mr. Peebles

Gmail Kayla Robertson <kstanley08@gmail.com>

Re: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

1 message

Joshua Robertson <jrobertson.w@gmail.com>
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: Kayla Robertson <kstanley08@gmail.com>, "tthompson@townofredingtonbeach.com" <tthompson@townofredingtonbeach.com>

Rob,

That statement makes absolutely no sense. You may feel the doors and windows do not need to be replaced or could be repaired but they are no longer in the same working order as they we

We have a mortgage on the property and our flood insurance company says these doors and windows were damaged due to hurricane Helene and our mortgage company and flood insuranc

In your reassessment, I do not see any cost for mitigation that is still needed and demo cost to even begin the said repairs needed in your reassessment. All factors of FEMAs 50% rule.

If you are unaware of another appeal process, please contact who you can and figure it out. Tidal Basin got it wrong and the reassessment is wrong with still missing items.

It's unfathomable that this process has been like this now sitting here 5 months after the storm damage!

Joshua Robertson
813-778-2005

On Wed, Feb 26, 2025 at 10:27 AM Robert Peebles <rpeebles@redshoresfl.com> wrote:

> Water lines do not indicate damage. I thoroughly reviewed your home and have made my determination.
>
> Thanks,
>
> **Robert Peebles**, CBO, MBA
>
> Building Official
>
> SAFEbuilt.
>
> 13550 Village Park Dr | Suite 120 | Orlando, FL 32837
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Thank you,

Joshua Robertson

Gmail Kayla Robertson <kstanley08@gmail.com>

RE: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

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Robert Peebles <rpeebles@redshoresfl.com>
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Reply from

I am not aware of another appeal process.

Thanks,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt.

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

Reply to

From: Kayla Robertson <kstanley08@gmail.com>
Sent: Wednesday, February 26, 2025 10:40 AM
To: Robert Peebles <rpeebles@redshoresfl.com>; tthompson@townofredingtonbeach.com
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Re: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

Hi Rob-

What is the next appeal we make now? We will be getting more contractor quotes that do not include the items that you say are allowable. I am not sure how a waterline clearly showing wate more contractors to try and give us quotes that meet the $65k, should we not be able to do this, what are our options? When you and I spoke on the phone 3 weeks ago, you stated that your there was any issue or question with that. As we know, Tidal Basin got our % wrong. We provided ample information, 2 contractor quotes, photos, and 50+ pages from our insurance company has) if we cannot spend that money?

I need to understand the next steps so that we can move back to Redington Beach sooner than later with our 4 young children. We are paying rent, mortgage and all we want to do is bring th

Thank you,

Kayla

On Wed, Feb 26, 2025 at 10:27 AM Robert Peebles <rpeebles@redshoresfl.com> wrote:

> Water lines do not indicate damage. I thoroughly reviewed your home and have made my determination.
>
> Thanks,
>
> **Robert Peebles**, CBO, MBA
>
> Building Official

Final email to Mr. Peebles

Gmail

Kayla Robertson <kstanley08@gmail.com>

Re: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

1 message

Kayla <kstanley08@gmail.com> Wed, Feb 26, 2025 at 10:44 AM
To: Robert Peebles <rpeebles@redshoresfl.com>
Cc: tthompson@townofredingtonbeach.com, Joshua Robertson <jrobertson.w@gmail.com>

Rob- did you enter our home or open the front door? We cannot open it without locking it in. It is so swollen shut. Are not to be replacing that? No one entered our home to assess it to my knowledge.
I will get more contractor quotes and paperwork together and send to you and your office. I will ask our town commissioners and mayor as well what the process is for a second appeal.

Thank you,
Kayla

On Feb 26, 2025, at 10:38 AM, Robert Peebles <rpeebles@redshoresfl.com> wrote:

I am not aware of another appeal process.

Thanks,

Robert Peebles, CBO, MBA

Building Official

<image001.png>

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

From: Kayla Robertson <kstanley08@gmail.com>
Sent: Wednesday, February 26, 2025 10:40 AM
To: Robert Peebles <rpeebles@redshoresfl.com>; tthompson@townofredingtonbeach.com
Cc: Joshua Robertson <jrobertson.w@gmail.com>
Subject: Re: Substantial Damage Reassessment - 15908 1st St E. Redington Beach

Hi Rob-

What is the next appeal we make now? We will be getting more contractor quotes that do not include the items that you say are allowable. I am not sure how a waterline clearly showing water in the home over the wood frames and windows does not justify needing something to be replaced as rotted or damaged, but regardless, I will go back and find more contractors to try and give us quotes that meet the $65k, should we not be able to do this, what are our options? When you and I spoke on the phone 3 weeks ago, you stated that your person was evaluating the home and using some new software and then IF needed, we would look at contractor quotes, etc. You never called me or emailed to say there was any issue or question with that. As we know, Tidal Basin got our % wrong. We provided ample information, 2 contractor quotes, photos, and 50+ pages from our insurance company showing that they paid us for damage to the home for flood only for $157k. How are we allowed to repair our home with that money (which the mortgage company has) if we cannot spend that money?

I need to understand the next steps so that we can move back to Redington Beach sooner than later with our 4 young children. We are paying rent, mortgage and all we want to do is bring the home to code to live in it and this trama never happen again to us or our kids. Who can we contact for a second appeal?

Thank you,

Kayla

On Wed, Feb 26, 2025 at 10:27 AM Robert Peebles <rpeebles@redshoresfl.com> wrote:

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> *<image001.png>*
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You have not answered my question. How is it determined that 0% of exterior doors and windows were not damaged during Hurricane Helene flood waters?

These images were taken today and even after months and months you can still clearly see the water lines on the home and doors. These doors are now swollen from water damage and require to be replaced with new doors and frames which will also result in needing trim and stucco patch repairs (additional cost).

Also included are the water line stains on exterior windows that you have determined to be 0% damaged. There are a total of 6 windows which includes a 3 window unit that is 12' long.

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813-778-2005

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<image012.jpg>
<image013.jpg>

> On Feb 24, 2025, at 10:52 AM, Robert Peebles <rpeebles@redshoresfl.com> wrote:
>
> As I stated in my explanation below, I allowed for 10% foundation due to your crawlspace/floor joist design.
>
> Interior doors are added to interior finishes.
>
> This is the only appeal I am aware of.

Thanks,

Robert Peebles, CBO, MBA

Building Official

<image001.png>

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Exterior Finish

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Building Official

<image001.png>

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Thank you,

Kayla

Kayla Robertson

813-928-9499

---------- Forwarded message ---------
From: **Joshua Robertson** <jrobertson.w@gmail.com>
Date: Wed, Jan 29, 2025 at 2:03 PM
Subject: Contractor quotes - 15908 1st St E
To: Kayla Stanley <kstanley08@gmail.com>

Substantial Damage Estimator (SDE) User Manual



FEMA



SDE User Manual – Table of Contents

ACRONYMS AND ABBREVIATIONS v

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1.2 Users of the SDE 3.0 Tool

Under the NFIP, communities are responsible for evaluating potential Substantial Damage, of any origin, for all structures located within the mapped SFHA. Consequently, the target users of the SDE tool are local officials with responsibility for community adherence to their NFIP-compliant floodplain management ordinance and State officials that provide guidance and technical assistance to communities on the implementation of the NFIP regulations. The SDE tool may also be used by other parties, such as contractors, lending agencies, and potential structure purchasers, to assess the overall percent damaged and determine a very general estimate of repair costs for the structure.

The SDE results are not a substitute for a professional appraisal, an insurance adjustment report, or a detailed cost estimate for repairs prepared by a qualified contractor.

1.3 Organization of the SDE 3.0 User Manual

This User Manual follows the basic organization below for using the SDE tool to make Substantial Damage or Substantial Improvement determinations:

- **Introduction** (Section 1) – Explains the purpose of SDE and who uses it.
- **Installation** (Section 2) – Provides guidance on the installation of the SDE tool on the host computer (via a download from the FEMA website).
- **Creating SDE Assessments** (Section 3) – Guides the use of the tool and the data required to provide a valid Substantial Damage assessment.
- **Exporting SDE Data** (Section 4) – Identifies which of the three export options is best for the intended use of the SDE data.
- **SDE Reports** (Section 5) – Provides guidance on the available SDE 3.0 Tool reports for the community files and structure owners.
- **SDE Field Workbook** (follows User Manual) – Provides guidance on field preparations for SDE data collection and damage assessments for residential and non-residential structure elements.
- **Appendices** (follows Field Workbook):
  - Appendix A – Locations and boundaries for the FEMA Regional Offices
  - Appendix B – Forms and checklists to be used in performing SDE damage inspections
  - Appendix C – Sample documents, including a letter of introduction for SDE inspections; notices of determination of Substantial Improvement, Substantial Damage, and No Substantial Damage for structure owners; and guidelines for contact with structure owners
  - Appendix D – Guidance for preparing a contractor or community cost estimate of repairs

by multiplying the Item Cost by the user-entered ***Percent Damaged*** values. The sum of the individual damage values is equal to the Computed Damages value.

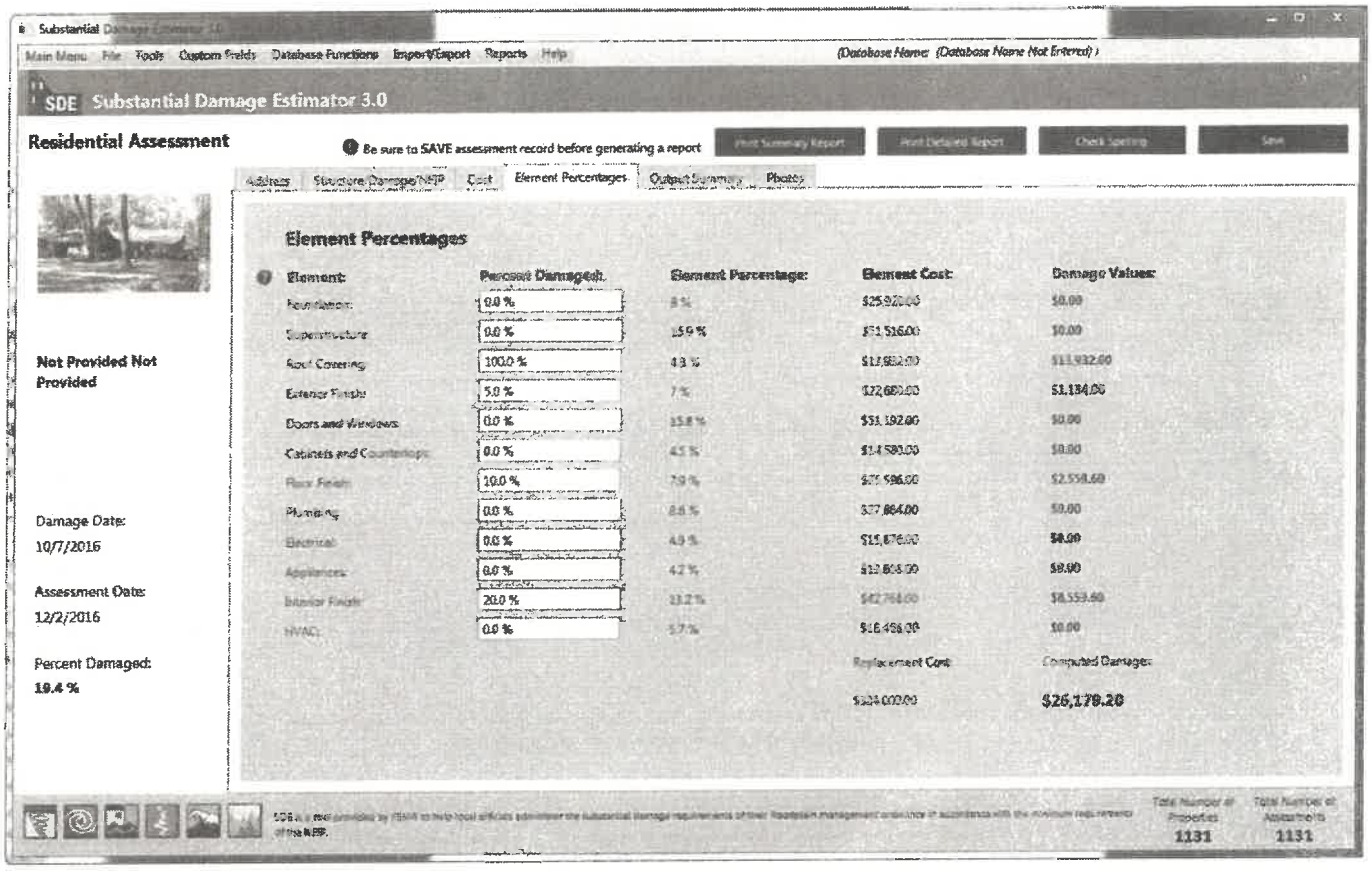


Figure 3-37: Residential Element Percentages tab

The input data on this tab require the inspector to enter the estimated ***Percent Damaged*** of each element listed. These data are determined based on the judgment of the inspector and should be defensible values. The values should be entered as whole numbers between 0 and 100, in 5 percent increments. The ***Percent Damaged*** values are the only values that must be provided by the user on this tab.

Table 3-6: Residential Structure Elements

Element	Description
1. **Foundations**	• Continuous perimeter footings • Footings • Piers • Foundation-level components not included in other elements

Element	Description
2. Superstructure	• Wall support system extending from the foundation wall to the roof structure • Exterior wall • Sheathing panels • Shear panels • Bracing panels • Structural members that support the roof deck, such as rafters and trusses, but not roof sheathing
3. Roof covering	• Covering material (shingles, tile, slate, metal roofing, built-up roofing) • Roof sheathing • Roof flashing • Does not include structural framing members that support the roof deck
4. Exterior finish	• Wall covering system on top of the wall sheathing (e.g., stucco, vinyl or wood siding, brick veneer, stone veneer) • Insulation and weather stripping
5. Interior finish	• Gypsum board, drywall, plaster, or paneling that makes up the wall and ceiling surfaces. • Trim around door and window frames • Baseboard • Casings • Chair rails • Ceiling Moldings
6. Doors and windows	• All interior and exterior doors and windows • Locks • Hinges • Frames • Handles
7. Cabinets and countertops	• Built-in, wall-mounted, or isolated cabinets and countertops (kitchens and bathrooms)
8. Floor finish	• Carpet • Hardwood • Vinyl composition tile • Sheet vinyl • Ceramic tile • Marble • Does not include carpet or re-carpeting installed over finished flooring, such as wood or tile

Element	Description
9. Plumbing	• Incoming water service (municipal water supply or well service) • Plumbing fixtures • Water heater • Water distribution system • Wastewater collection and removal system
10. Electrical	• Electrical wiring systems (junction boxes, circuit breaker panels, distribution wiring, outlets, switches, receptacles) • Lighting • Ceiling and exhaust fans • Electric baseboard heaters
11. Appliances	• All built-in, permanent appliances in the structure
12. HVAC	• The system with which conditioned air is distributed throughout the structure; a typical system in residential structures involves a forced-air heating system with duct work • Exterior air conditioning units • Heat pumps • Furnaces

HVAC = heating, ventilation, and air conditioning

3.11.2.5 Output Summary Tab

This tab (Figure 3-38) summarizes the computations for structure value and damages as well as the calculated structure Percent Damaged. It also includes options that allow the user to select which of three structure values and three damage estimates to use in making the Substantial Damage determination. There are also two report-printing options at the bottom right of the **Output Summary** tab (refer to Section 5 for details on reports).

Percent Damaged: The Percent Damaged section of the **Output Summary** tab contains the ***Value of Building*** and ***Cost of Repairs/Improvements*** fields. Both of these can be calculated using three different methods. For ***Value of Building***, these methods include ***Computed Actual Cash Value*** (as computed within the SDE tool), ***Professional Market Appraisal*** (usually obtained and paid for by the structure owner) for the structure value, and ***Adj. Tax Assessed Value***. For ***Cost of Repairs/Improvements***, these methods include ***Computed Damages*** (as computed within the SDE tool), ***Contractor's Estimate***, and ***Community's Estimate***.

The three options under the ***Value of Building*** and ***Cost of Repairs/Improvements*** permit the user to select the most appropriate sources of data for use in the Substantial Damage determination. The default selections are the ***Computed Actual Cash Value*** and ***Computed Damages***. The calculated Percent Damaged is shown near lower left portion of the tab (outlined in red in Figure 3-38). If the structure has a Percent Damaged of 50 percent or higher, then the NFIP requirements for substantially damaged structures apply.

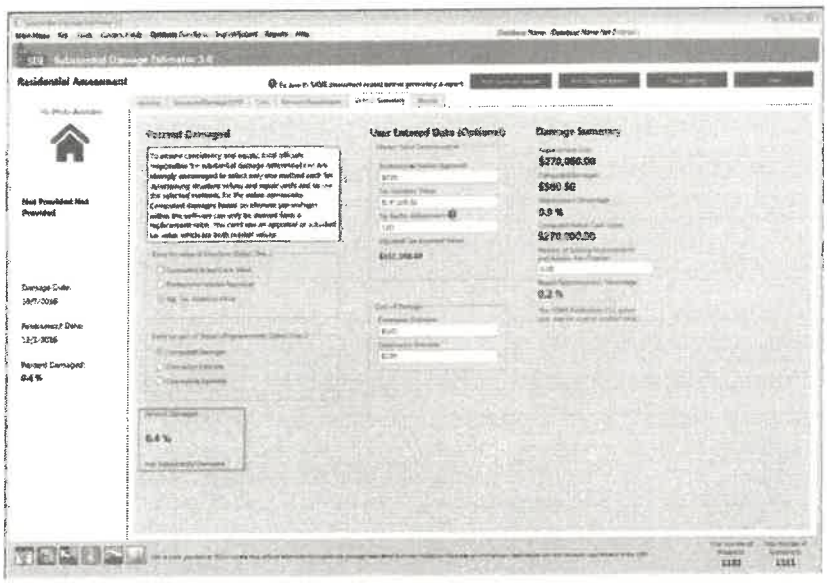


Figure 3-38: Output Summary tab

Damage Summary: The Damage Summary section carries over the Replacement Cost, Computed Damages, Depreciation Percentage, and Computed Actual Cash Value from previous tabs. If available, the user may enter an estimated value for a ***Percent of Existing Improvements and Repairs Pre-Disaster***. This value should reflect the percent of the structure that has been renovated, repaired, or improved prior to the current damage event. The purpose of this field is to record pre-existing repair work or improvement work to the structure, so that the cumulative determination for the structure can be calculated outside of the tool as needed.

Community officials can use any combination of methods (one from each of the ***Value of Building*** and ***Cost of Repairs*** fields) to determine Substantial Damage. Optional data, including appraisal, adjusted tax assessed value, or non-SDE estimates of damages, are entered in the middle portion of the **Output Summary** tab in the section identified as User Entered Data (Optional). However, officials are strongly urged to be consistent when making Substantial Damage determinations by using the same cost and damage methods on a community-wide basis to ensure that Substantial Damage determinations are prepared and evaluated in a consistent and equitable manner.

Critical Substantial Damage Range

Substantial Damage determinations between 35 percent and 65 percent are the most critical and these determinations are the ones most likely to be challenged by structure owners. Therefore, local officials may want to perform additional reviews of the field-collected data to ensure that the determinations are defensible.

User-Entered Data (Optional): When user-entered data are being considered, the accuracy of this data must be evaluated. This is especially true when the tool indicates that the structure is between 35 percent and 65 percent damaged. The closer the level of repair/improvement costs are to 50 percent of the value of the structure, the greater the precision needs to be in determining Substantial Damage. Situations in which the structure owner requests an administrative or

judicial review or appeal most likely will occur when the structure is declared substantially damaged and the ***Percent Damaged*** falls between 50 percent and 65 percent.

A professional market appraisal or an adjusted tax assessed value may be entered in lieu of the Computed ACV determined within the SDE tool. If the appraisal value is based on the value of the land and structure, the value of the land must be subtracted from the appraisal value because Substantial Damage is based on structure value only. These two valuation methods are discussed below.

The professional market appraisal involves the value of the structure without the land value, as determined by an appraiser licensed within the State where the structure is located. This can be used within the SDE tool in-place of the structure Computed ACV.

Use of Unadjusted Tax Assessed Values
Use of tax values as structure values without a locally required adjustment factor or multiplier will generally skew the Substantial Damage determination upward (thereby increasing the percent damaged for the structure). This is because the denominator in the Substantial Damage equation (i.e., the pre-damage value of the structure) will typically be smaller than if the ACV was used to determine structure value.

If the adjusted tax assessed value is based solely on the structure, a locally based adjustment factor may be required to increase the value to market value, because the tax assessed values tend to be less than Computed ACV or market value. This adjustment may be made by using a ***Factor Adjustment*** in the data field provided, and should be based on the normal adjustment procedures used in the county/parish or community where the structure is located. The factor likely will be higher than 1.00 and should be entered with two decimal places (trailing zeroes are dropped). For example, to increase the assessed structure value by 43 percent, input a value of 1.43.

Local officials may use a contractor's estimate or a community's estimate in lieu of the SDE-computed damages. These corresponding text fields are located in the Cost of Damage Determination section. Contractor estimates should be based on a specific structure and reflect all of the work and materials required to put the structure back to its pre-damaged state. The costs should reflect reasonable material and labor costs for the area. Donated or discounted materials and labor must be evaluated at fair market value for the area, because the Substantial Damage determination process requires use of the true cost of repairs. Communities can provide their own repair estimates if the estimates are complete and reflect the general cost of materials and labor for the area. A community providing its own repair estimate must be able to justify the estimates. Appendix D of the SDE Field Workbook contains a list of recommended construction elements to be included in either contractor or community estimates of repair costs.

3.11.2.6 Photos Tab

The primary function of ***Photos*** tab (Figure 3-39) is to upload and store digital photographs that verify the structure inspected for the Substantial Damage assessment.

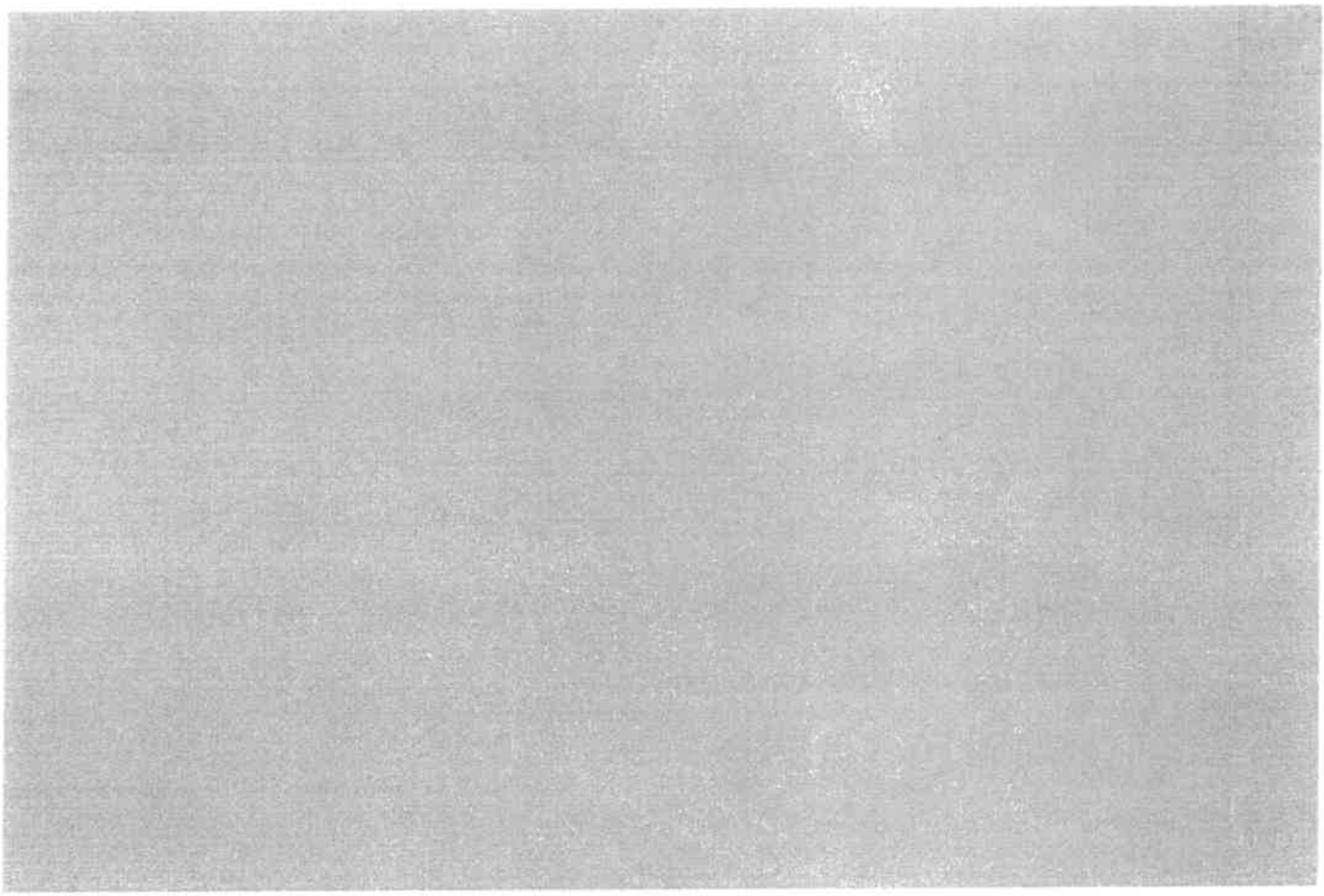
Recommended QA Reviews for the SDE Database

1. Review the entire database for duplicate records from the current or previous days. This can be done by sorting numerically on address numbers or tax parcel identification numbers.
2. Because assessments with damages between 35 percent and 65 percent are the ones most likely to be challenged by owners, the SDE Manager should perform an additional review on assessments with damage in this range to ensure that the determinations are reasonable and defensible.
3. Check for incomplete assessments (i.e., properties) and determine whether properties should remain in the SDE database.
4. Verify that each assessment includes two photographs, even if the location involves a vacant lot or the structure had no damage.
5. Verify that any community-specific notes required by the SDE Manager are included in the ***Residence Information*** or ***Structure Information*** comment boxes on the **Structure/Damage/NFIP Info** tab.

Recommended QA Reviews for Individual, Grouped, or Neighborhood Assessments

1. If a structure has multiple assessments and was inspected by different inspectors during the same inventory or period of time, determine which of the assessments should be kept in the inventory and delete the unneeded assessment.
2. If the square footage or the structure value for the assessment appears to be too high or too low, check the square footage against the structure photographs to determine if the square footage is reasonable. Also, check the base cost to verify that it is appropriate for the structure.
3. Structures for which the depth of flooding above the lowest floor is high, but the damages are low or structures where the depth of flooding above the lowest floor is low but the damages are high require a review of the full assessment to ensure the damages are reasonable and defensible. Comments may be required in the ***Residence Information*** or ***Structure Information*** comment boxes on the **Structure/Damage/NFIP Info** tab to explain the Substantial Damage determination.
4. The Substantial Damage requirements of the NFIP state that "damage of any origin" should be considered when determining whether a damaged structure meets the Substantial Damage threshold. Therefore, damages caused by wind, fire, an extreme lack of maintenance, vandalism, or even a car driving into a house should be considered by inspectors when assessing the overall damage of the structure.
5. Verify that structures affected by the same flood depth above the lowest floor have similar and reasonable damages, especially in areas with little change in ground elevations. This can be performed quickly checking the ***Est. Depth of Flood Above Lowest Floor.***

6. Verify that the residential assessment form was used for residential structures only. Non-residential structures must be assessed using the non-residential assessment form.
7. Verify that each assessment only includes a single structure. Inexperienced inspectors may attempt to include data from multiple structures, such as a separate residential structure elsewhere on the lot or a detached garage that has been converted into residential space.
8. For assessments with missing data or data requiring revisions, the reviewer may be able to make the corrections without requiring another field visit. Between the initial data, the structure photographs, and the inspector notes or comments, a reviewer may be able to prepare the correct assessment.



Substantial Damage Estimator (SDE) Field Workbook

Preparing Structure Inventories Using the SDE Tool

FEMA P-784 / Tool Version 3.0 / August 2017

Substantial SDE Damage Estimator

The SDE is a tool to help local officials administer the Substantial Damage requirements of their floodplain management ordinances in keeping with the minimum requirements of the NFIP.

FEMA



Figure 7-1: Five steps for post-disaster SDE inventory preparations

7.1 STEP 1: Select an SDE Manager

The community should designate an SDE Manager before Substantial Damage data collection is initiated. Table 7-1 lists the SDE Manager's seven key responsibilities and the corresponding sections that describe the responsibilities.

Table 7-1: SDE Manager's Responsibilities

Responsibility	Workbook Section
1. Identify available resources.	Section 8.1
2. Notify elected officials and community departments, including fire, police, and emergency services, planning, and building of the upcoming fieldwork.	Section 8.1.1
3. Plan the Substantial Damage field inspections.	Section 8.3
4. Organize and train the inspectors.	Section 9.1
5. Supervise field operations.	Sections 9.6 and 9.7
6. Ensure follow-up coordination with structure owners is completed.	Section 11
7. Coordinate final storage of SDE files.	Section 11.3

Action: Select an SDE Manager who is familiar with the community. The manager may be a local floodplain management official, chief building inspector, head of the permitting department, or staff member. The SDE Manager should be involved in Steps 2 through 5.

7.2 STEP 2: Identify General Limits of the Inventory Area

The next step is to identify the general limits of the inventory area. This may not include all structures damaged during a disaster because some may be located outside the SFHA.

(i.e., no custom printouts or reports are available) and contain significantly more data than required for SDE input.

The most useful tax data are those that can be sorted by street names and the fields necessary to populate the SDE database. If simple one- or two-page printouts are available per structure, they can be attached to one of the two SDE summary reports and put into individual file folders identified by address labels. The folders can then be organized by street name and address and taken to the field as a verification tool. As an alternative to using file folders in the field, the inspectors can record the address data (if available) on the SDE Damage Inspection Worksheets or on a laptop computers or tablets as the structures are inspected.

8.1.4 Pre-Loading Available Structure Data into the SDE 3.0 Tool

Available SDE data regarding the structures in the SFHA can be pre-loaded into the SDE tool during the preparations for the SDE inspections. This may include information derived from tax data, building permits, contractor repair estimates, or previous community inspections of structures. Any data entered into the SDE tool before the inspections will facilitate faster data collection while preparing SDE records of basic structure information.

Structure data can be pre-loaded into the data fields on the first three tabs of the SDE tool—**Address, Structure/Damage/NFIP Info**, and **Cost**. A helpful feature in SDE is the ability to import multiple properties into the tool simultaneously using the ***Enterprise Import*** function (refer to Section 3.7 for more information).

Only structure data can be pre-loaded into the SDE tool. Assessment data can only be added while an individual structure record is open for data entry.

Table 8-3 provides a summary of potentially available data that can be used to develop the SDE inventory.

Table 8-3: Data Resources to Assist in Substantial Damage Determinations

Data Resource	Description	Possible Source(s)
Maps	• FIRMs • Other maps of floodprone areas or maps identifying areas of previous flooding • Topographic maps	• Community • State NFIP Coordinator • FEMA • Other Federal agencies
Flood Insurance Study texts or other reports	• Flood profiles (to help determine flood boundaries on topographic maps)	• Community • State NFIP Coordinator • FEMA
Newspaper articles or community assessments of previous flooding		• Community files • Community library • Internet archives
Tax parcel maps	Structure location and other data that can be cross-referenced to obtain addresses	• Tax assessor's office

Data Resource	Description	Possible Source(s)
Street or address maps		• Community building department • Planning department
Tax data	• Owner's name and mailing address • Structure address • Date of construction • Structure use (residential vs non-residential structures) • Square footage • Number of stories • Dates of additions or renovations • Adjusted tax assessed structure values • Number of years since last tax adjustment	Tax assessor's office
Professional appraisals		• Community building permit files • Insurance claims data
Permit data	Includes contractor cost estimates for developing base costs	• Community building • Planning department

FEMA = Federal Emergency Management Agency
FIRM = Flood Insurance Rate Map
NFIP = National Flood Insurance Program

9. Importance of obtaining the most accurate data for structures with damage between 35 and 65 percent
10. Not all elements are equal because some elements contribute a greater percentage of the structure's value than others do. Based on the amount of damage to the key or higher value elements, inspectors can gauge whether a structure is likely to be substantially damaged.
11. After evaluating two or three structures as a group, each team should collect data for up to three additional structures on their own. Team members should be encouraged to rotate activities so that each inspector understands the data collection and data entry process for the inventory. Team members can take turns identifying structure element percent damage and structure dimensions, recording data, taking photographs, and obtaining GPS coordinates.
12. The data from all the inspection teams from the first day should be reviewed as a group exercise to identify data issues and consistency, verify completeness, review estimates of percent damaged, and evaluate photograph quality. The SDE Manager should stress that data collection and data entry is a team effort and that everyone will approach it differently based on his or her own experience. Inspections are not a competition to see which team can complete the most inspections. Each inspection team should review another team's data entries for consistency and quality to obtain a better understanding of the data requirements and potential data consistency issues.

The first 3 days of inspections are critical to the quality of the SDE inventory. Maximizing data quality and efficiency requires that the SDE Manager and all inspectors be "on the same page." Inconsistencies and other problems with data collection can quickly multiply and require hours or days of revisions.

9.2 Structures with 35 to 65 Percent Damage

Structures with damage between 35 to 65 percent require more effort and precision than structures with damage below 35 percent or above 65 percent. In fact, it is recommended that officials consider a second or independent evaluation for structures in which the initial determination is between 35 and 65 percent damaged. Appeals of Substantial Damage determinations tend to occur more frequently for structures in the range of 35 to 65 percent damaged. An independent evaluation of damage may include a cost estimate for repairs provided by a local official (other than the initial inspector) or a contractor. Appendix D includes a list of items that should be evaluated for damage and inclusion in a repair cost estimate.

9.3 Structure Address

The structure address is important because it is the simplest and most common identifier of a structure. Addresses are a familiar and easy way to sort structures in the SDE tool and track Substantial Damage data. However, not every structure will have a posted or visible address on the structure or mailbox, particularly in rural areas. The address may be missing because of the

Table 9-1: Features to Evaluate during Exterior Inspections of Structures

Item	Required Evaluation
Depth of flooding inside and outside of the structure	Examine all sides of the structure to locate a high water mark. If no high water mark is visible, check adjacent fences or vegetation for water, dirt, or debris line. Depending on the flood duration, the high water may be at different elevations inside and outside of the structure.
Obvious roof damage	Observe the roof for: • Missing shingles or roof covering • Roof sheathing movement
Less obvious roof damage	Observe the roof for warping of the roof sheathing due to lost or damaged shingles. This can be viewed by stepping back from the structure and looking at the roof surface for ripples and sunken or raised areas. This type of damage may require replacement of a significantly large portion of the roof sheathing and shingles. The inspector will need to determine if the roof damage was disaster related or due to poor maintenance. Maintenance-related damage can be addressed by the selection of the depreciation rating as part of the assessment.
Foundation damage	Examine the foundation for settlement, lateral movement, or cracking that affects structural stability. Determine whether the structure has become separated from the foundation.
Post, pier, or column damage and an evaluation of the floor stability	Examine these elements for structures built on a continuous wall with slab, crawlspace, piles, and piers and posts foundation types.
Exterior wall damage	Observe for holes or damage affecting the structural integrity of the superstructure.

9.7.1 Structure Stability

Extreme caution should be exercised before entering damaged structures because of the possibility of structural deficiencies in either the floor or the floor support system. The inspectors must first verify that the floor is stable enough to support their combined weight. Foundation settlement, high flood depths, floor warping, and damage to floor joists can significantly weaken a floor and the ability of inspectors to safely walk on the floor. Stability can be evaluated during the exterior inspection in structures built on crawlspaces or other elevated foundations.

9.7.2 Inspection Routine

A set procedure is recommended for the interior inspection to avoid missing any rooms or damage. For instance, in residential structures, inspectors could start on the first or main floor in the utility room (which has the hot water tank, washer or dryer, furnace, or other appliances) or the kitchen, and then work their way through the home room by room. In non-residential structures, inspectors could start at the front entrance and move clockwise room by room.

9.7.3 Guidelines for Evaluating Damage

Not all elements that get wet will be 100 percent damaged. For example, in a house that was flooded for a short period to a depth of 2 feet above the lowest floor, the drywall and insulation of the interior walls only need to be removed up to a height 4 feet above the floor. Similarly, unless broken or permanently contaminated, plumbing pipes and fixtures can be flushed out with disinfectant, cleaned on the outside, and used again. Depending on the depth of flooding, some built-in appliances may require only minor repairs.

An important aspect of inspecting a structure is determining the damage to its support framework. If possible, the studs and foundation should be inspected for damage. However, invasive procedures, such as tearing back wallpaper or drywall, should be kept to a minimum and done if already lose or torn and then only with the owner's permission. Inspectors should look for areas that are already exposed.

9.7.4 Upgrades or Custom-Designed Items

For residential structures, any significant upgrades in flooring, interior finishes, kitchen cabinets and countertops, appliances, or custom-designed interiors should be noted in the Adjustments section on the **Cost** tab of the tool.

For non-residential structures, interior adjustments can include built-in security or communications systems, conveyance (elevator/escalator) systems, skylights, floor and wall coverings, and built-in appliances or equipment. These items should also be noted in the Adjustments section on the **Cost** tab of the tool.

9.7.5 Interior Damage

The inspection team should evaluate the interior construction elements identified on the SDE **Element Percentages** tab for both residential and non-residential structures. The estimate of the percent damaged should be based on a visual inspection of each element. When more than one inspector is present, the percent damaged should be agreed upon by the team. Table 9-2 summarizes the type of interior damage to look for and how to evaluate it based on the interior construction elements.

Table 9-2: Features to Evaluate during Interior Inspections of Structures

Element	Description	What to Look For
Foundation (residential and non-residential structures)	Damage that is significant enough to affect the overall structural stability of the foundation.	Settlement, lateral displacement, or cracking not visible from the exterior. This is especially important for homes with basements or crawlspace foundations. Check for foundation damage that may not be visible during the exterior inspection.
Superstructure (residential and non-residential structures)	Damage that either currently or in the future could affect the structural stability of the structure, including the wall support systems as well as roof trusses and framing.	• Wall support system: Deformation or distortion of the structural frame that is not visible from the exterior • Roof support system: – For intact ceilings, look for sagging, water marks, dripping water, or other damage that may indicate truss or roof framing damage. – For removed ceilings, view the truss and roof framing for damage.
Roof covering (residential and non-residential structures)	Damage to the roof sheathing, shingles/tiles, flashing, or other elements that are part of the roof covering.	Sagging, water marks, and dripping water could indicate roof covering damage. Also, look for daylight entering through holes in the roof or warped sheathing not visible from the exterior.
Interior finish (residential) Interiors (non-residential)	Damage should be evaluated for a height above the interior high water mark. For two-story homes with similar square footage on each floor, the first floor accounts for approximately 50 percent of the total quantity of these interior finish items in the house. All painted, stained, papered, or paneled surfaces touched by floodwaters are assumed to at least require cleaning, sanding, and resurfacing.	Damaged, broken, or warped interior walls or framing studs (windows, doors, or closets). Inspectors should check for wicking of water or moisture inside of drywall and insulation at a level above the interior high water mark. All wet insulation and drywall should be removed and disposed of properly.
Doors and windows (residential only)	Depending on the flood duration, these items will require either a small amount of cleanup plus paint/stain or total replacement due to warping.	Damaged, broken, warped, or removed doors and windows

10.1.1 Foundation Types

The SDE tool has six foundation types for residential structures. Because foundations types have varying costs, the foundation type affects the foundation element's percentage of the value of the structure. Furthermore, floor-framing materials vary with foundation type and they affect the superstructure element percentage. The user should understand that the element percentages for structure elements vary based on the combination of the elements for the structure being inspected.

The foundation types are described as follows and shown in Figure 10-1:

- **Continuous Wall with Slab (Standard)** – This system consists of low concrete or masonry perimeter stem walls supported on footings and connected to a raised slab, which may be at or above grade.
- **Basement** – For the purposes of the SDE tool, a basement is a below-grade enclosure. All sides of the foundation are enclosed with at least one side below grade.[2] The basement can be finished or unfinished.
- **Crawlspace** – A shallow, unfinished space beneath the lowest floor of the structure with access to ductwork, plumbing, and other utilities. The crawlspace is enclosed on all four sides, with vents and it may be susceptible to dampness and mold. Crawlspace foundation elements generally include spread footings and piers or posts.
- **Piles** – The piles support an elevated structure and consist of multiple columns driven into the ground and embedded several feet below grade. For purposes of the SDE tool, pile types include timber and precast concrete piles.
- **Slab-on-Grade** – The lowest floor of the house is formed by a concrete slab that sits directly on the ground.
- **Piers and Posts** – This system is often used on manufactured housing and consists of multiple small piers or posts that support the structure and are shallowly embedded into the ground. These foundations vary widely in quality, from code-compliant systems with proper embedment and connections, to systems that are blocks with little to no embedment and gravity loads providing connections between the structure and the foundation.

[2] The definition of basement for NFIP floodplain management purposes has the enclosure below grade on all sides.

Appendix E
Guidance for Estimating Percent Damage for Residential Structures

Exterior Finish		0- 25%	25-50%	50-75%	Over 75%
Description	Threshold Markers	**Water level is less than 6 inches above the lowest floor level.** **The duration of the floodwaters is limited - less than 12 hours.**	**Water level is between 6 and 18 inches above the lowest floor level.** **The duration of the floodwaters is limited - less than 12 hours.**	**Water level is between 18 inches and 3 feet above the lowest floor level.** **The duration of the floodwaters is more than 12 hours.**	**Water level is more than 3 feet above the lowest floor level.** **The duration of the floodwaters is more than 12 hours.**
The wall covering system that covers the wall sheathing, as well as insulation and weather stripping. This includes the water resistant materials and the finish materials: Stucco, Siding (aluminum, vinyl, or wood), Masonry, Stone veneer. **Insulation is installed at the flooring beneath the lowest floor level and throughout the walls and ceilings. Types of insulation include: fiberglass wall and ceiling insulation, blown wall and ceiling insulation, and rigid wall insulation.**	Common Damage	Water staining, contamination, and damage on some of the exterior wall finishes. 'Clean and repair' process is likely. Brick and stone veneer walls, stucco walls, and 'cultured stone' walls may need some water removal techniques to allow drying of the interior materials and wall cavities. Verify adherence of the finish materials to the wall substrate. A limited amount of the siding materials may require replacement as needed. No damage or replacement of the insulation system is necessary, except where water and high moisture conditions have caused the insulation to fall loose within the crawlspace sub-flooring.	Damage/losses to some areas of the exterior wall surfaces, in addition to water staining and contamination. Some repairs are required at damaged locations prior or during 'clean and repair' process. Brick and stone veneer walls, stucco walls, and 'cultured stone' walls may need some water removal techniques to allow drying of the interior materials and wall cavities. Verify adherence of the finish materials to the wall substrate. Damaged house trim work will require replacement. Water damage to the insulation in the sub-flooring above the crawlspace or basement levels. Damage to insulation is evident and insulation often has fallen loose. This insulation should be removed and replaced.	Damage/losses to significant sections of the exterior wall surfaces, in addition to water staining and contamination. Significant repairs are required at damaged locations prior to 'clean and repair' process. Replacement of some sections of the exterior siding is required. Brick and stone veneer walls, stucco walls, and 'cultured stone' walls may need some water removal techniques to allow drying of the interior materials and wall cavities. Verify adherence of the finish materials to the wall substrate. Water damage to the insulation in the sub-flooring above the crawlspace or basement levels. This insulation should be removed and replaced. Water saturation of wall insulation may be found in the lowest section of the exterior walls. Contaminants in the flood waters are cause for removal and replacement of lower sections of the saturated insulation. Clean, sanitize, and dry the structural systems before re-installing materials. Damaged house trim work will require replacement, especially at door and window casings.	Damage/losses to major sections of the exterior wall surfaces, in addition to water staining and contamination. Major repairs are required at damaged locations prior to 'clean and repair' process. Replacement of large sections of the exterior siding is required. Brick and stone veneer walls, stucco walls, and 'cultured stone' walls may need some water removal techniques to allow drying of the interior materials and wall cavities. Verify adherence of the finish materials to the wall materials. Damaged house trim will require replacement, especially at door and window casings. Water damage to the insulation in the sub-flooring above the crawlspace or basement levels. This insulation should be removed and replaced. Water saturation of wall insulation requires the removal of all of the insulation from the damaged sections of the exterior walls. Contaminants in the flood waters are cause for removal and replacement of lower sections of the saturated insulation. Clean, sanitize, and dry the structural systems before re-installing.
Special Considerations for Coastal/High Velocity Floods		**The salt, erosion, and winds in coastal areas will have a damaging effect on the quality of exterior wall finishes.** **Damage to exterior finishes are more likely during high-wind conditions due to the loss of protection from missing exterior finishes and water infiltration. Damage to the insulation is more likely during high-wind conditions due to the loss of protection from missing roof coverings and exterior finishes, and from subsequent water infiltration. This will increase the percent of damage.**			

Interior Finish		0-25%	25-50%	50-75%	Over 75%
Description	Interior finish includes the gypsum board, drywall, plaster, or paneling that makes up the wall surfaces. It also includes trim around door baseboards, casings, chair rails, and ceiling moldings. Materials include low-grade wood/plastic composites, soft woods, and hard woods. Finishes include paint, stain, or varnish. This item also covers any exterior and interior painted surfaces. This includes all interior painted surfaces, but not the building or repairs of the underlying surfaces. This also includes those exterior siding materials (and trim work) that need to be painted, but not those that have inherent coloring within the materials themselves (brick, stucco, EIFS).	Threshold Markers **Water level does not rise to the level of the first floor structure.** **The duration of the floodwaters is limited - less than 12 hours.**	**Water level rises just above the first floor level.** **The duration of the floodwaters is limited - less than 12 hours.**	**Water level is up to 3 feet above the first floor level.** **The duration of the floodwaters is more than 12 hours.**	**Water is more than 3 feet above the first floor level of the house.** **The duration of the floodwaters is more than 12 hours.**
		Common Damage Wicking of the water and high moisture conditions into the finished materials at the subflooring and at the bottom of the walls. Water staining and damage possible at baseboard and the casings at the bottoms of door openings. Some adjustment/repair/ replacement may be necessary. No damage anticipated on door, cabinet, and window hardware. The baseboards and the bottom of the door casings may need to be cleaned and painted.	Water staining and damage likely at the baseboard and the casings at the bottoms of door openings. Some adjustment/repair/replacement may be necessary. Water damage at the lowest levels of the wall assembly - lower wall and trim may need to be removed and replaced. Minor damage anticipated on door, cabinet, and window hardware. After repairs to surfaces, the lower wall finishes, baseboards, and door casings will need to be primed and repainted. The bottoms of the cabinet bases in the kitchen and bathrooms may require repainting.	Water staining and damage at the baseboards and the casings at door openings need to be replaced. Water damage at the lowest levels of the wall assembly - wall and trim, window sills and window aprons, wall paneling, wainscoting and chair rails require removal and replacement. Wall surfaces should be removed to a height of 4 feet. Some damage anticipated on door, cabinet, and window hardware. Some replacement needed. After repairs to surfaces, the entire wall finishes, baseboards, and door and window casings will need to be primed and repainted, along with the vanity cabinets in the bathrooms.	Water staining and damage at the baseboards, and running trim and casings at door and window openings need to be replaced. Water damage at all the levels of the wall assembly - wall and trim, window sills and window aprons, wall paneling, wainscoting, and chair rails require removal and replacement. Wall surfaces should be removed to a height of 8 feet. Significant damage anticipated on door, cabinet, and window hardware. Some replacement needed. After repairs to surfaces, the entire wall finishes, baseboards, door and window casings, and window sashes will need to be primed and repainted along with the vanity cabinets in the bathrooms. Repaint both the upper and lower kitchen cabinets, where these are paint-grade cabinets.
	Special Considerations for Coastal/High Velocity Floods	**Damage to the interior finishes are more likely during high-wind conditions due to the loss of protection from missing roof coverings and exterior finishes, and from subsequent water infiltration. The salt, erosion, and winds in coastal areas will have a damaging effect on the quality of exterior hardware. This will significantly increase the percent of damage.**			

Doors and Windows		0-25%	25-50%	50-75%	Over 75%
Description	This section includes all doors and windows of a structure, as well as locks, hinges, frames, and handles. Assumptions are hollow core doors with low-cost hardware for low, fair, and average quality construction, raised-panel hardwood veneer with good quality hardware for good or excellent quality construction. (This section does not include paint or stain.)				
Threshold Markers		**Water level rises just to the floor structure of the first floor level.** **The duration of the floodwaters is limited - less than 12 hours.**	**Water level is just above the first floor.** **The duration of the floodwaters is limited - less than 12 hours.**	**Water rises to at least 12 inches above the first floor level.** **The duration of the floodwaters is more than 12 hours.**	**Water rises more than 12 inches above the first floor level.** **The duration of the floodwaters is more than 12 hours.**
Common Damage		Bottoms of some interior doors may be deformed, delaminated, or have some swelling damage. Doors may need adjustment and/or repairs to close and latch properly. No impact on normal sill-height windows. Damage may be found at floor-level windows (hopper windows, awning windows, and floor-to-ceiling windows).	Bottoms of interior and exterior doors may be deformed, delaminated or have some swelling damage. Doors may need adjustment and/or repairs to close and latch properly. No impact on normal sill-height windows. Damage may be found at floor-level windows (hopper windows, awning windows and floor-to-ceiling windows).	Bottoms of interior and exterior doors will be deformed, delaminated, or have some swelling damage. Interior doors will likely need replacement. Exterior doors may need adjustment, repairs, or replacement. No impact on normal sill-height windows. Repairs or replacements may be needed at floor-level windows (hopper windows, awning windows, and floor-to-ceiling windows).	Bottoms of interior and exterior doors will be deformed, delaminated, or have some swelling damage. Interior and exterior doors will likely need replacement. Deformation or other damage will be found at normal sill-height windows. Replacement will be necessary at floor-level windows (hopper windows, awning windows, and floor-to-ceiling windows). Replacement may be necessary for other windows.
	Special Considerations for Coastal/High Velocity Floods	**Wind-driven rain in coastal areas will have a damaging effect on the quality of exterior doors and windows.**			

Plumbing		0-25%	25-50%	50-75%	Over 75%
Description	Threshold Markers	**Water level is less than 6 inches above the lowest floor level.**	**Water level is between 6 inches and 18 inches above the lowest floor level.** **Flood duration is short - no prolonged exposure to water or contaminants.**	**Water level is between 18 inches and 3 feet above the lowest floor level.** **Flood duration is longer than 12 hours - prolonged exposure to water and contaminants.**	**Water level is more than 3 feet above the lowest floor level.** **Flood duration is longer than 12 hours - prolonged exposure to water and contaminants.**
The plumbing system includes the incoming water service (municipal water supply or well service), the water heater, water distribution piping, and the wastewater system. Wastewater will be conveyed away from the structure by either a connection to the municipal sewer system or a septic system. **When floodwaters saturate the soils, septic systems may be unable to discharge their waste, causing a back-up of the septic systems. If floodwaters raise above the level of the municipal sewer manhole covers, the sewage can back-up into the house through the sewer lines. Verify the condition of the potable water supply to determine if it can provide a safe water supply.**	Common Damage	Floor drains can backflow into the house. Under floor (or under slab) plumbing systems should be purged, cleaned, and sanitized. Any materials that might contain remnants of waste materials or other contaminants in the floodwaters will require replacement.	Floor drains, shower drains, bathtubs, and toilets can back flow into the house. Septic contamination is likely. The water heater may need to be replaced.	Floor drains, shower drains, bathtubs, toilets, bathroom sinks, utility sinks, and toilets will backflow into the house. Septic contamination will occur. The water heater will need to be replaced.	All plumbing fixtures will backflow into the house. Septic contamination will occur. The water heater will need to be replaced.
Special Considerations for Coastal/High Velocity Floods		**Houses in coastal areas may have additional plumbing fixtures and piping on the exterior of the house.**			


ENERGY GUIDE
$ 423







MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov mike@pcpao.gov

ROBERTSON, JOSHUA W
ROBERTSON, KAYLA S
15908 1ST ST E
REDINGTON BEACH, FL 33708-1710

18 Oct 2024

RE: 04-31-15-52578-020-0100 Situs: 15908 1ST ST E

Windstorm Loss Mitigation (WLM)

Florida Statute 553.844: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value", as determined by the Property Appraiser's office for Ad Valorem taxation purposes.

For the referenced parcel, the values are: Structure(s): $119,384; Extra Features: $62,390; and Land: $338,864. Extra Feature values include improvements such as screen porches, patios, pools, fireplaces, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"

FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: Structure(s): $140,452; Extra Features: $73,400; and Land: $398,664.

The preceding value allocation to the structure would allow improvements not to exceed $70,225 based on the "50% Rule".

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent real estate appraiser, state-certified by the State of Florida, to appraise the depreciated value of the structure (building). The Building Official within the property's jurisdiction will review and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Please visit https://www.pinellascounty.org/flooding/sd_si_50.htm for more information regarding the FEMA "50% Rule".

Value Use Limitations

The above values are effective for the 2024 Preliminary Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

- Copies of other Substantial Damage letters
  - 100 159th Ave was **91.5%** damaged
  - 15907 1st St E was **70.76%** damaged
  - 16219 1st St E was **69.5%** damaged
  - 15910 1st St E was **47.39%** damaged and could not obtain any contractors that would fix the home for the amount allotted for repair by FEMA ($70k) and therefore have demolished the structure and the lot sits vacant



SUBSTANTIAL DAMAGE ESTIMATE
SUBSTANTIALLY DAMAGED

Date: 03/03/2025

SECURITY REALTY & CAPITAL LLC
100 159TH Avenue,
REDINGTON BEACH, Florida 33708

PIN # 04-31-15 52578-021-0070

Disaster Event: **Hurricanes Helene/Milton**

Dear Property Owner:

On **9/27/2024 & 10/9/2024,** your Single-Family home located at 100 159TH Avenue was damaged by Hurricanes Helene/Milton. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 91.5 percent. This number is derived from FEMA's Substantial Damage Estimator tool by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the estimated cost to repair your damaged building to its pre-damaged condition is estimated to equal or exceed fifty percent (50%) of its estimated market value, the building was initially classified as substantially damaged. Substantially damaged buildings are required to be brought into full compliance with the flood resistant construction requirements of the Florida Building Code and Local ordinances that reduce exposure to future flooding, by elevation above the base flood elevation, or demolition. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to bring your building into compliance.

A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.

SUBSTANTIAL DAMAGE ESTIMATE
SUBSTANTIALLY DAMAGED

The Town of Redington Beach participates in the National Flood Insurance Program. Failing to enforce floodplain damage requirements can jeopardize the community discount and participation in the program losing eligibility for flood insurance, disaster assistance and federally backed loans and grants for all our citizens.

Thank you in advance for your cooperation and assistance.

Respectfully,

Robert Peebles, Building Official
Town of Redington Beach

SUBSTANTIAL DAMAGE ESTIMATE
SUBSTANTIALLY DAMAGED

Date: 1/10/2025

OSBERTO B TRUST FERNANDEZ
15907 1St Street E,
Redington Beach, Florida 33708

PIN # 04-31-15-52578-021-0050

Disaster Event: **Hurricanes Helene/Milton**

Dear Property Owner:

On **9/27/2024 & 10/9/2024,** your Single-Family home located at 15907 1St Street E was damaged by Hurricanes Helene/Milton. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 70.769999999999996 percent. This number is derived from FEMA's Substantial Damage Estimator tool by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the estimated cost to repair your damaged building to its pre-damaged condition is estimated to equal or exceed fifty percent (50%) of its estimated market value, the building was initially classified as substantially damaged. Substantially damaged buildings are required to be brought into full compliance with the flood resistant construction requirements of the Florida Building Code and Local ordinances that reduce exposure to future flooding, by elevation above the base flood elevation, or demolition. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to bring your building into compliance.

A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.

SUBSTANTIAL DAMAGE ESTIMATE
SUBSTANTIALLY DAMAGED

The Town of Redington Beach participates in the National Flood Insurance Program. Failing to enforce floodplain damage requirements can jeopardize the community discount and participation in the program losing eligibility for flood insurance, disaster assistance and federally backed loans and grants for all our citizens.

Thank you in advance for your cooperation and assistance.

Respectfully,

Robert Peebles, Building Official
Town of Redington Beach

Date: 01/21/2025

BENJAMIN KIRK
16214 1ST Street E,
REDINGTON BEACH, Florida 33708

PIN # 05-31-15-73854-002-0170

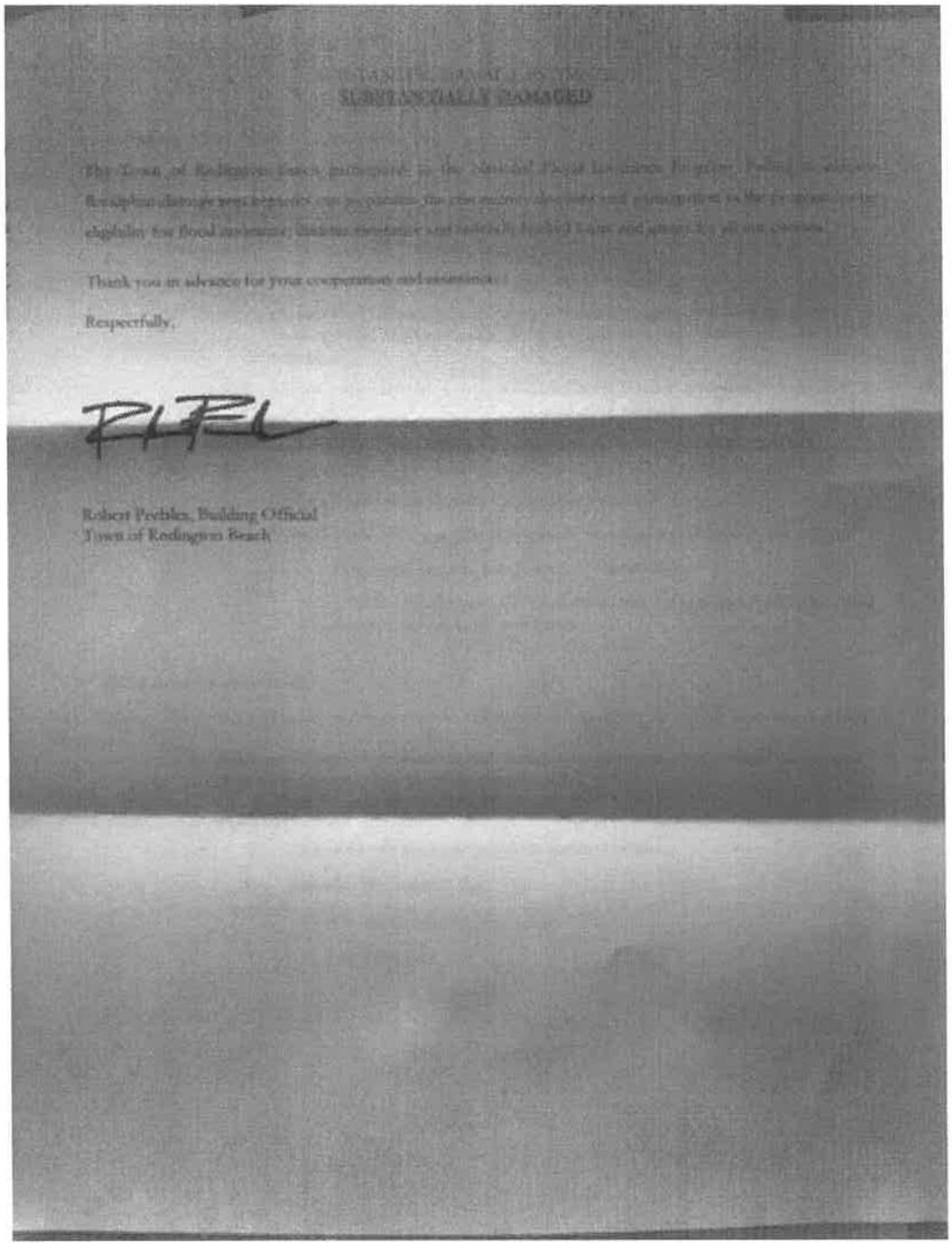
Disaster Event: **Hurricanes Helene/Milton**

Dear Property Owner:

On **9/27/2024 & 10/9/2024,** your Single Family home located at 16214 1ST Street E, was damaged by Hurricanes Helene/Milton. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 69.5 percent. This number is derived from FEMA's Substantial Damage Estimator tool by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the estimated cost to repair your damaged building to its pre-damaged condition is estimated to equal or exceed fifty percent (50%) of the estimated market value, your building was initially declared to be substantially damaged. Substantially damaged buildings are required to be brought into full compliance with the flood resistant construction requirements of the Florida Building Code and Local ordinances that reduce exposure to future flooding, by elevation above the base flood elevation, or demolition. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to bring your building into compliance.

A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.


SUBSTANTIALLY DAMAGED
The Town of Redington Beach participates in the National Flood Insurance Program. Policies are available
eligibility for flood insurance, disaster assistance and federally backed loans and grants for all our citizens.
Thank you in advance for your cooperation and assistance.
Respectfully,
Robert Pebbles, Building Official
Town of Redington Beach

SUBSTANTIAL DAMAGE

I received my letter. What's the next step?

You have some options at this point:

1. **Accept** the values on the letter and base your decisions on those, or
2. **Disagree** with the pre-storm value and/or substantial improvement-substantial damage estimate.
   a. If you disagree with the **pre-storm value**, you may:
      i. Contact the Pinellas County Property Appraiser, an application for a Pre-Storm Building Value Reconsideration (BVR) is available on their website, for a second review, or
      ii. Obtain a retroreflective appraisal from a Florida licensed appraiser.
   b. If you disagree with the **substantial improvement-substantial damage estimate**, you may:
      i. Request a Substantial Damage Reinspection and/or
      ii. Provide actual costs to repair completely to pre-disaster condition by submitting:
         1. A complete estimate from a licensed contractor, or
         2. A detailed breakdown of labor and materials – substantiated by an approved construction estimation publication.

- **What happens after that?**

Once both pre-storm value and substantial improvement-substantial damage costs are settled, base your decisions on those:

a. If substantial improvement-substantial damage **is not present**, please submit the required paperwork and apply for the appropriate permit(s).

b. If substantial improvement-substantial damage **is present**, choose if you want to:

   i. Elevate the existing structure to the required height.

   ii. Demolish the building, and:

      1. Rebuild a resilient structure, or

      2. Leave an empty lot.

- **How do I complete the process?**

Submit the required paperwork and apply for the appropriate permit(s). Build as normal.

SUBSTANTIAL DAMAGE ESTIMATE
NOT SUBSTANTIALLY DAMAGED

Date: 12/10/2024

JOHN/LORI SPURIA

15910 1ST Street E,
REDINGTON BEACH Florida 33708

PIN # 04-31-15-52578-020-0110

Disaster Event: **Hurricanes Helene/Milton**

Dear Property Owner:

On **09/27/2024 & 10/9/2024** your property located at 15910 1ST Street E was damaged by Hurricanes Helene/Milton. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 47.539999999999999 percent. This number is derived from FEMA's Substantial Damage Estimator tool by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the property is in a regulated special flood hazard area and the preliminary determination is below the fifty percent (50%) threshold you must now apply for and obtain a building permit to repair the building to its pre-damaged condition. You must include a completed Substantial Improvement/Substantial Damage review application, including an itemized estimate of all costs, with your application. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to repair or bring your building into compliance.

A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser

www.pcpao.gov mike@pcpao.gov

SPURIA, JOHN G
SPURIA, LORI B
93 BATTLEVIEW TER
CHARLES TOWN, WV 25414-3677

RE: 04-31-15-52578-020-0110 Situs: 15910 1ST ST E

Windstorm Loss Mitigation (WLM)
Section 553.844, Florida Statutes: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value" from the Property Appraiser's office for Ad Valorem tax purposes.

For the referenced parcel, the values are: Structure(s): $118,663; Extra Features: $6,713; and Land: $361,684. Extra Feature values include improvements such as patios, pools, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"
FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: **Structure(s): $139,604**; Extra Features: $7,898; and Land: $425,511.

The preceding value allocation to the structure **would allow repairs/improvements not to exceed $69,801 based on the "50% Rule"**.

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent state-certified real estate appraiser to appraise the depreciated value of the structure (building). This type of appraisal is referred to as an Actual Cash Value (aka FEMA "50% Rule") appraisal. The Building Official and/or Floodplain Manager within the property's jurisdiction will review the appraisal and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Private appraisers should familiarize themselves with the jurisdiction's appraisal review checklist and have experience or gain competency in performing these specialized appraisal assignments. A copy of Pinellas County's Appraisal Review Checklist is available at: https://pinellas.gov/appraisals. Other jurisdictions (Cities) may have their own review checklist.

Please visit https://pinellas.gov/substantial-damage-substantial-improvement for more information and FAQ's regarding the FEMA "50% (or 49%) Rule".

Value Use Limitations
The above values are effective for the 2024 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

Printed 05/05/2025

15908 1st St E

ROBERTSON

APPLICATION AS SUBMITTED

MAY 0 8 2025

Substantial Damage
Board of Adjustment Appeal

15908 1st St E
Redington Beach, FL 33708

Joshua and Kayla Robertson
Submitted May 2025

Table of Contents

Tab 1:

- Substantial Damage/Improvement Determination Board of Adjustment Appeal Application

Tab 2:

- Copy of Initial Substantial Damage determination

Tab 3:

- Copy of Owner's administrative appeal of the initial determination to the Floodplain Administrator (inclusive of all documents, photos and communications provided during the appeal)

Tab 4:

- Copy of Floodplain Administrator's written denial of the administrative appeal (inclusive of all photos, email communications)

Tab 5:

- Additional Documents for the BOA to consider at the hearing:
    - Substantial Damage Estimator (SDE) User Manual and Field Workbook *Using the SDE Tool to Perform Substantial Damage Determinations FEMA P-784 / Tool Version 3.0 / August 2017*
    - Additional Photos of water heater damage
    - Pinellas County Property Appraiser Letter
    - Substantial Damage Determination letters from neighbors

TOWN OF REDINGTON BEACH
105 164th Avenue
Redington Beach, FL 33708

MAY 08 2025

Substantial Damage/Improvement Determination
Board of Adjustment Appeal Application

The following must be furnished with this application: [incomplete applications will not be accepted]

- ☑ Copy of fully-completed Board of Adjustment Substantial Damage/Improvement Determination Appeal Application form (this form) signed by the record owner of the property
- ☑ Copy of initial Substantial Damage determination
- ☑ Copy of Owner's administrative appeal of the initial determination to the Floodplain Administrator (must include all documents provided in that appeal)
- ☑ Copy of Floodplain Administrator's written denial of the administrative appeal
- ☑ Any other documents the Owner wishes the Board of Adjustment to consider at the hearing
- N/A If the owner intends to ask the BOA to consider any new evidence or testimony not submitted to the Floodplain Administrator during the administrative appeal process, the owner's application must include copies of any such evidence, and must include a list of any witnesses the owner intends to call, with a summary of what the witness would be expected to testify to.
- ☑ Appeal Application fee: N/A

Appeal

I/we Joshua & Kayla Robertson (print name(s)) who own(s) 15908 1st St E Redington Beach (print street address), and who has/have satisfied the above-referenced appeal requirements, hereby contend that the Floodplain Administrator has made an error in a requirement, decision, or determination in the administration and enforcement of the Town's floodplain code (as fully set forth in this Appeal Application), and I/we appeal this error to the Board of Adjustment.

Date submitted to Clerk: May 8, 2025

Owner signature: _____ Owner signature: _____

Board of Adjustment Substantial Damage Appeal Review Standard

Pursuant to Town Code § 10-7(b), the Board of Adjustment (BOA) may hear appeals "when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement" of the floodplain code, including Substantial Damage or Substantial Improvement (SD/SI) Determinations.

As a prerequisite to appealing an SD/SI Determination to the BOA, an owner must first have completed the Floodplain Administrator's administrative appeal process and received a final determination from the Floodplain Administrator (or designee) after a complete administrative appeal has been made. Appeal to the BOA cannot occur until the administrative appeal process is completed. If an owner fails to provide necessary information to the Floodplain Administrator (or designee) during the administrative appeal process such that the Floodplain Administrator is unable to make a determination, the owner will be required to provide that information and obtain a final determination on the administrative appeal prior to proceeding with a BOA appeal.

Once the Town Clerk determines a complete BOA SD/SI Determination Appeal Application has been filed, the Clerk will coordinate with the owner, BOA Members, Floodplain Administrator, Building Official, and Town Attorney to schedule a BOA meeting. Once a date has been determined, the Clerk will post notice of the meeting and ensure the owner receives notice of the meeting.

It is important for owners to understand that in this setting, the BOA will not be issuing a "variance" of any kind, and so issues of "hardship" and the like will not be relevant. Rather, the BOA will review the factual and legal basis of the Floodplain Administrator's (or designee's) determination.

In this setting, the BOA will be sitting in a quasi-judicial appellate capacity. That means that it will make its determination on the record it has before it, and it will not conduct a brand new "trial" of the matter. However, it will be in the discretion of the BOA to receive additional evidence or testimony. If it does, the Town would then also be entitled to present additional evidence and testimony. Since the proceeding is quasi-judicial, any testimony the BOA decides to receive from the owner or the Town will be taken under oath. An owner wishing to offer new testimony must ensure that any witnesses he or she desires to rely on (contractors, architects, etc.) are present at the hearing and prepared to testify. Since the Town would have the right to cross-examine, testimony cannot be presented through affidavits.

To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure owners are lawfully being represented at the BOA meeting, an owner who is a natural person may represent her or himself at a BOA hearing, or a Florida licensed attorney may represent the owner at the meeting.

However, relatives, contractors, architects, engineers, property managers, or other employees or agents of an owner who are not Florida licensed attorneys will not be permitted by the BOA to represent an owner at a meeting, including calling or cross-examining witnesses or making arguments to the Board.

Pursuant to Florida Statutes § 286.0114(3)(d), since the consideration of an appeal is a quasi-judicial process, the BOA will not hear from citizens who may be present at the meeting.

Any documentary evidence an owner would want to submit (which was not already attached to the application) may not be allowed to be presented but, if it is admitted into the record by the BOA, the owner should ensure he or she brings enough copies for the BOA members, the Town Attorney, and the Clerk's official record.

Pursuant to Town Code 10-7(b), we, Joshua and Kayla Robertson of 15908 1st St E, are appealing to the Board of Adjustment to reevaluate our Substantial Damage Determination Reassessment due to errors made and requirements not being followed by the town Building Official, Mr. Robert Peebles, in the decision and determination of whether or not our home is substantially damaged.

In this binder you will find 5 tabs that are inclusive of the following:

- Our initial Substantial Damage determination letter
- All email, text message and photo communications with Mr. Rob Peebles regarding our initial letter and how we could appeal it. Including Proof of Loss and Contractor Quotes, which, according to Mr. Peebles were originally permissible (Tab 2 and Tab 3).
- A copy of our Substantial Damage Estimator Report completed by Mr. Peebles and his reasoning why he gave credit for each Element.
- Email communication back and forth and additional photographs asking for clarification on his reasoning.
- The following additional documents and resources to further show that errors were made in our Substantial Damage Estimator report.
    - Substantial Damage Estimator (SDE) User Manual and Field Workbook- FEMA P-784/ Tool Version 3.0/ August 2017
        - Section 3- Creating Assessments: 3-39 to 3-43. Table 3-6 Residential Structure Elements
        - Substantial Damage Estimator (SDE) Field Workbook Sections:
            - Section 8- SDE Field Preparations
            - Section 9- Guidance on Collecting and Recording SDE Data (9-9 through 9-11)
            - Section 10- Structure Attributes
            - Appendix E- Guidance for Estimating Percent Damage for Residential Structures
- Additional Substantial Damage letters

First, in the appeal done by Mr. Peebles, the values entered for the "Interior Finishes Element" were not *"entered as a whole number between 0 and 100, in 5 percent increments," as stated in the SDE User Manual, Section 3, page 3-39, Residential Percentages Tab.* For our Element Percentage for Interior Finish, our structure was given 37% damage.

Additionally, in the SD Estimator completed by Mr. Peebles, the Foundation is marked as "Slab on Grade." This is inaccurate as all levels of the home are entirely built on crawlspace. *Section 10.1.1 of the SDE User Manual and Field Workbook states "Because foundation types have varied costs, the foundation type affects the foundation element's percentage of the value of the structure. Furthermore, floor-framing materials vary with foundation type,*

and they affect the superstructure element percentage.... Crawlspace-...the crawlspace is enclosed on all four sides with vents, and it may be susceptible to dampness and mold.
For the Element Percentages for Superstructure, our structure was given 0% damage.

Appendix E in the SDE User Manual and Field Workbook provides Guidance for Estimating Percent Damage for Residential Structures.
The following Element Percentages for our structure were incorrectly assessed based on this guide:

- Exterior Finishes: Our structure was given 0% damage for Exterior Finishes. Per *Appendix E, "Water levels between 18 inches and 3 feet above the lowest floor level" should have some percent damage. The Common Damage shown is listed as "water saturation of wall insulation may be found in the lowest section of the exterior walls. Contaminants in the flood waters are cause for removal and replacement of lower sections of the saturated insulation. Clean, sanitize, and dry the structural systems before installing materials. Damaged house trim work will require replacement, especially at door and window casings.*
  An assessment of 0% is inaccurate based on the above and the photos provided, specifically the wood framed wood siding and insulated exterior walls located at the rear of the home.

- Doors and Windows: Our structure was given 0% damage for Doors and Windows. Per *Appendix E Threshold Markers, "Water rises to at least 12 inches above the first floor level," shows 50-75% in potential damages. The Common Damage shown is listed as "Bottoms of interior and exterior doors will be deformed, delaminated, or have some swelling damage. Interior doors will likely need replacement. Exterior doors may need adjustment, repairs, or replacement. No impact on normal sill-height windows. Repairs or replacement may be needed at floor-level windows..."*
  An assessment of 0% is inaccurate based on the above and the photos provided, specifically due to the fact that 6 of our windows were submerged above the "normal sill-height" of 26" of flood waters. Additionally, we have 7 interior wood doors, frames and bottom hinges and 4 wood barn door style bedroom doors that were all submerged and swollen. Lastly, our exterior front door is made of wood and a wood frame that was swollen and submerged and is in need of possible repair or replacement.
  In Mr. Peebles' written email explanation regarding his appeal (tab 4), he states *"interior doors are added to interior finishes."* This is incorrect per the SDE Manual Appendix E. Additionally, in his email explanation of his appeal, he stated *"Water lines do not indicate damage."*

- Plumbing: Our structure was given 5% damage for Plumbing. Per *Appendix E Threshold Markers for 50-75%, "Water level is between 18 inches and 3 feet above the lowest floor level. The Common Damage is shown as being "Floor drains, shower drains, bathtubs, toilets, bathroom sinks, utility sinks, and toilets will backflow into*

the house. Septic contamination will occur. The water heater will need to be replaced."

An assessment of 5% is inaccurate based on the above and the photos provided. The water level was 26" inches above the lowest floor level and septic contamination did occur. The water heater (as shown in photos) is damaged and will need to be replaced. Additionally, the subfloor below the water heater was compromised.

Mr. Peebles stated in his email explanation that *"There is no visible damage to the floor system...Plumbing is minimally affected by flood. I estimated 5% to allow for the cost to reinstall sinks, faucets and toilets that may be removed while replacing flooring and cabinets."* There was no percent damage given or mention of water heater replacement or for the damage to the flooring system below it.

Per the *SDE User Manual and Field Workbook, Section 9.7.2- Inspection Routine: "A set procedure is recommended for the interior inspection to avoid missing any rooms or damage..."* To our knowledge, Mr. Peebles never entered the interior of our home to assess any Element Damages. There was one visit by "an inspector" to the home that took photos of the inside of the home. Mr. Peebles was never present.

In Section 9: Guidance on Collecting and Recording SDE Data, Table 9-1, pages 9-9 to 9-11, Features to Evaluate During Exterior Inspections of Structures, it clearly states that inspectors are to "examine all sides of the structure to locate a high-water mark."

Had this been done, Mr. Peebles or the "inspector" would have been able to conclude that the home is not entirely "block walls" and there is wood framing and siding present. All which were submerged in over 2ft of flood water.

Lastly, we were told by Mr. Peebles that our Proof of Loss and/or contractor quotes for repair would be sufficient for the appeal. Both the Proof of loss and Contractor quotes were provided timely. After several weeks, we were then told that Proof of Loss was not an acceptable source for determination and that contractor quotes would be considered should our percent damage not reach substantial. *In Section 8- SDE Field Preparations, Section 8.1.4, "available SDE data regarding the structures can be preloaded into the SDE tool...Table 8-3 lists "Data Resources to Assist in Substantial Damage Determinations." Professional Appraisals are listed with possible sources being "insurance claims data."*

In the email explanation of the appeal, Mr. Peebles stated that "*the contractor quotes you provided included costs for items that do not appear to be damaged by storms therefore cannot be included in your costs to repair."* If the Elements that were assessed in the Substantial Damage Estimator were present in the contractor quotes, why were those amounts for repair not taken into consideration? Example: Doors and Windows, Exterior Finish, Plumbing (water heater).

For these reasons stated above, the errors made, and requirements not being followed by the town Building Official, Mr. Robert Peebles to include all Elements of the structure in the Percent Damage calculation, we are appealing to the Board of Adjustment to reevaluate our Substantial Damage Determination Reassessment

SUBSTANTIAL DAMAGE ESTIMATE
NOT SUBSTANTIALLY DAMAGED

Date: 12/10/2024

JOSHUA/KAYLA ROBERTSON

15908 1ST Street E,
REDINGTON BEACH Florida 33708

PIN # 04-31-15-52578-020-0100

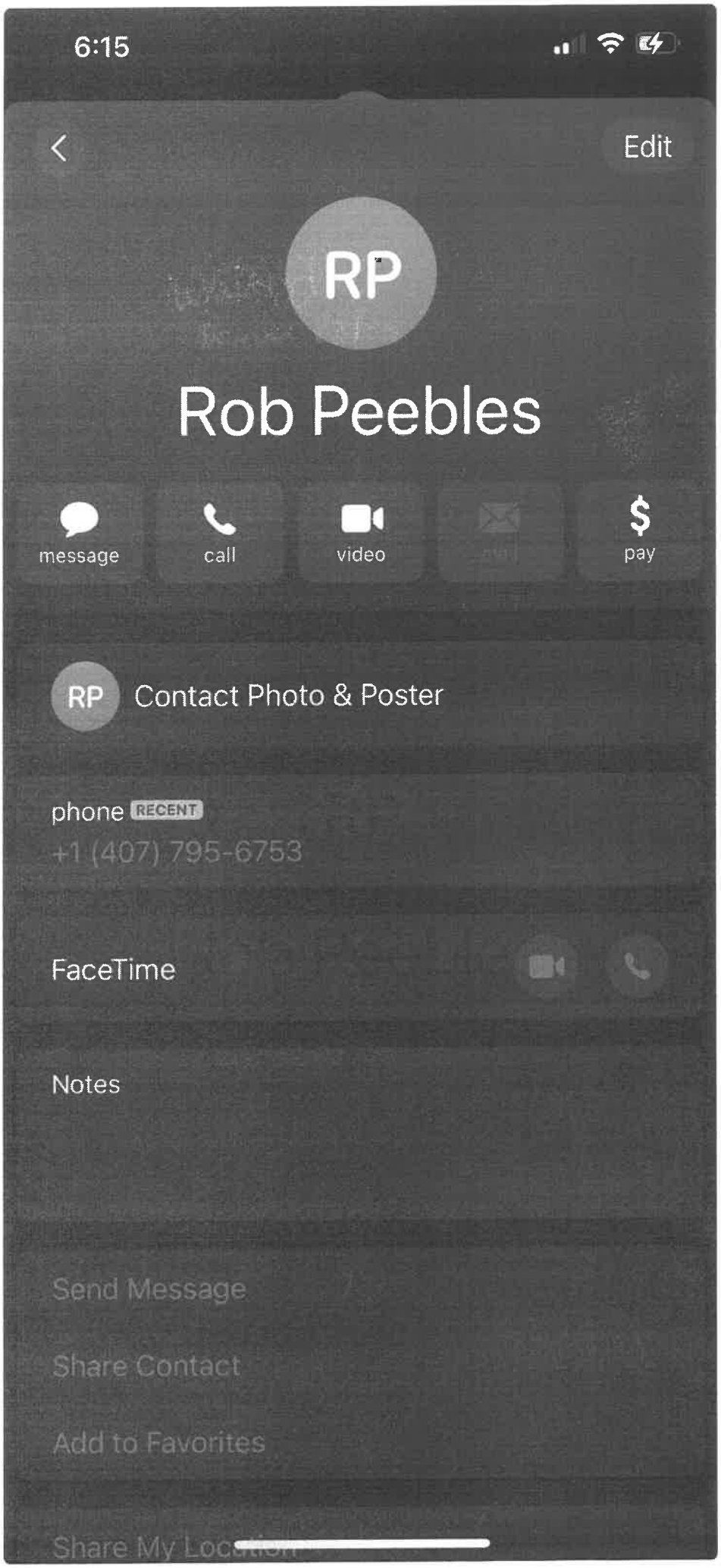
Disaster Event: **Hurricanes Helene/Milton**

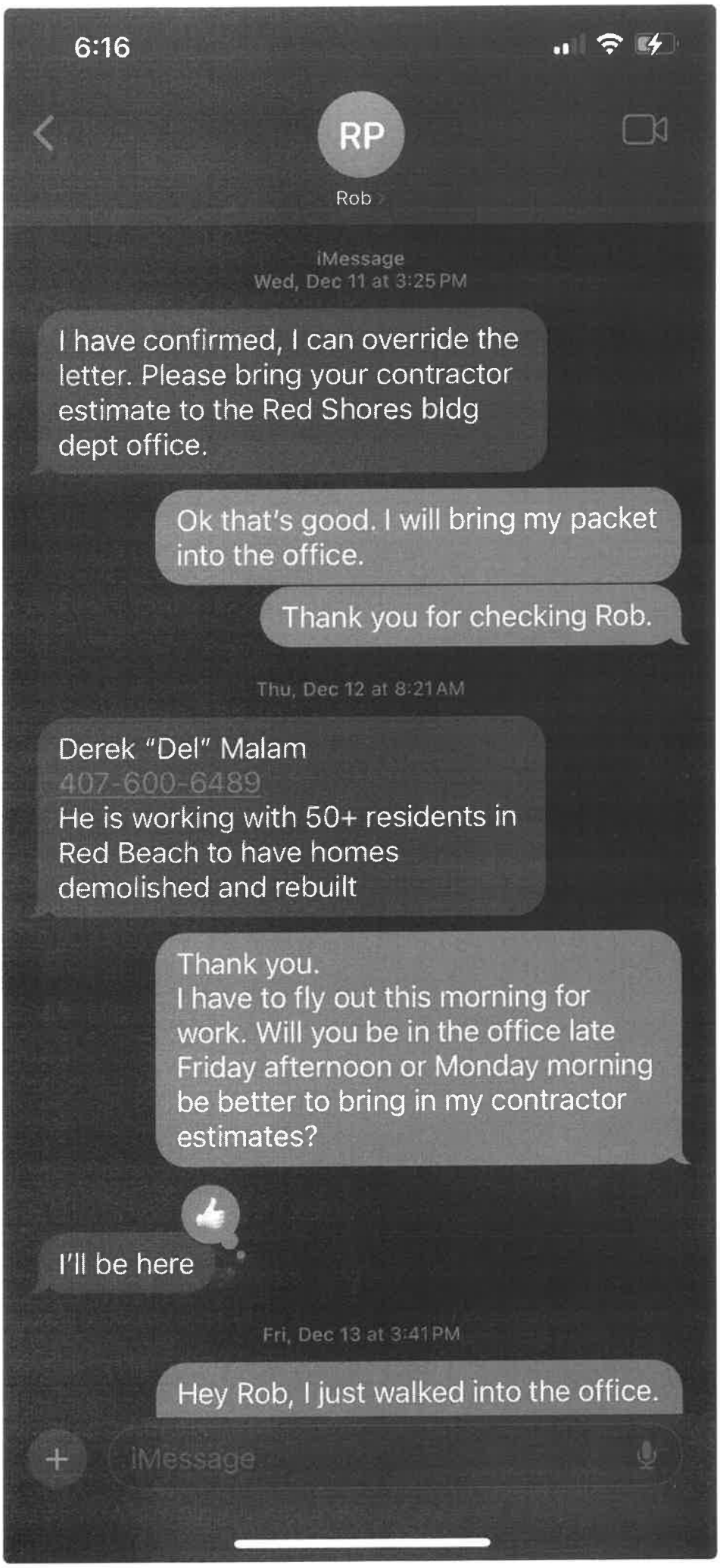
Dear Property Owner:

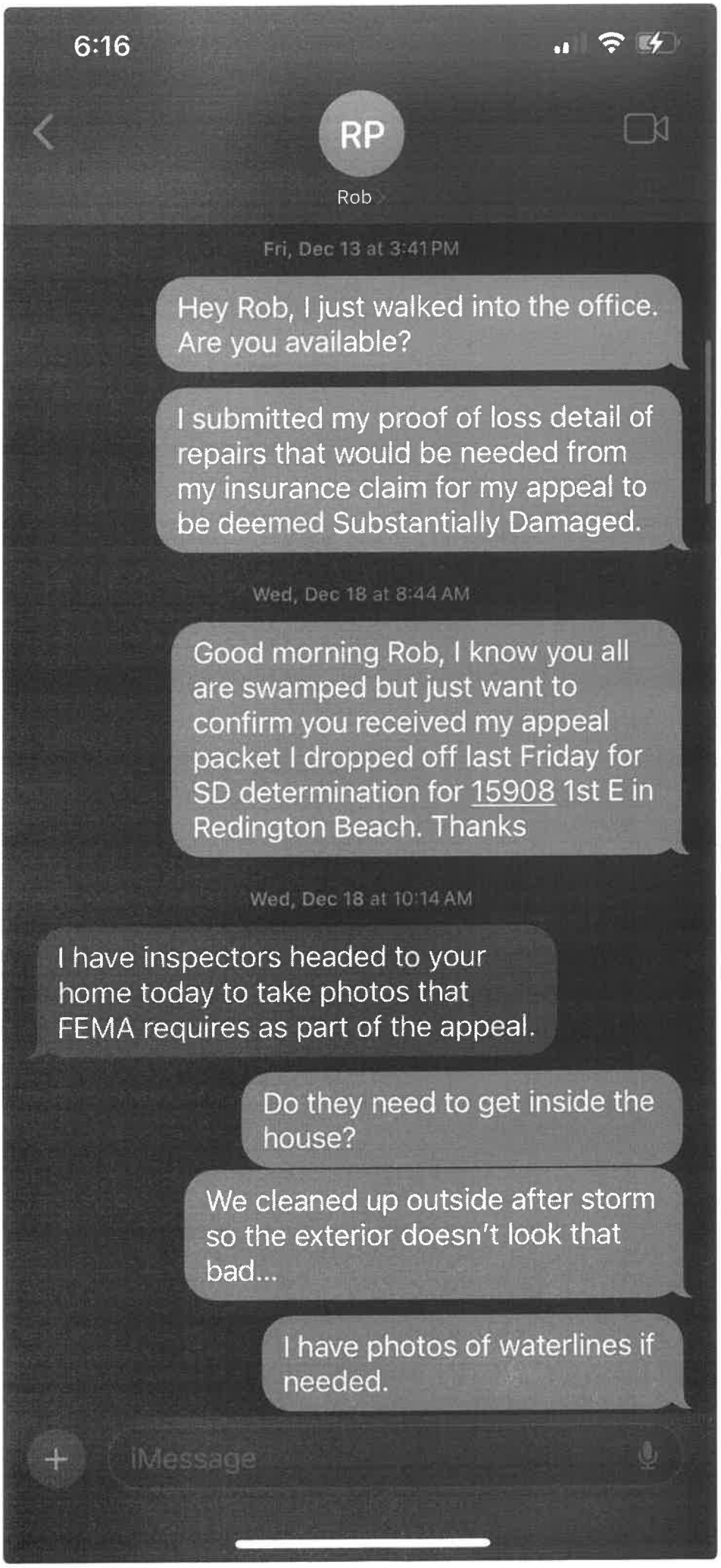
On **09/27/2024 & 10/9/2024** your property located at 15908 1ST Street E was damaged by **Hurricanes Helene/Milton**. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 26.780000000000001 percent. This number is derived from FEMA's Substantial Damage Estimator tool by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the property is in a regulated special flood hazard area and the preliminary determination is below the fifty percent (50%) threshold you must now apply for and obtain a building permit to repair the building to its pre-damaged condition. You must include a completed Substantial Improvement/Substantial Damage review application, including an itemized estimate of all costs, with your application. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to repair or bring your building into compliance.

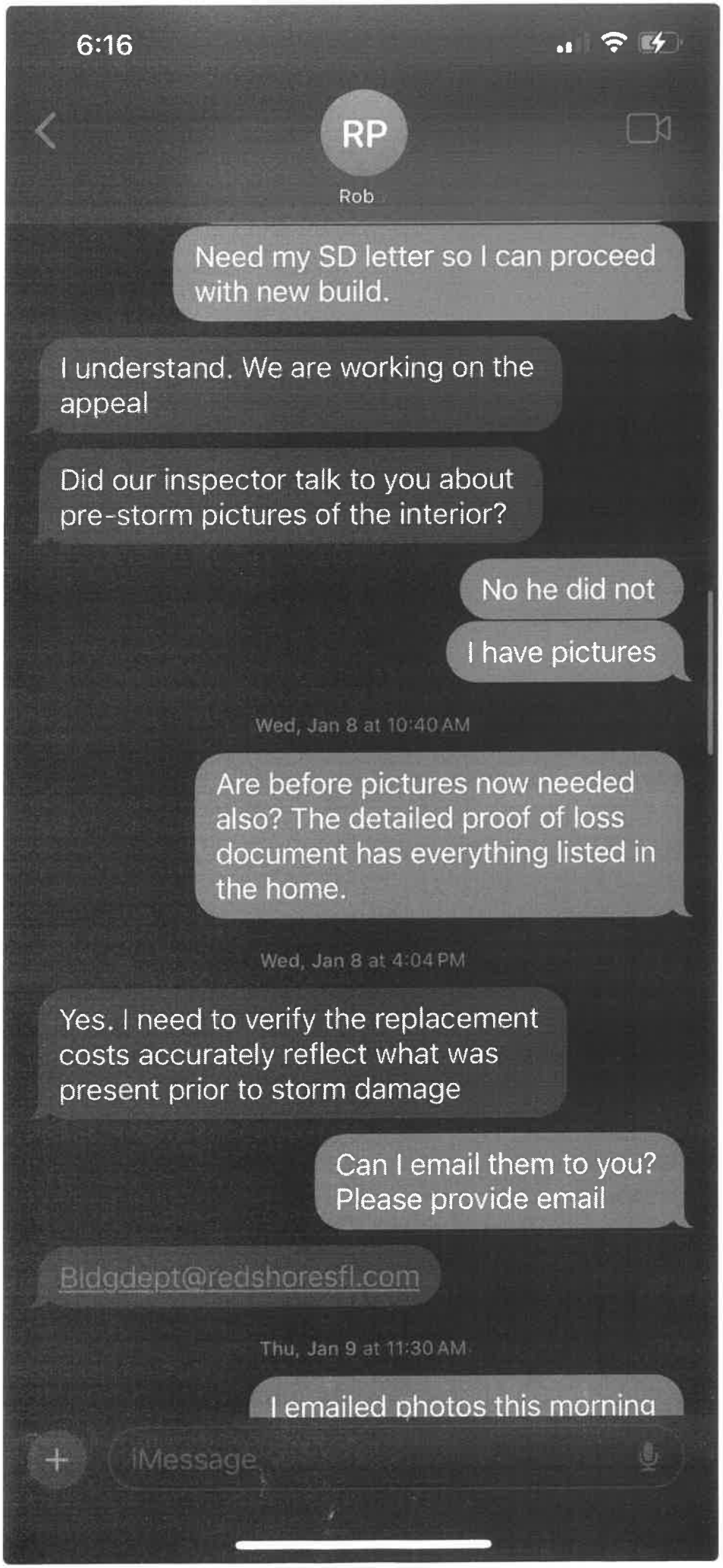
A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.


6:15
Edit
RP
Rob Peebles
message
call
video
pay
RP
Contact Photo & Poster
phone
RECENT
+1 (407) 795-6753
FaceTime
Notes
Send Message
Share Contact
Add to Favorites


6:16
RP
Rob
iMessage
Wed, Dec 11 at 3:25 PM
I have confirmed, I can override the letter. Please bring your contractor estimate to the Red Shores bldg dept office.
Ok that's good. I will bring my packet into the office.
Thank you for checking Rob.
Thu, Dec 12 at 8:21 AM
Derek "Del" Malam
407-600-6489
He is working with 50+ residents in Red Beach to have homes demolished and rebuilt
Thank you.
I have to fly out this morning for work. Will you be in the office late Friday afternoon or Monday morning be better to bring in my contractor estimates?
I'll be here
Fri, Dec 13 at 3:41 PM
Hey Rob, I just walked into the office.
iMessage


6:16
RP
Rob
Fri, Dec 13 at 3:41 PM
Hey Rob, I just walked into the office. Are you available?
I submitted my proof of loss detail of repairs that would be needed from my insurance claim for my appeal to be deemed Substantially Damaged.
Wed, Dec 18 at 8:44 AM
Good morning Rob, I know you all are swamped but just want to confirm you received my appeal packet I dropped off last Friday for SD determination for 15908 1st E in Redington Beach. Thanks
Wed, Dec 18 at 10:14 AM
I have inspectors headed to your home today to take photos that FEMA requires as part of the appeal.
Do they need to get inside the house?
We cleaned up outside after storm so the exterior doesn't look that bad...
I have photos of waterlines if needed.
iMessage


6:16
RP
Rob
House is on a crawl space also not a concrete slab. Entire subfloor and flooring throughout the house would have to be removed and replaced.
Wed, Dec 18 at 1:41 PM
They will take pictures inside and out
The house door is locked. I can stop by and unlock it in about an hour
We can do it tomorrow. Would 10am be okay?
Yes I can unlock it in the morning and leave it open if I have to leave.
Perfect. Thank you
Thu, Dec 26 at 2:43 PM
Happy Holidays Rob,
Checking to see how long my appeal may take to receive SD letter?
This is for 15908 1st E
Redington Beach.
Thank you
Tue, Jan 7 at 1:49 PM
Afternoon Rob. Any idea on when I will hear about SD appeal?
iMessage


6:16
RP
Rob
Need my SD letter so I can proceed with new build.
I understand. We are working on the appeal
Did our inspector talk to you about pre-storm pictures of the interior?
No he did not
I have pictures
Wed, Jan 8 at 10:40 AM
Are before pictures now needed also? The detailed proof of loss document has everything listed in the home.
Wed, Jan 8 at 4:04 PM
Yes. I need to verify the replacement costs accurately reflect what was present prior to storm damage
Can I email them to you? Please provide email
Bldgdept@redshoresfl.com
Thu, Jan 9 at 11:30 AM
I emailed photos this morning
iMessage

Gmail

Joshua Robertson <jrobertson.w@gmail.com>

SD Appeal - 15908 1st St E. Redington Beach (Robertson)

1 message

Joshua Robertson <jrobertson.w@gmail.com> Thu, Jan 9, 2025 at 10:39 AM
To: bldgdept@redshoresfl.com

Attn: Rob Peebles

Rob, here are the photos you requested of our property pre storm. I included a few post storm water lines.

Thank you,
Joshua Robertson

15908 House Photos Pre and Post Helene.zip
8222K

15908 House Photos Pre and Post Helene 20 items

Name	Last modified	File size
AC unit water line.jpg	Oct 4, 2024	21 KB
Bathroom 2.jpg	Jan 9, 2025	592 KB
Bedroom 1.jpg	Jan 9, 2025	620 KB
Bedroom 3.jpg	Jan 9, 2025	646 KB
Electric Panel Water Line.jpg	Oct 4, 2024	17 KB
Front Door Water Line.jpg	Oct 4, 2024	19 KB
Kitchen area.jpg	Jan 9, 2025	600 KB
Kitchen-tile wall.jpg	Jan 9, 2025	465 KB
Kitchen.jpg	Jan 9, 2025	648 KB
Laundry Room.JPG	Jan 9, 2025	563 KB
Living Built In Fire Place.jpg	Jan 9, 2025	465 KB

15908 House Photos Pre and Post Helene 20 items

Name	Last modified	File size
Laundry Room.JPG	Jan 9, 2025	563 KB
Living Built In Fire Place.jpg	Jan 9, 2025	465 KB
Living_Dining_Kitchen.jpg	Jan 9, 2025	827 KB
Master Bath.jpg	Jan 9, 2025	457 KB
Master bathroom.jpg	Jan 9, 2025	350 KB
Master Bedroom.jpg	Jan 9, 2025	657 KB
Master Closet.jpg	Jan 9, 2025	417 KB
Master Shower.jpg	Jan 9, 2025	373 KB
Pantry_Laundry Room.jpg	Jan 9, 2025	451 KB
Water Line.jpg	Oct 4, 2024	29 KB
Waterline 2.jpg	Oct 4, 2024	13 KB

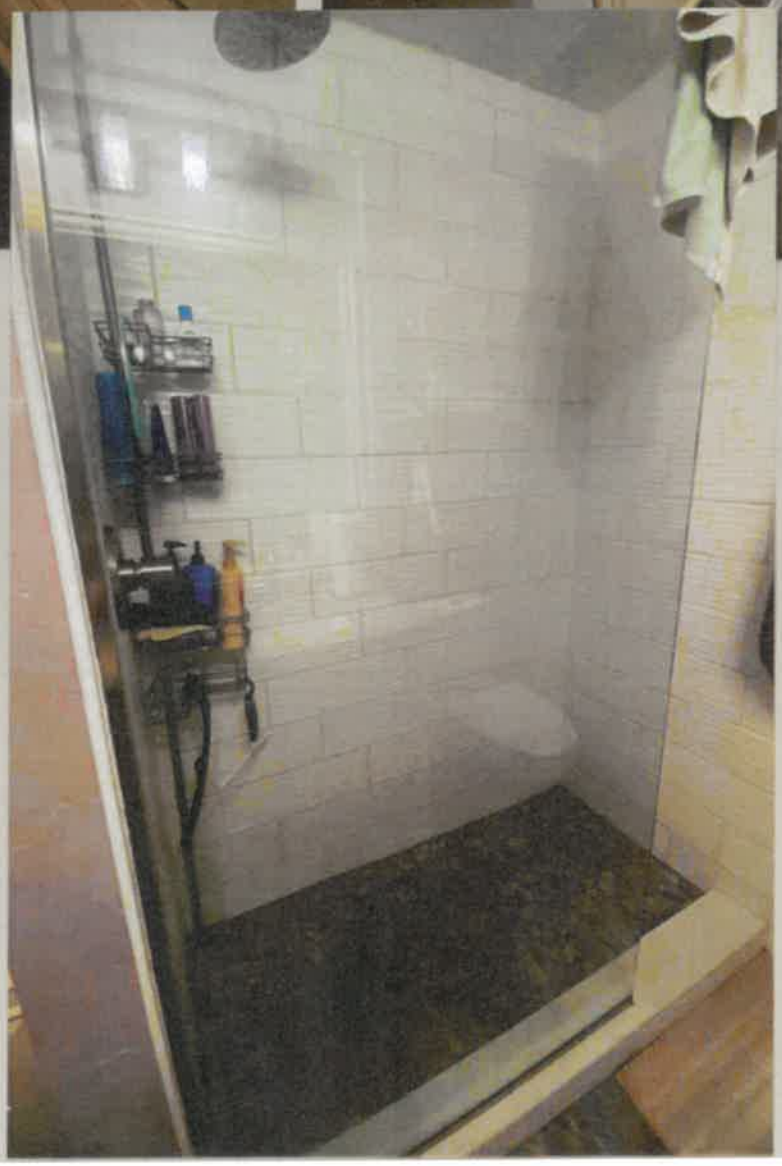






























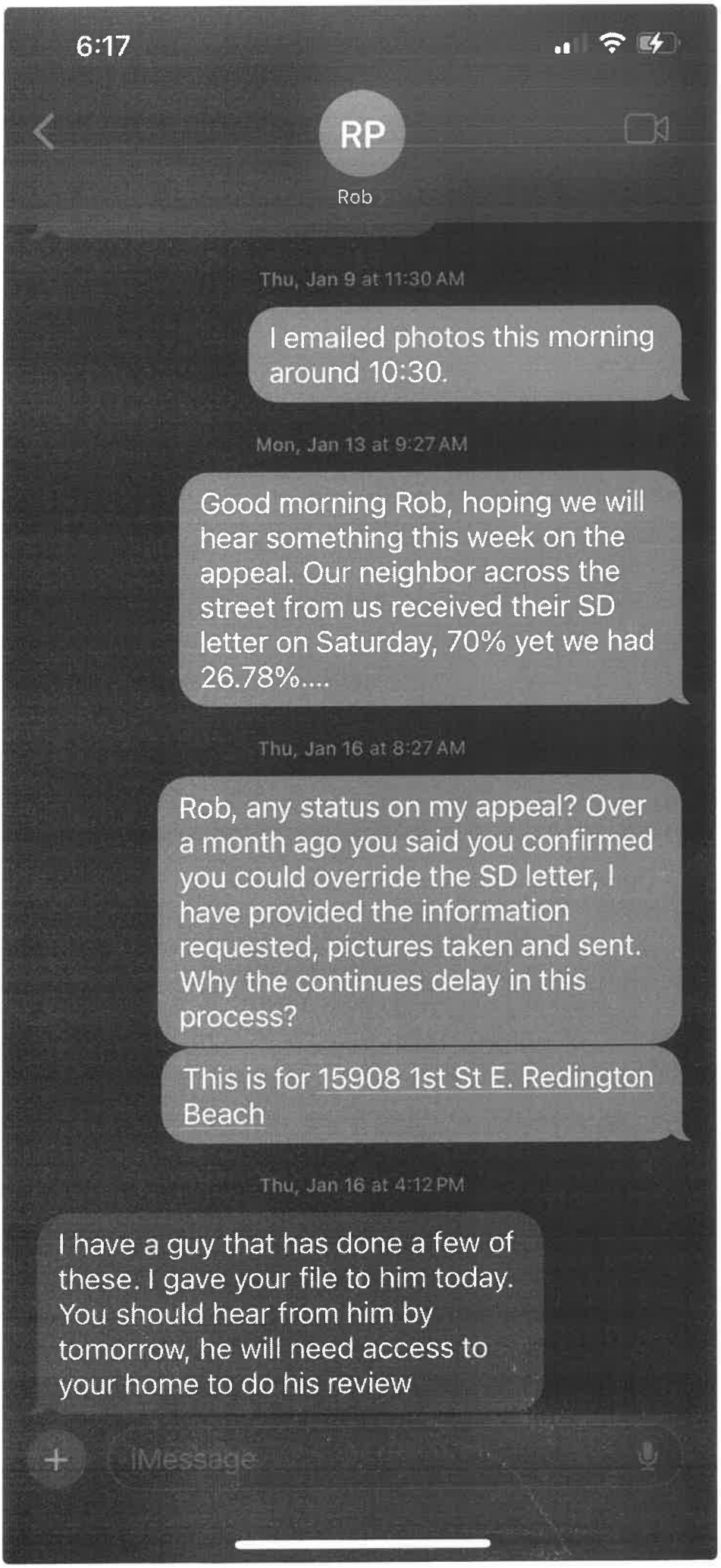


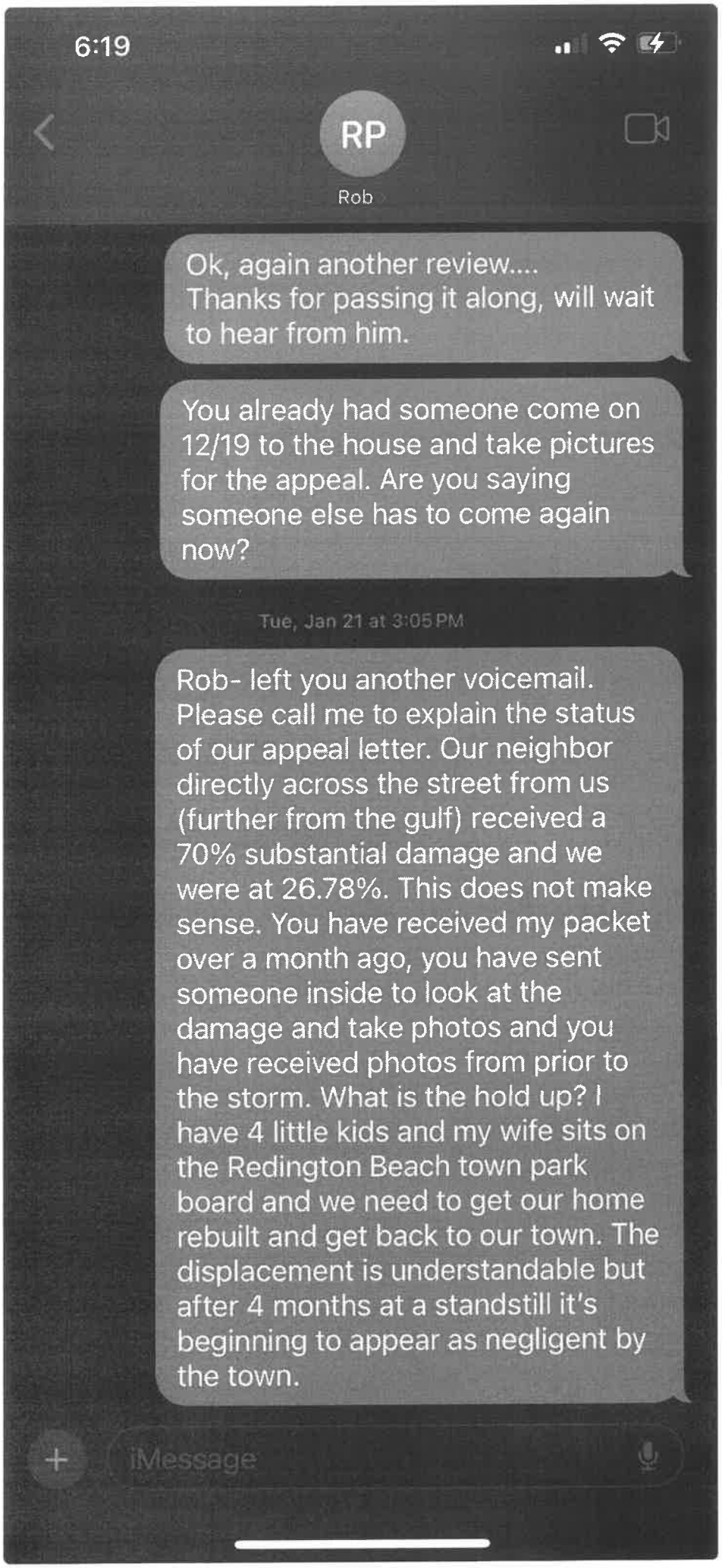

WELCOME
TO THE

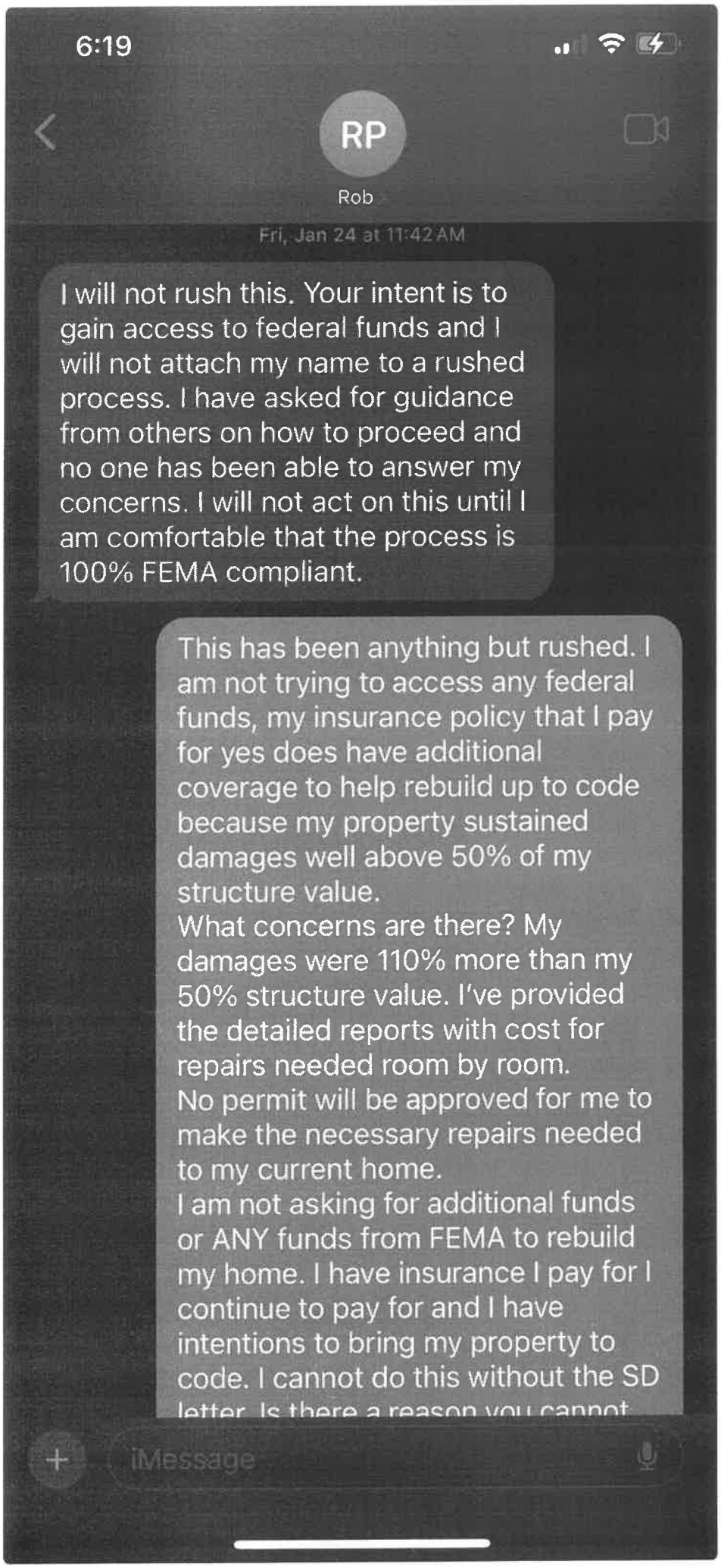


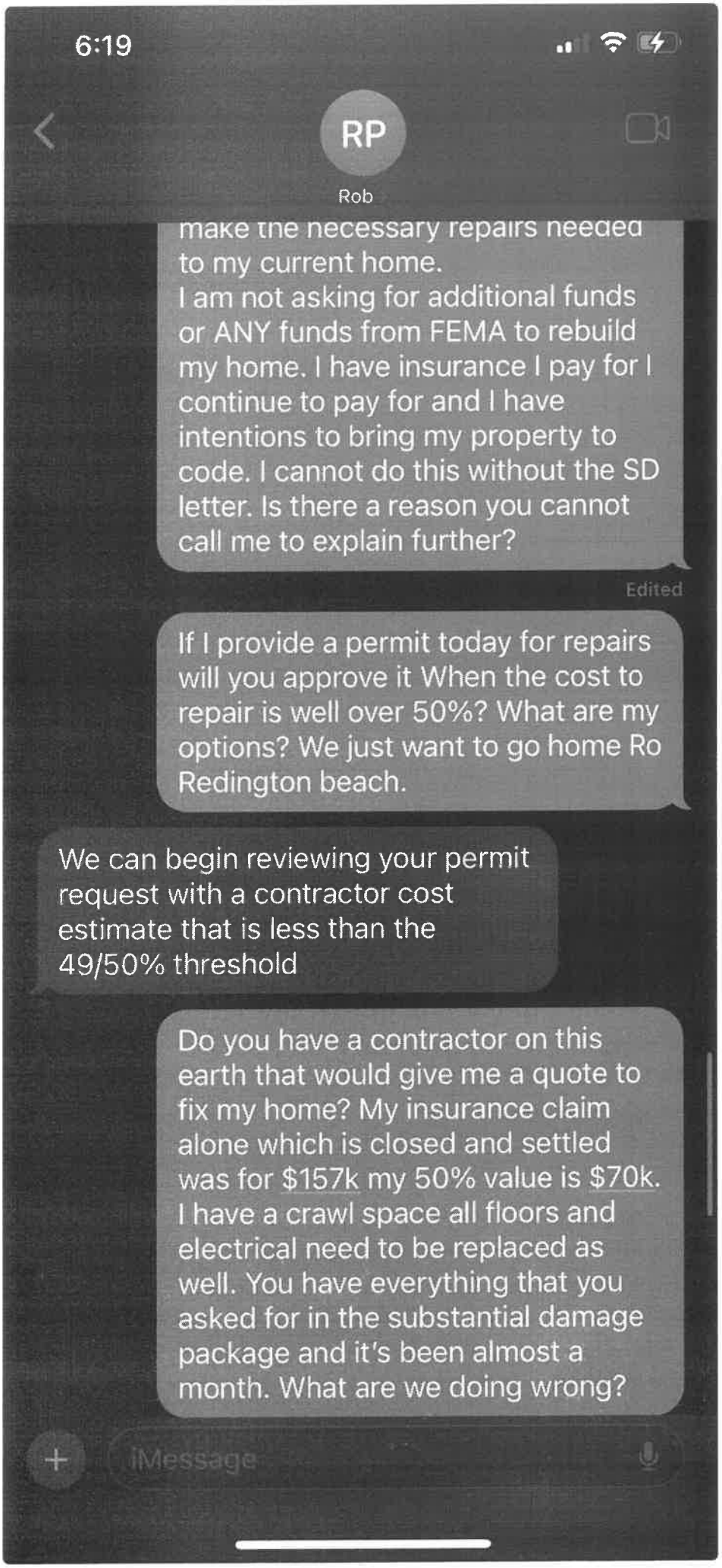


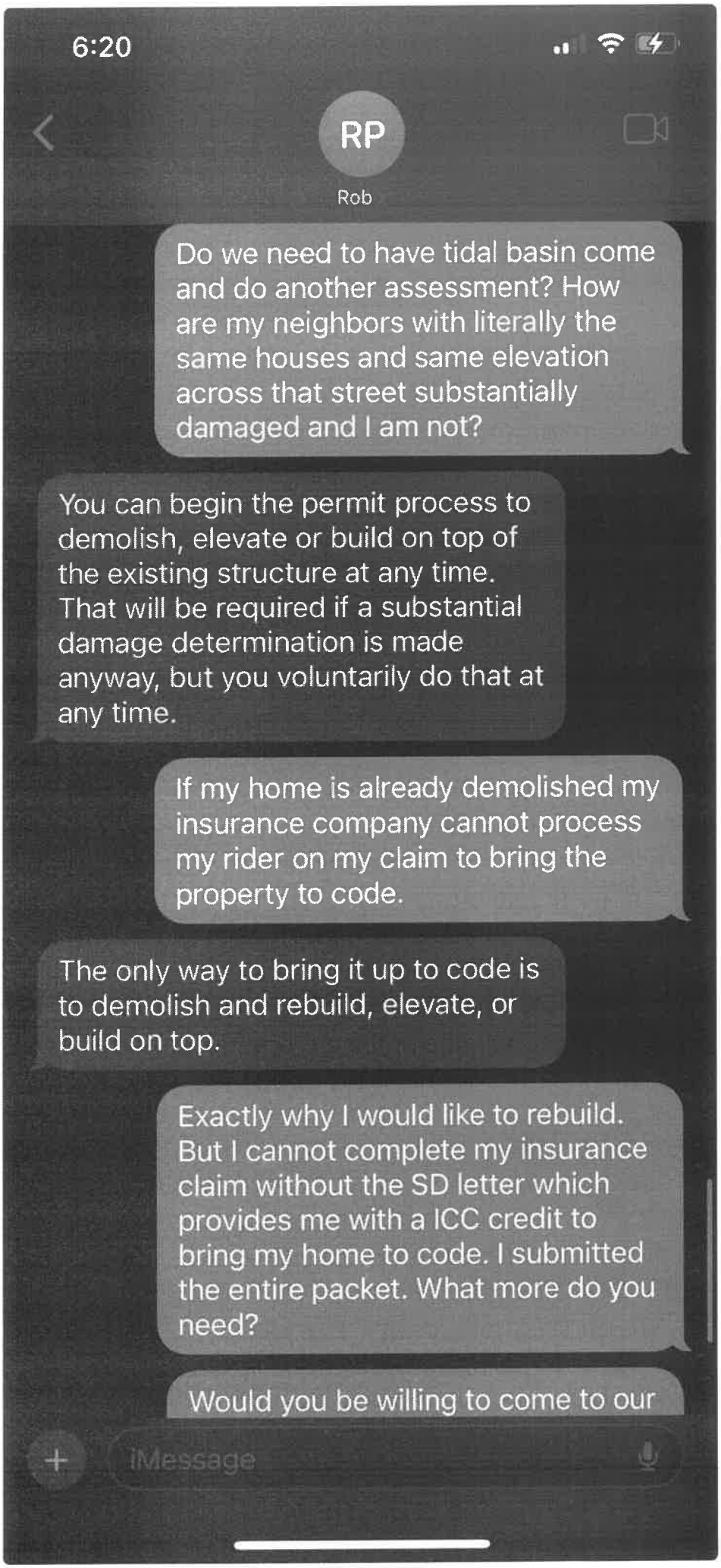


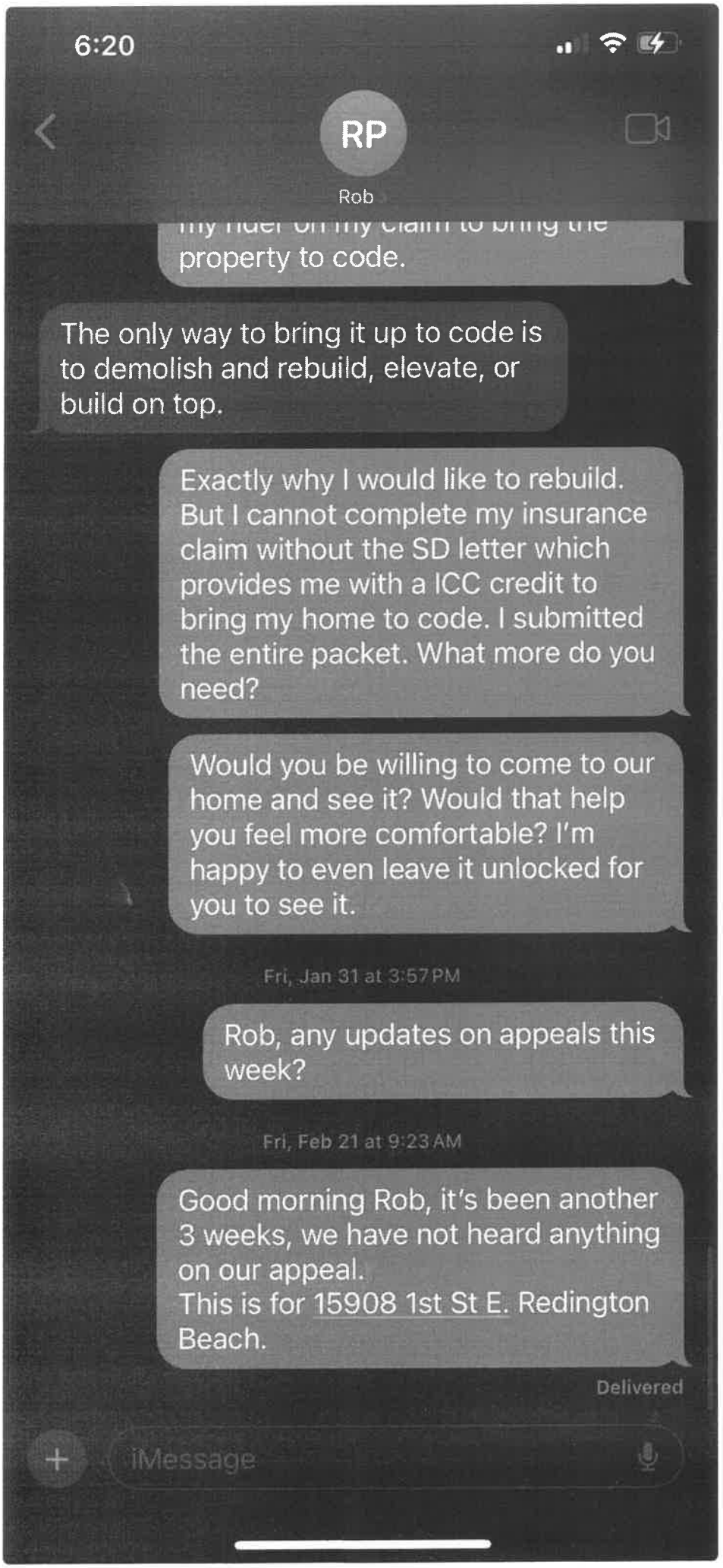

6:17
RP
Rob
Thu, Jan 9 at 11:30 AM
I emailed photos this morning around 10:30.
Mon, Jan 13 at 9:27 AM
Good morning Rob, hoping we will hear something this week on the appeal. Our neighbor across the street from us received their SD letter on Saturday, 70% yet we had 26.78%....
Thu, Jan 16 at 8:27 AM
Rob, any status on my appeal? Over a month ago you said you confirmed you could override the SD letter, I have provided the information requested, pictures taken and sent. Why the continues delay in this process?
This is for 15908 1st St E. Redington Beach
Thu, Jan 16 at 4:12 PM
I have a guy that has done a few of these. I gave your file to him today. You should hear from him by tomorrow, he will need access to your home to do his review
iMessage


6:19
RP
Rob
Ok, again another review.... Thanks for passing it along, will wait to hear from him.
You already had someone come on 12/19 to the house and take pictures for the appeal. Are you saying someone else has to come again now?
Tue, Jan 21 at 3:05 PM
Rob- left you another voicemail. Please call me to explain the status of our appeal letter. Our neighbor directly across the street from us (further from the gulf) received a 70% substantial damage and we were at 26.78%. This does not make sense. You have received my packet over a month ago, you have sent someone inside to look at the damage and take photos and you have received photos from prior to the storm. What is the hold up? I have 4 little kids and my wife sits on the Redington Beach town park board and we need to get our home rebuilt and get back to our town. The displacement is understandable but after 4 months at a standstill it's beginning to appear as negligent by the town.
iMessage


6:19
RP
Rob
Fri, Jan 24 at 11:42 AM
I will not rush this. Your intent is to gain access to federal funds and I will not attach my name to a rushed process. I have asked for guidance from others on how to proceed and no one has been able to answer my concerns. I will not act on this until I am comfortable that the process is 100% FEMA compliant.
This has been anything but rushed. I am not trying to access any federal funds, my insurance policy that I pay for yes does have additional coverage to help rebuild up to code because my property sustained damages well above 50% of my structure value.
What concerns are there? My damages were 110% more than my 50% structure value. I've provided the detailed reports with cost for repairs needed room by room.
No permit will be approved for me to make the necessary repairs needed to my current home.
I am not asking for additional funds or ANY funds from FEMA to rebuild my home. I have insurance I pay for I continue to pay for and I have intentions to bring my property to code. I cannot do this without the SD
letter. Is there a reason you cannot
iMessage


6:19
RP
Rob
make the necessary repairs needed to my current home.
I am not asking for additional funds or ANY funds from FEMA to rebuild my home. I have insurance I pay for I continue to pay for and I have intentions to bring my property to code. I cannot do this without the SD letter. Is there a reason you cannot call me to explain further?
Edited
If I provide a permit today for repairs will you approve it When the cost to repair is well over 50%? What are my options? We just want to go home Ro Redington beach.
We can begin reviewing your permit request with a contractor cost estimate that is less than the 49/50% threshold
Do you have a contractor on this earth that would give me a quote to fix my home? My insurance claim alone which is closed and settled was for $157k my 50% value is $70k. I have a crawl space all floors and electrical need to be replaced as well. You have everything that you asked for in the substantial damage package and it's been almost a month. What are we doing wrong?
iMessage


6:20
RP
Rob
Do we need to have tidal basin come and do another assessment? How are my neighbors with literally the same houses and same elevation across that street substantially damaged and I am not?
You can begin the permit process to demolish, elevate or build on top of the existing structure at any time. That will be required if a substantial damage determination is made anyway, but you voluntarily do that at any time.
If my home is already demolished my insurance company cannot process my rider on my claim to bring the property to code.
The only way to bring it up to code is to demolish and rebuild, elevate, or build on top.
Exactly why I would like to rebuild. But I cannot complete my insurance claim without the SD letter which provides me with a ICC credit to bring my home to code. I submitted the entire packet. What more do you need?
Would you be willing to come to our
iMessage


6:20
RP
Rob
property to code.
The only way to bring it up to code is to demolish and rebuild, elevate, or build on top.
Exactly why I would like to rebuild. But I cannot complete my insurance claim without the SD letter which provides me with a ICC credit to bring my home to code. I submitted the entire packet. What more do you need?
Would you be willing to come to our home and see it? Would that help you feel more comfortable? I'm happy to even leave it unlocked for you to see it.
Fri, Jan 31 at 3:57 PM
Rob, any updates on appeals this week?
Fri, Feb 21 at 9:23 AM
Good morning Rob, it's been another 3 weeks, we have not heard anything on our appeal.
This is for 15908 1st St E. Redington Beach.
Delivered
iMessage

Proof of Loss
(referenced in previous screen shots)

Submission: Initial Proof of Loss

DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

PROOF OF LOSS

Adjuster-Prepared

BUILDING AND CONTENTS

Policyholders use this form to provide a Proof of Loss to their insurer, which is the policyholder's statement of the amount of money being requested, signed and sworn to by the policyholder, with documentation to support the amount requested, as required by the Standard Flood Insurance Policy (SFIP) in section VII.J.4. This form can be used when the adjuster prepares the Proof of Loss as a courtesy to the policyholder, who then reviews and verifies the accuracy of the information and amounts. By signing this Proof of Loss, the policyholder agrees with and validates the amounts prepared by the adjuster.

POLICYHOLDER: Joshua W Robertson / Kayla S Robertson
PROPERTY ADDRESS: 15908 1st St E
CITY: Redington Beach STATE: FL ZIP: 33708-1710
MAILING ADDRESS: Same as property
CITY: STATE: ZIP:
EMAIL(S): jroberston.w@gmail.com

POLICY NO.: 09-6820021497-08
CLAIM/FILE NO.: 546547
DATE OF LOSS: 9/26/2024
TIME OF LOSS: 12:00 AM
EDN NO.: FL0124
PHONE NO.: (813) 778-2005

How flood loss happened: Overflow of inland or tidal waters

Title and Occupancy:
Building type: Residential single-family dwelling
Ownership/use: Owner-occupied (principal residence)
Contents type/ownership/use: Residential contents are owned by me, household family members and/or guests/servants

Interest:
Mortgagee(s): Quicken Loans LLC ISAOA, Synovus Bank ISAOA ATIMA — None: ☐
Others with interest in or liens, charges or claims against property: — None: ☑
Other insurance that may insure this loss: Citizens — Type: Homeowners

SFIP policy type: Dwelling Form (Regular) | No. of insured buildings/units: 1 | Contents coverage: Yes | Tenant improvements: No

Statement of Loss		Coverage A - Building Property		Coverage B - Personal Property	
Coverage limit(s):		**$227,000.00**		**$10,000.00**	
Coverage deductible(s):		**$2,000.00**		**$2,000.00**	
		Dwelling/Unit	Detached Garage	Contents	Improvements
Property pre-loss value (RCV)	coverage to value %: 82.95%	$273,648.78	$0.00	$94,853.61	$0.00
Property pre-loss value (ACV)	80% of RCV: $218,919.02	$232,961.44	$0.00	$82,694.58	$0.00
Insured damage RCV loss		$159,917.65	$0.00	$19,475.06	$0.00
Less non-insured proportion	☐ applicable ☑ not applicable	$0.00			
Insured proportional loss		$0.00			
Less depreciation (recoverable)	☑ applicable ☐ not applicable	($14,320.96)			
Less depreciation (non-recoverable)	☑ applicable ☐ not applicable	($658.36)	$0.00	($1,554.51)	$0.00
Insured damage ACV loss		$144,938.33	$0.00	$17,920.55	$0.00
Add eligible Coverage C loss: Not applicable		$0.00		$0.00	
Insured ACV loss subtotal		$144,938.33	$0.00	$17,920.55	$0.00
Less salvage/buyback		$0.00	$0.00	$0.00	$0.00
Net insured ACV loss		$144,938.33	$0.00	$17,920.55	$0.00
Less deductible		($2,000.00)	$0.00	($2,000.00)	$0.00
Amount over net insured loss limit (excess loss)		$0.00	$0.00	($5,920.55)	$0.00
ACV claim		$142,938.33	$0.00	$10,000.00	$0.00
Add recoverable depreciation	☐ not applicable	$14,320.96			
Claim subtotal		$157,259.29	$0.00	$10,000.00	$0.00
Net claim		**$157,259.29**		**$10,000.00**	

I have received and reviewed the adjuster-prepared estimate and am requesting payment for the amount(s) of my claim determined above.

I understand that I must submit a Proof of Loss within 60 days of the date of the loss or within any extension of that deadline made in writing by FEMA's Federal Insurance Administrator. The flood event identified above damaged or destroyed the property claimed on this Proof of Loss. I understand that my SFIP is issued pursuant to federal law, the National Flood Insurance Act of 1968, as amended, and applicable federal regulations in Title 44 of the Code of Federal Regulations, Chapter 1, Subchapter B.

I understand that I may still request additional payment for other flood damages if I believe that not all damages were addressed in this estimate. In the event a third party is responsible for the damage, I hereby authorize my insurer to bring suit in my name against any third party who may be responsible for the damages. I have not knowingly and willfully falsified or concealed a material fact, made a false or fraudulent representation or presented any false document in connection with this claim, and acknowledge that any such action is subject to prosecution under federal law. I declare under penalty of perjury under the laws of the United States of America that the foregoing is true and correct.

POLICYHOLDER SIGNATURE: _____ DATE SIGNED: 11/10/2024

OWNER NAME: _____ OWNER TITLE: Owner

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Insured:	Joshua W Robertson / Kayla S Robertson	Home:	(813) 778-2005
Property:	15908 1st St E Redington Beach, FL 33708-1710	E-mail:	jroberston.w@gmail.com
Home:	15908 1st St E Redington Beach, FL 33708-1710		
Claim Rep.:	Bill Evans	Business:	(251) 421-8797
Company:	BAC Adjusting	E-mail:	billevansadj@gmail.com
Business:	PO Box 8740 Mobile, AL 36689		
Estimator:	Bill Evans	Business:	(251) 421-8797
Company:	BAC Adjusting	E-mail:	billevansadj@gmail.com
Business:	PO Box 8740 Mobile, AL 36689		
Reference:		Business:	(727) 823-4000
Company:	First Community Insurance Company		
Business:	11101 Roosevelt Boulevard North St. Petersburg, FL 33716-2340		

Claim Number: 546547 **Policy Number:** 09-6820021497-08 **Type of Loss:** Flood

Date of Loss:	9/26/2024 12:00 AM	Date Received:	9/27/2024 12:00 AM
Date Inspected:	10/2/2024 12:00 AM	Date Entered:	9/30/2024 3:39 AM
Price List:	FLSP8X_NOV24 Restoration/Service/Remodel		
Estimate:	ROBERTSON_JOSHUA		

Net Claim Summary

Coverage		Net Claim
Building		$142,938.33
Personal Property		$10,000.00
	Total Net Claim	**$152,938.33**
	Total Amount of Building Recoverable Depreciation	$14,320.96
	Total Net Claim if Depreciation is Recovered	**$167,259.29**

The adjuster has no authority to approve or deny claims. A copy of this estimate does not constitute a settlement of this claim.
This estimate is subject to review and approval by your carrier, any additional repair to or replacement of items not included in
this estimate is also subject to the insuring company's prior approval. You are required to keep all receipts, canceled checks,
inspection reports, etc. as proof of repair/replacement in the event of any future loss. This is not an authorization for repairs. The
hiring of a contractor is strictly the decision of the policy holder. Appropriate Sales Taxes are calculated at the end of this
estimate. This is an estimate of recorded damages and is subject to review and final approval by the insurance carrier.

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Claim Number: 546547 **Policy Number:** 09-6820021497-08 **Type of Loss:** Flood

Date of Loss:	9/26/2024 12:00 AM	Date Received:	9/27/2024 12:00 AM
Date Inspected:	10/2/2024 12:00 AM	Date Entered:	9/30/2024 3:39 AM

Price List: FLSP8X_NOV24
Restoration/Service/Remodel
Estimate: ROBERTSON_JOSHUA

Building

Net Claim Summary

Replacement Cost Value	Less Recoverable Depreciation	Less Non-recoverable Depreciation	Actual Cash Value
$159,917.65	(14,320.96)	<658.36>	$144,938.33
Less Deductible			(2,000.00)
Net Claim			**$142,938.33**
Total Recoverable Depreciation			$14,320.96
Net Claim if Depreciation is Recovered			**$157,259.29**

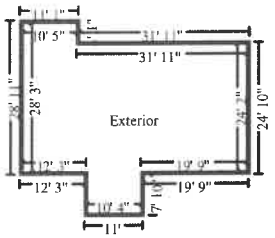
BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Building

ROBERTSON_JOSHUA

Main Level

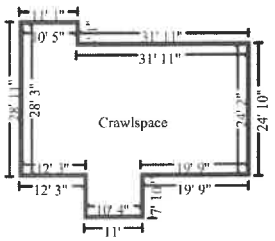


Exterior **Height: 8'**

1254.67 SF Walls	1146.53 SF Ceiling
2401.20 SF Walls & Ceiling	1146.53 SF Floor
127.39 SY Flooring	156.83 LF Floor Perimeter
156.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Clean with pressure/chemical spray	758.03 SF	0.47	0.53	0.00	356.80	(0.00)	356.80
Clean to 1 foot above the exterior waterline							
2. R&R Batt insulation - 4" - R13 - unfaced batt	444.36 SF	1.31	19.60	120.34	722.06	(66.93)	655.13
Replace exterior wall insulation to 1 foot above the interior waterline.							
3. R&R Central air - condenser unit - 3 ton - 14-15 SEER	1.00 EA	4,876.29	160.62	0.00	5,036.91	(746.70)	4,290.21
Data plate was worn completely. Insured advised the unit was a 4 ton unit however base on the square footage of the property a 3 ton unit appears to be more in line.							
4. R&R 110 volt copper wiring run, box and outlet	3.00 EA	97.88	4.50	59.64	357.78	(41.33)	316.45
5. R&R Disconnect box - 30 amp - non fused	2.00 EA	210.08	1.88	84.40	506.44	(56.36)	450.08
6. R&R Breaker panel - 100 amp	1.00 EA	1,096.18	15.96	222.44	1,334.58	(137.98)	1,196.60
Totals: Exterior			**203.09**	**486.82**	**8,314.57**	**1,049.30**	**7,265.27**
Total: Main Level			**203.09**	**486.82**	**8,314.57**	**1,049.30**	**7,265.27**

Crawlspace



Crawlspace **Height: 1' 3"**

196.04 SF Walls	1146.53 SF Ceiling
1342.58 SF Walls & Ceiling	1146.53 SF Floor
127.39 SY Flooring	156.83 LF Floor Perimeter
156.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV

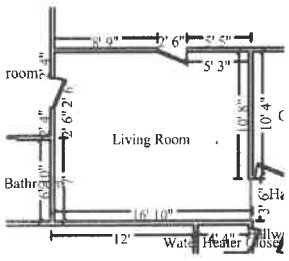
BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

CONTINUED - Crawlspace

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
7. Muck-out/Flood loss cleanup	1,146.53 SF	2.56	0.00	0.00	2,935.12	(0.00)	2,935.12
8. Structural dryout per FEMA bulletin 13025-a - Non conditioned air	1,146.53 SF	1.07	35.31	0.00	1,262.10	(0.00)	1,262.10
9. Clean foundation wall	196.04 SF	0.75	0.27	0.00	147.30	(0.00)	147.30
10. Apply anti-microbial agent to the walls	196.04 SF	0.35	0.69	0.00	69.30	(0.00)	69.30
11. Clean floor or roof joist system	1,146.53 SF	1.32	1.61	0.00	1,515.03	(0.00)	1,515.03
Totals: Crawlspace			**37.88**	**0.00**	**5,928.85**	**0.00**	**5,928.85**
Total: Crawlspace			**37.88**	**0.00**	**5,928.85**	**0.00**	**5,928.85**

First Floor



Living Room **Height: 8'**

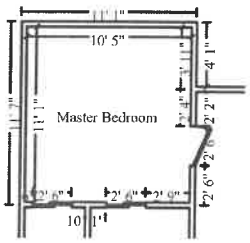
465.33 SF Walls	234.33 SF Ceiling
699.67 SF Walls & Ceiling	234.33 SF Floor
26.04 SY Flooring	58.17 LF Floor Perimeter
58.17 LF Ceil. Perimeter	

Missing Wall **3' 6" X 8'** **Opens into HALLWAY**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
12. Muck-out/Flood loss cleanup	234.33 SF	2.51	0.00	0.00	588.17	(0.00)	588.17
13. Structural dry out per FEMA bulletin 13025-a - Conditioned air	234.33 SF	1.37	9.19	0.00	330.22	(0.00)	330.22
14. Apply anti-microbial agent to the floor	234.33 SF	0.33	0.82	0.00	78.15	(0.00)	78.15
15. R&R Sheathing - plywood - 5/8" CDX	234.33 SF	3.19	20.50	153.62	921.63	(87.09)	834.54
16. R&R 1/2" Cement board	223.58 SF	6.02	29.74	275.14	1,650.83	(167.11)	1,483.72
Less beneath the fireplace and full height cabinets.							
17. R&R Tile floor covering	223.58 SF	15.49	84.83	709.60	4,257.69	(413.82)	3,843.87
18. Grout sealer	223.58 SF	1.38	2.97	62.30	373.81	(0.00)	373.81
19. Apply anti-microbial agent to more than the floor perimeter	164.81 SF	0.33	0.58	0.00	54.97	(0.00)	54.97
20. Clean stud wall	164.81 SF	1.08	0.23	0.00	178.22	(0.00)	178.22

CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
21. R&R Baseboard - 6"	46.42 LF	7.23	11.99	69.52	417.12	(47.27)	369.85
Less behind the fireplace and full height cabinets.							
22. Seal (1 coat) & paint (1 coat) baseboard, oversized	46.42 LF	1.90	0.65	17.78	106.63	(13.33)	93.30
23. R&R Base shoe	46.42 LF	2.10	2.50	20.00	119.99	(13.39)	106.60
24. Seal & paint base shoe or quarter round	46.42 LF	0.96	0.46	9.02	54.04	(6.75)	47.29
25. R&R Acoustic plaster over 1/2" gypsum core blueboard	164.81 SF	13.27	27.69	442.94	2,657.66	(294.13)	2,363.53
Replace plaster to 1 foot above the waterline.							
26. Seal more than the floor perimeter w/PVA primer - one coat	131.51 SF	0.69	0.55	18.26	109.55	(13.69)	95.86
Seal new plaster. Less behind the fireplace and full height cabinets.							
27. Paint part of the walls - one coat	387.00 SF	0.80	4.61	62.84	377.05	(47.13)	329.92
Less behind the fireplace and full height cabinets.							
28. R&R 110 volt copper wiring run, box and outlet	2.00 EA	97.88	3.00	39.76	238.52	(27.55)	210.97
29. R&R Cabinetry - full height unit	4.17 LF	377.85	88.14	332.74	1,996.52	(241.63)	1,754.89
30. Seal & paint full height cabinetry - faces only	4.17 LF	33.88	1.21	28.50	170.99	(21.37)	149.62
31. Replace fireplace	1.00 EA	5,995.00	0.00	0.00	5,995.00	(899.25)	5,095.75
Price per attached invoice from where the insured had the fireplace installed.							
32. R&R Refrigerator - compact (under counter)	1.00 EA	461.37	28.00	0.00	489.37	<27.95>	461.42
S/N: A3021110BK08785							
33. R&R Exterior door - fiberglass / wood w/detail	1.00 EA	1,487.34	94.23	316.30	1,897.87	(232.70)	1,665.17
34. Additional charge for a retrofit exterior door	1.00 EA	320.50	0.25	64.16	384.91	(0.00)	384.91
35. Door lockset & deadbolt - exterior - Detach & reset	1.00 EA	35.99	0.00	7.20	43.19	(0.00)	43.19
36. Prime & paint door slab only - exterior (per side)	2.00 EA	54.04	2.33	22.08	132.49	(16.56)	115.93
37. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Living Room			**415.36**	**2,667.14**	**23,716.88**	**2,582.25**	**21,134.63**



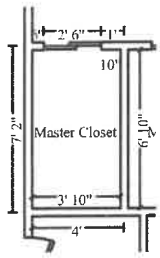
Master Bedroom **Height: 8'**

344.00 SF Walls
459.45 SF Walls & Ceiling
12.83 SY Flooring
43.00 LF Ceil. Perimeter
115.45 SF Ceiling
115.45 SF Floor
43.00 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
38. Muck-out/Flood loss cleanup	115.45 SF	2.51	0.00	0.00	289.78	(0.00)	289.78
39. Structural dry out per FEMA bulletin 13025-a - Conditioned air	115.45 SF	1.37	4.53	0.00	162.70	(0.00)	162.70
40. Apply anti-microbial agent to the floor	115.45 SF	0.33	0.40	0.00	38.50	(0.00)	38.50
41. R&R Sheathing - plywood - 5/8" CDX	115.45 SF	3.19	10.10	75.68	454.07	(42.91)	411.16
42. R&R Carpet pad	115.45 SF	0.85	4.36	0.00	102.49	<12.60>	89.89
43. Remove Carpet	115.45 SF	0.39	0.00	0.00	45.03	<0.00>	45.03
44. Carpet	132.77 SF	4.05	27.70	0.00	565.42	<84.82>	480.60
15 percent added for waste.							
45. Apply anti-microbial agent to more than the floor perimeter	136.17 SF	0.33	0.48	0.00	45.42	(0.00)	45.42
Water height was 26 inches in the master bedroom, master bathroom, and master closet.							
46. Clean stud wall	136.17 SF	1.08	0.19	0.00	147.25	(0.00)	147.25
47. R&R Baseboard - 4 1/4"	43.00 LF	6.16	8.85	54.76	328.49	(36.93)	291.56
48. Seal (1 coat) & paint (1 coat) baseboard	43.00 LF	1.79	0.45	15.50	92.92	(11.62)	81.30
49. R&R 1/2" drywall - hung, taped, floated, ready for paint	172.00 SF	3.69	8.07	128.56	771.31	(81.45)	689.86
Walls were drywall in the master bedroom. Recommend replacement to 4 feet.							
50. Seal more than the floor perimeter w/PVA primer - one coat	172.00 SF	0.69	0.72	23.88	143.28	(17.91)	125.37
51. Texture drywall - light hand texture	215.00 SF	1.25	1.51	54.06	324.32	(40.54)	283.78
52. Paint the walls - one coat	344.00 SF	0.80	4.09	55.86	335.15	(41.89)	293.26
53. R&R 110 volt copper wiring run, box and outlet	2.00 EA	97.88	3.00	39.76	238.52	(27.55)	210.97
54. R&R Vinyl window, single hung, 13-19 sf	3.00 EA	410.06	57.72	257.58	1,545.48	(178.86)	1,366.62
55. Additional charge for a retrofit window, 12-23 sf	3.00 EA	162.99	6.76	99.16	594.89	(0.00)	594.89
56. Add on for impact resistant laminated glass	43.06 SF	13.26	39.97	122.20	733.15	(0.00)	733.15
57. R&R Window screen, 17 - 25 SF	1.00 EA	80.91	4.87	17.16	102.94	(12.07)	90.87
58. R&R Window screen, 10 - 16 SF	2.00 EA	66.14	7.67	28.00	167.95	(19.39)	148.56
59. R&R Window sill	10.42 LF	4.66	0.74	9.86	59.16	(5.86)	53.30
60. Seal & paint window sill	10.42 LF	3.06	0.23	6.42	38.54	(4.81)	33.73
61. R&R Window blind - PVC - 2" - 20.1 to 32 SF	1.00 EA	188.21	7.70	39.18	235.09	(27.25)	207.84
62. R&R Window blind - PVC - 2" - 14.1 to 20 SF	1.00 EA	153.65	6.26	32.00	191.91	(21.86)	170.05

CONTINUED - Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
63. R&R Casing - 2 1/4"	37.33 LF	3.48	3.87	26.76	160.53	(16.09)	144.44
64. Seal (1 coat) & paint (1 coat) casing	37.33 LF	1.81	0.44	13.60	81.61	(10.21)	71.40
65. R&R Interior door - solid alder - paneled - slab only	1.00 EA	467.18	26.06	98.66	591.90	(72.22)	519.68
66. Interior barn door hardware - up to 96" - Detach & reset	1.00 EA	221.89	0.00	44.38	266.27	(0.00)	266.27
67. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
68. R&R Door opening (jamb & casing) - 36"to60"wide - paint grade	1.00 EA	249.79	11.47	52.26	313.52	(37.86)	275.66
Larger casing used as the depth is much deeper that a standard door opening.							
69. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	44.73	1.05	18.12	108.63	(13.58)	95.05
Totals: Master Bedroom			**250.71**	**1,331.92**	**9,387.25**	**832.16**	**8,555.09**



Master Closet **Height: 8'**

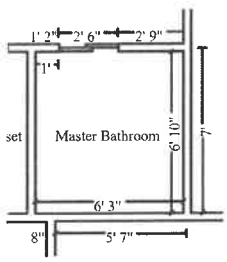
170.67 SF Walls
196.86 SF Walls & Ceiling
2.91 SY Flooring
21.33 LF Ceil. Perimeter

26.19 SF Ceiling
26.19 SF Floor
21.33 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
70. Muck-out/Flood loss cleanup	26.19 SF	2.51	0.00	0.00	65.74	(0.00)	65.74
71. Structural dry out per FEMA bulletin 13025-a - Conditioned air	26.19 SF	1.37	1.03	0.00	36.91	(0.00)	36.91
72. Apply anti-microbial agent to the floor	26.19 SF	0.33	0.09	0.00	8.73	(0.00)	8.73
73. R&R Sheathing - plywood - 5/8" CDX	26.19 SF	3.19	2.29	17.18	103.01	(9.73)	93.28
74. R&R Carpet pad	26.19 SF	0.85	0.99	0.00	23.25	<2.86>	20.39
75. Remove Carpet	26.19 SF	0.39	0.00	0.00	10.21	<0.00>	10.21
76. Carpet	30.12 SF	4.05	6.28	0.00	128.27	<19.24>	109.03
15 percent added for waste.							
77. Apply anti-microbial agent to more than the floor perimeter	67.56 SF	0.33	0.24	0.00	22.53	(0.00)	22.53
Water height was 26 inches in the master bedroom, master bathroom, and master closet.							
78. Clean stud wall	67.56 SF	1.08	0.09	0.00	73.05	(0.00)	73.05
79. R&R Baseboard - 4 1/4"	21.33 LF	6.16	4.39	27.16	162.94	(18.32)	144.62

CONTINUED - Master Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
80. Seal (1 coat) & paint (1 coat) baseboard	21.33 LF	1.79	0.22	7.68	46.08	(5.76)	40.32
81. R&R 1/2" drywall - hung, taped, floated, ready for paint	85.33 SF	3.69	4.00	63.78	382.65	(40.41)	342.24
Walls were drywall in the master closet. Recommend replacement to 4 feet.							
82. Seal more than the floor perimeter w/PVA primer - one coat	85.33 SF	0.69	0.36	11.86	71.10	(8.88)	62.22
83. Texture drywall - light hand texture	106.67 SF	1.25	0.75	26.82	160.91	(20.11)	140.80
84. Paint the walls - one coat	170.67 SF	0.80	2.03	27.70	166.27	(20.78)	145.49
85. Organized closet shelving	85.33 SF	13.86	32.08	242.96	1,457.71	(182.21)	1,275.50
Installed on 2 of the 4 walls to the ceiling.							
86. R&R Interior door - solid alder - paneled - slab only	1.00 EA	467.18	26.06	98.66	591.90	(72.22)	519.68
87. Interior barn door hardware - up to 96" - Detach & reset	1.00 EA	221.89	0.00	44.38	266.27	(0.00)	266.27
88. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
89. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.32	9.74	44.42	266.48	(31.98)	234.50
90. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Master Closet			**92.98**	**646.50**	**4,247.33**	**457.91**	**3,789.42**



Master Bathroom **Height: 8'**

209.33 SF Walls
252.04 SF Walls & Ceiling
4.75 SY Flooring
26.17 LF Ceil. Perimeter

42.71 SF Ceiling
42.71 SF Floor
26.17 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
91. Muck-out/Flood loss cleanup	42.71 SF	2.51	0.00	0.00	107.20	(0.00)	107.20
92. Structural dry out per FEMA bulletin 13025-a - Conditioned air	42.71 SF	1.37	1.67	0.00	60.18	(0.00)	60.18
93. Apply anti-microbial agent to the floor	42.71 SF	0.33	0.15	0.00	14.24	(0.00)	14.24
94. R&R Sheathing - plywood - 5/8" CDX	42.71 SF	3.19	3.74	28.00	167.99	(15.87)	152.12
95. R&R 1/2" Cement board	30.71 SF	6.02	4.08	37.78	226.73	(22.95)	203.78

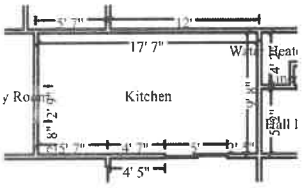
CONTINUED - Master Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Less beneath the built in pantry and vanity. Includes shower floor.							
96. R&R Tile floor covering	30.71 SF	15.49	11.65	97.48	584.83	(56.84)	527.99
97. Grout sealer	30.71 SF	1.38	0.41	8.56	51.35	(0.00)	51.35
98. Apply anti-microbial agent to more than the floor perimeter	82.86 SF	0.33	0.29	0.00	27.63	(0.00)	27.63
Water height was 26 inches in the master bedroom, master bathroom, and master closet.							
99. Clean stud wall	82.86 SF	1.08	0.12	0.00	89.61	(0.00)	89.61
100. R&R Baseboard - 3 1/4"	8.67 LF	5.19	1.26	9.28	55.54	(6.11)	49.43
Less behind the shower, vanity, and built in pantry.							
101. Seal (1 coat) & paint (1 coat) baseboard	8.67 LF	1.79	0.09	3.12	18.73	(2.34)	16.39
102. R&R 1/2" drywall - hung, taped, floated, ready for paint	104.67 SF	3.69	4.91	78.22	469.36	(49.57)	419.79
Walls were drywall in the master bathroom. Recommend replacement to 4 feet.							
103. Seal part of the floor perimeter w/PVA primer - one coat	22.86 SF	0.69	0.10	3.18	19.05	(2.39)	16.66
Less behind the shower, vanity, and built in pantry.							
104. Texture drywall - light hand texture	32.64 SF	1.25	0.23	8.20	49.23	(6.15)	43.08
Less behind the shower, vanity, and built in pantry.							
105. Paint part of the walls - one coat	83.82 SF	0.80	1.00	13.62	81.68	(10.21)	71.47
Less behind the shower, vanity, and built in pantry.							
106. R&R Vanity	4.50 LF	344.21	89.37	327.66	1,965.98	(238.61)	1,727.37
107. Countertop - solid surface/granite - Detach & reset	9.00 SF	42.24	0.07	76.06	456.29	(0.00)	456.29
108. R&R P-trap assembly - ABS (plastic)	1.00 EA	95.11	0.59	19.14	114.84	(12.77)	102.07
109. R&R Angle stop valve	3.00 EA	57.61	2.62	35.08	210.53	(23.15)	187.38
1 hot 1 cold 1 for the toilet							
110. R&R Plumbing fixture supply line	3.00 EA	33.32	1.52	20.28	121.76	(12.06)	109.70
111. Toilet - Detach & reset	1.00 EA	341.87	0.68	68.52	411.07	(0.00)	411.07
112. Clean toilet	1.00 EA	30.41	0.00	0.00	30.41	(0.00)	30.41
113. R&R Toilet seat	1.00 EA	74.71	2.20	15.38	92.29	(10.10)	82.19
114. Toilet paper holder - Detach & reset	1.00 EA	19.99	0.00	4.00	23.99	(0.00)	23.99
115. R&R Cabinetry - full height unit	1.50 LF	444.78	38.73	141.16	847.07	(103.03)	744.04
Built in linen closet							
116. Seal & paint full height cabinetry - faces only	1.50 LF	33.88	0.44	10.24	61.50	(7.69)	53.81
117. Shower pan	1.00 EA	205.70	3.24	41.78	250.72	(31.35)	219.37
118. R&R Tile shower - 61 to 100 SF	1.00 EA	2,560.32	47.23	521.50	3,129.05	(350.37)	2,778.68
119. Detach & Reset Shower faucet	1.00 EA	109.29	0.00	21.86	131.15	(0.00)	131.15
120. Custom shower door & partition - frameless- Detach & reset	32.22 SF	14.26	0.00	91.90	551.36	(0.00)	551.36

CONTINUED - Master Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
121. Clean shower door	1.00 EA	24.78	0.01	0.00	24.79	(0.00)	24.79
122. R&R Tile framed shower curb - per LF	4.83 LF	112.65	7.86	110.40	662.36	(73.23)	589.13
123. R&R Interior door - solid alder - paneled - slab only	1.00 EA	467.18	26.06	98.66	591.90	(72.22)	519.68
124. Interior barn door hardware - up to 96" - Detach & reset	1.00 EA	221.89	0.00	44.38	266.27	(0.00)	266.27
125. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
126. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.32	9.74	44.42	266.48	(31.98)	234.50
127. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Master Bathroom			**262.40**	**2,013.76**	**12,436.48**	**1,164.40**	**11,272.08**

Kitchen **Height: 8'**



384.33 SF Walls
554.31 SF Walls & Ceiling
18.89 SY Flooring
54.50 LF Ceil. Perimeter

169.97 SF Ceiling
169.97 SF Floor
46.75 LF Floor Perimeter

Door	**5' X 6' 8"**	**Opens into OFFICE**
Missing Wall - Goes to Floor	**2' 9" X 6' 8"**	**Opens into LAUNDRY_ROOM**

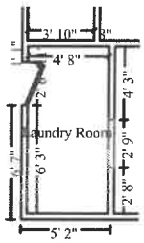
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
128. Muck-out/Flood loss cleanup	169.97 SF	2.51	0.00	0.00	426.62	(0.00)	426.62
129. Structural dry out per FEMA bulletin 13025-a - Conditioned air	169.97 SF	1.37	6.66	0.00	239.52	(0.00)	239.52
130. Apply anti-microbial agent to the floor	169.97 SF	0.33	0.60	0.00	56.69	(0.00)	56.69
131. R&R Sheathing - plywood - 5/8" CDX	169.97 SF	3.19	14.87	111.42	668.50	(63.16)	605.34
132. R&R 1/2" Cement board	138.81 SF	6.02	18.46	170.82	1,024.92	(103.75)	921.17
Less beneath the lower cabinets.							

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
133. R&R Tile floor covering	138.81 SF	15.49	52.66	440.58	2,643.41	(256.93)	2,386.48
134. Grout sealer	138.81 SF	1.38	1.85	38.70	232.11	(0.00)	232.11
135. Apply anti-microbial agent to more than the floor perimeter	132.46 SF	0.33	0.46	0.00	44.17	(0.00)	44.17
136. Clean stud wall	132.46 SF	1.08	0.19	0.00	143.25	(0.00)	143.25
137. R&R Baseboard - 6"	35.58 LF	7.23	9.19	53.28	319.72	(36.23)	283.49
Less behind the lower cabinets installed on the wall.							
138. Seal (1 coat) & paint (1 coat) baseboard, oversized	40.58 LF	1.90	0.57	15.54	93.21	(11.66)	81.55
139. R&R Base shoe	40.58 LF	2.10	2.19	17.48	104.88	(11.71)	93.17
140. Seal & paint base shoe or quarter round	40.58 LF	0.96	0.40	7.88	47.24	(5.90)	41.34
141. R&R Acoustic plaster over 1/2" gypsum core blueboard	132.46 SF	13.27	22.25	356.02	2,136.02	(236.40)	1,899.62
Replace plaster to 1 foot above the waterline.							
142. Seal more than the floor perimeter w/PVA primer - one coat	104.54 SF	0.69	0.44	14.50	87.07	(10.89)	76.18
Seal new plaster. Less behind the lower cabinets installed on the wall.							
143. Paint part of the walls - one coat	309.89 SF	0.80	3.69	50.32	301.92	(37.74)	264.18
Less behind the upper and lower cabinets installed on the wall.							
144. R&R 110 volt copper wiring run, box and outlet	2.00 EA	97.88	3.00	39.76	238.52	(27.55)	210.97
145. R&R 220 volt copper wiring run, box and receptacle	1.00 EA	230.44	8.89	47.88	287.21	(34.31)	252.90
146. R&R Cabinetry - lower (base) units	15.58 LF	517.71	498.62	1,712.90	10,277.45	(1,259.95)	9,017.50
147. Add for pull out trash bin	1.00 EA	92.72	6.49	19.84	119.05	(0.00)	119.05
148. Add on cost for roll out shelves	4.00 EA	81.80	22.90	70.02	420.12	(0.00)	420.12
149. Countertop - solid surface/granite - Detach & reset	41.16 SF	42.24	0.32	347.78	2,086.70	(0.00)	2,086.70
Additional countertop has been added as island countertop extends past the lower cabinets on all sides.							
150. R&R P-trap assembly - ABS (plastic)	1.00 EA	95.11	0.59	19.14	114.84	(12.77)	102.07
151. R&R Angle stop valve	3.00 EA	57.61	2.62	35.08	210.53	(23.15)	187.38
1 hot 1 cold 1 for the dishwasher							
152. R&R Plumbing fixture supply line	3.00 EA	33.32	1.52	20.28	121.76	(12.06)	109.70
153. R&R Garbage disposal / disposer	1.00 EA	342.26	10.50	0.00	352.76	<19.05>	333.71
154. R&R Wood appliance panel	13.33 SF	45.24	21.97	125.00	750.02	(80.12)	669.90
155. Seal & paint paneling	26.66 SF	1.42	0.45	7.68	45.99	(5.75)	40.24
Paint both sides of the appliance end panel							
156. R&R Refrigerator - side by side - 16 to 22 cf	1.00 EA	3,846.96	105.00	0.00	3,951.96	<234.30>	3,717.66

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Mod: B36CL80ENS/06 Price verified at: https://www.bestbuy.com/site/bosch-800-series-20-5-cu-ft-4-door-french-door-counter-depth-smart-refrigerator-stainless-steel/6354069.p?skuId=6354069&utm_source=feed&ref=212&loc=MajorAppliances&gad_source=1&gclid=Cj0KCQiA0MG5BhD1ARIsAEcZtwTpH3t4U7DQVngmaJIyitiZjAMaKthtUVlCdf1ZpgJkWiH8cqC_qb0aAjJFEALw_wcB&gclsrc=aw.ds							
157. R&R Range - freestanding - electric	1.00 EA	2,427.37	56.00	0.00	2,483.37	<147.30>	2,336.07
Mod: HEI8056U/03 S/N: 821070517090000204 Price verified at: https://www.lowes.com/pd/Bosch-800-Series-Smooth-Surface-5-Elements-4-6-cu-ft-Sel/1001142476?store=&cm_mmc=shp-_-c-_-prd-_-app-_-ggl-_-PMAX_APP_186_Cooking_Priority-Items-_-1001142476-_-online-_-0-_-0&gad_source=1&gclid=Cj0KCQiA0MG5BhD1ARIsAEcZtwQLsJF7Wuu-jS6V3tJNYHfOsetLyHn4XWMhiFSPYIWkLOTEVdXJcZEaAn-nEALw_wcB&gclsrc=aw.ds							
158. R&R Dishwasher	1.00 EA	1,837.74	37.38	0.00	1,875.12	<110.24>	1,764.88
Mod: SHP865ZP5N/01 S/N: FD010400233 Price verified at: https://www.lowes.com/pd/Bosch-Benchmark-Series-Top-Control-24-in-Smart-Built-In-Dishwasher-Stainless-Steel-ENERGY-STAR-42-dBA/5014401273?store=2251&cm_mmc=src-_-c-_-prd-_-app-_-ggl-_-LIA_APP_235_Dishwashers-_--_-0-_-0-_-0&gad_source=1&gclid=Cj0KCQiA0MG5BhD1ARIsAEcZtwT1N-bi26bRuPebYM0lZu76aI6nQtKqbqmEVyRx23IV7LGU_EGwUxsaAihkEALw_wcB&gclsrc=aw.ds							
Totals: Kitchen			**910.73**	**3,721.90**	**31,904.65**	**2,740.92**	**29,163.73**



Laundry Room **Height: 8'**

211.00 SF Walls	45.11 SF Ceiling
256.11 SF Walls & Ceiling	45.11 SF Floor
5.01 SY Flooring	25.92 LF Floor Perimeter
28.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **2' 9" X 6' 8"** **Opens into KITCHEN**

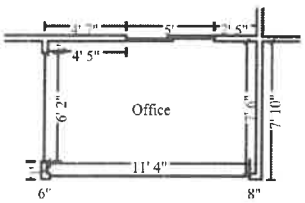
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
159. Muck-out/Flood loss cleanup	45.11 SF	2.51	0.00	0.00	113.23	(0.00)	113.23
160. Structural dry out per FEMA bulletin 13025-a - Conditioned air	45.11 SF	1.37	1.77	0.00	63.57	(0.00)	63.57

CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
161. Apply anti-microbial agent to the floor	45.11 SF	0.33	0.16	0.00	15.05	(0.00)	15.05
162. R&R Sheathing - plywood - 5/8" CDX	45.11 SF	3.19	3.95	29.58	177.43	(16.76)	160.67
163. R&R 1/2" Cement board	36.86 SF	6.02	4.90	45.36	272.16	(27.56)	244.60
Less beneath the lower and full height cabinets.							
164. R&R Tile floor covering	36.86 SF	15.49	13.98	117.00	701.95	(68.23)	633.72
165. Grout sealer	36.86 SF	1.38	0.49	10.28	61.64	(0.00)	61.64
166. Apply anti-microbial agent to more than the floor perimeter	82.07 SF	0.33	0.29	0.00	27.37	(0.00)	27.37
167. Clean stud wall	82.07 SF	1.08	0.11	0.00	88.75	(0.00)	88.75
168. R&R Baseboard - 6"	16.67 LF	7.23	4.31	24.98	149.82	(16.98)	132.84
Less behind the lower and full height cabinets.							
169. Seal (1 coat) & paint (1 coat) baseboard, oversized	16.67 LF	1.90	0.23	6.38	38.28	(4.78)	33.50
170. R&R 1/2" drywall - hung, taped, floated, ready for paint	103.67 SF	3.69	4.86	77.48	464.88	(49.09)	415.79
Walls were drywall in the laundry room. Recommend replacement to 4 feet.							
171. Seal more than the floor perimeter w/PVA primer - one coat	76.08 SF	0.69	0.32	10.56	63.38	(7.93)	55.45
Less behind the lower and full height cabinets.							
172. Texture drywall - light hand texture	99.17 SF	1.25	0.69	24.94	149.59	(18.69)	130.90
Less behind the lower and full height cabinets.							
173. Paint part of the walls - one coat	175.86 SF	0.80	2.09	28.56	171.34	(21.41)	149.93
Less behind the lower and full height cabinets.							
174. R&R 110 volt copper wiring run, box and outlet	1.00 EA	97.88	1.50	19.88	119.26	(13.78)	105.48
175. R&R 220 volt copper wiring run, box and receptacle	1.00 EA	230.44	8.89	47.88	287.21	(34.31)	252.90
176. R&R Cabinetry - lower (base) units	6.50 LF	284.00	101.69	389.54	2,337.23	(281.83)	2,055.40
177. Seal & paint cabinetry - lower - faces only	6.42 LF	31.49	1.65	40.78	244.60	(30.58)	214.02
178. Countertop - solid surface/granite - Detach & reset	8.92 SF	42.24	0.07	75.38	452.23	(0.00)	452.23
Additional countertop being detached and reset as counter extended down the cabinets on 1 side to the floor.							
179. R&R Cabinetry - full height unit	1.83 LF	377.85	38.68	146.02	876.16	(106.04)	770.12
180. Seal & paint full height cabinetry - faces only	1.83 LF	33.88	0.53	12.50	75.03	(9.38)	65.65
181. R&R Casing - 2 1/4"	19.00 LF	3.48	1.97	13.62	81.71	(8.19)	73.52
Replace window casing damaged upon removal of the drywall.							
182. Seal (1 coat) & paint (1 coat) casing	19.00 LF	1.81	0.23	6.92	41.54	(5.19)	36.35
183. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	536.34	27.66	112.80	676.80	(80.07)	596.73

CONTINUED - Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
184. R&R Door lite insert with encased blinds - full lite	1.00 EA	434.41	20.79	91.04	546.24	(64.32)	481.92
185. Additional charge for a retrofit exterior door	1.00 EA	320.50	0.25	64.16	384.91	(0.00)	384.91
186. Door lockset & deadbolt - exterior - Detach & reset	1.00 EA	35.99	0.00	7.20	43.19	(0.00)	43.19
187. Prime & paint door slab only - exterior (per side)	2.00 EA	54.04	2.33	22.08	132.49	(16.56)	115.93
188. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Laundry Room			**245.28**	**1,440.30**	**8,949.33**	**893.21**	**8,056.12**



Office **Height: 8'**

192.78 SF Walls
281.53 SF Walls & Ceiling
9.86 SY Flooring
38.67 LF Ceil. Perimeter
88.75 SF Ceiling
88.75 SF Floor
33.67 LF Floor Perimeter

Window	**11' 4" X 5' 2"**	**Opens into Exterior**
Door	**5' X 6' 8"**	**Opens into KITCHEN**
Window	**6' 2" X 4'**	**Opens into Exterior**

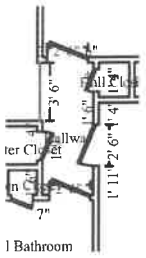
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
189. Muck-out/Flood loss cleanup	88.75 SF	2.51	0.00	0.00	222.76	(0.00)	222.76
190. Structural dry out per FEMA bulletin 13025-a - Conditioned air	88.75 SF	1.37	3.48	0.00	125.07	(0.00)	125.07
191. Apply anti-microbial agent to the floor	88.75 SF	0.33	0.31	0.00	29.60	(0.00)	29.60
192. R&R Sheathing - plywood - 5/8" CDX	88.75 SF	3.19	7.77	58.18	349.06	(32.99)	316.07
193. R&R 1/2" Cement board	88.75 SF	6.02	11.80	109.20	655.28	(66.34)	588.94
194. R&R Tile floor covering	88.75 SF	15.49	33.67	281.70	1,690.11	(164.27)	1,525.84
195. Grout sealer	88.75 SF	1.38	1.18	24.74	148.40	(0.00)	148.40

CONTINUED - Office

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
196. Apply anti-microbial agent to more than the floor perimeter	106.61 SF	0.33	0.37	0.00	35.55	(0.00)	35.55
Water height was 26 inches in the office.							
197. Clean stud wall	106.61 SF	1.08	0.15	0.00	115.29	(0.00)	115.29
198. R&R Baseboard - 3 1/4"	33.67 LF	5.19	4.90	35.94	215.59	(23.72)	191.87
199. Seal (1 coat) & paint (1 coat) baseboard	33.67 LF	1.79	0.35	12.14	72.76	(9.09)	63.67
200. R&R 1/2" drywall - hung, taped, floated, ready for paint	134.67 SF	3.69	6.32	100.64	603.89	(63.77)	540.12
Walls were drywall in the office. Recommend replacement to 4 feet.							
201. Seal more than the floor perimeter w/PVA primer - one coat	134.67 SF	0.69	0.57	18.70	112.19	(14.03)	98.16
202. Texture drywall - light hand texture	168.33 SF	1.25	1.18	42.32	253.91	(31.74)	222.17
203. Paint the walls - one coat	192.78 SF	0.80	2.29	31.30	187.81	(23.47)	164.34
204. R&R 110 volt copper wiring run, box and outlet	3.00 EA	97.88	4.50	59.64	357.78	(41.33)	316.45
205. R&R Vinyl window - jalousie, 12-23 sf	2.00 EA	635.34	70.02	268.14	1,608.84	(191.55)	1,417.29
206. Additional charge for a retrofit window, 12-23 sf	2.00 EA	162.99	4.51	66.10	396.59	(0.00)	396.59
207. R&R Vinyl window, picture/fixed, 33-40 sf	1.00 EA	711.29	37.07	149.68	898.04	(104.77)	793.27
208. Additional charge for a retrofit window, 24-40 sf	1.00 EA	216.24	3.60	43.96	263.80	(0.00)	263.80
209. Add on for impact resistant laminated glass	58.56 SF	13.26	54.36	166.18	997.05	(0.00)	997.05
210. R&R Interior door - solid alder - paneled - slab only	2.00 EA	467.18	52.11	197.30	1,183.77	(144.45)	1,039.32
211. Stain & finish door slab only (per side)	4.00 EA	69.69	3.04	56.36	338.16	(42.27)	295.89
212. Interior barn door hardware - up to 96" - Detach & reset	1.00 EA	221.89	0.00	44.38	266.27	(0.00)	266.27
Totals: Office			**303.55**	**1,766.60**	**11,127.57**	**953.79**	**10,173.78**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689



Hallway **Height: 8'**

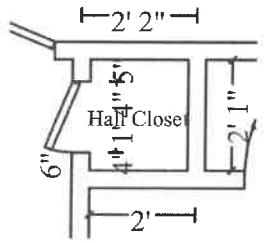
152.00 SF Walls	25.25 SF Ceiling
177.25 SF Walls & Ceiling	25.25 SF Floor
2.81 SY Flooring	19.00 LF Floor Perimeter
19.00 LF Ceil. Perimeter	

Missing Wall **3' 6" X 8'** **Opens into LIVING_ROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
213. Muck-out/Flood loss cleanup	25.25 SF	2.51	0.00	0.00	63.38	(0.00)	63.38
214. Structural dry out per FEMA bulletin 13025-a - Conditioned air	25.25 SF	1.37	0.99	0.00	35.58	(0.00)	35.58
215. Apply anti-microbial agent to the floor	25.25 SF	0.33	0.09	0.00	8.42	(0.00)	8.42
216. R&R Sheathing - plywood - 5/8" CDX	25.25 SF	3.19	2.21	16.56	99.32	(9.38)	89.94
217. Vapor barrier - 15# felt	25.25 SF	0.36	0.14	1.84	11.07	(1.38)	9.69
218. R&R Oak flooring - #1 common - no finish	25.25 SF	14.41	12.09	75.18	451.13	(43.89)	407.24
219. Sand & finish wood floor (natural finish)	25.25 SF	4.50	1.54	23.02	138.19	(17.27)	120.92
220. Add for dustless floor sanding	25.25 SF	1.00	0.00	5.06	30.31	(0.00)	30.31
221. Apply anti-microbial agent to more than the floor perimeter	53.83 SF	0.33	0.19	0.00	17.95	(0.00)	17.95
222. Clean stud wall	53.83 SF	1.08	0.08	0.00	58.22	(0.00)	58.22
223. R&R Baseboard - 4 1/4"	19.00 LF	6.16	3.91	24.20	145.15	(16.32)	128.83
224. Seal (1 coat) & paint (1 coat) baseboard	19.00 LF	1.79	0.20	6.84	41.05	(5.13)	35.92
225. R&R Base shoe	19.00 LF	2.10	1.02	8.18	49.10	(5.48)	43.62
226. Seal & paint base shoe or quarter round	19.00 LF	0.96	0.19	3.68	22.11	(2.77)	19.34
227. R&R Acoustic plaster over 1/2" gypsum core blueboard	53.83 SF	13.27	9.04	144.66	868.03	(96.07)	771.96
Replace plaster to 1 foot above the waterline.							
228. Seal more than the floor perimeter w/PVA primer - one coat	53.83 SF	0.69	0.23	7.46	44.83	(5.60)	39.23
Seal new plaster.							
229. Paint the walls - one coat	152.00 SF	0.80	1.81	24.68	148.09	(18.51)	129.58
230. R&R Door opening (jamb & casing) - 32"to36"wide - paint grade	1.00 EA	212.32	9.74	44.42	266.48	(31.98)	234.50
Cased opening to the living room							
231. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Hallway			**44.36**	**401.16**	**2,590.70**	**265.31**	**2,325.39**

BAC Adjusting, Inc

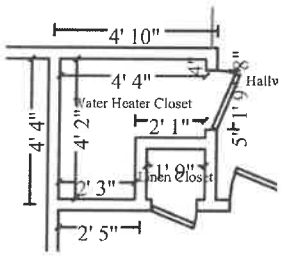
PO BOX 8740
Mobile, AL 36689



Hall Closet **Height: 8'**

62.67 SF Walls	3.82 SF Ceiling
66.49 SF Walls & Ceiling	3.82 SF Floor
0.42 SY Flooring	7.83 LF Floor Perimeter
7.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
232. Muck-out/Flood loss cleanup	3.82 SF	2.51	0.00	0.00	9.59	(0.00)	9.59
233. Structural dry out per FEMA bulletin 13025-a - Conditioned air	3.82 SF	1.37	0.15	0.00	5.38	(0.00)	5.38
234. Apply anti-microbial agent to the floor	3.82 SF	0.33	0.01	0.00	1.27	(0.00)	1.27
235. R&R Sheathing - plywood - 5/8" CDX	3.82 SF	3.19	0.33	2.50	15.02	(1.42)	13.60
236. Vapor barrier - 15# felt	3.82 SF	0.36	0.02	0.28	1.68	(0.21)	1.47
237. R&R Oak flooring - #1 common - no finish	3.82 SF	14.41	1.83	11.36	68.24	(6.64)	61.60
238. Sand & finish wood floor (natural finish)	3.82 SF	4.50	0.23	3.48	20.90	(2.61)	18.29
239. Add for dustless floor sanding	3.82 SF	1.00	0.00	0.76	4.58	(0.00)	4.58
240. Apply anti-microbial agent to more than the floor perimeter	22.19 SF	0.33	0.08	0.00	7.40	(0.00)	7.40
241. Clean stud wall	22.19 SF	1.08	0.03	0.00	24.00	(0.00)	24.00
242. R&R Baseboard - 4 1/4"	7.83 LF	6.16	1.61	9.96	59.80	(6.72)	53.08
243. Seal (1 coat) & paint (1 coat) baseboard	7.83 LF	1.79	0.08	2.82	16.92	(2.11)	14.81
244. R&R Base shoe	7.83 LF	2.10	0.42	3.36	20.22	(2.26)	17.96
245. Seal & paint base shoe or quarter round	7.83 LF	0.96	0.08	1.52	9.12	(1.14)	7.98
246. R&R Acoustic plaster over 1/2" gypsum core blueboard	22.19 SF	13.27	3.73	59.64	357.83	(39.60)	318.23
Replace plaster to 1 foot above the waterline.							
247. Seal more than the floor perimeter w/PVA primer - one coat	22.19 SF	0.69	0.09	3.08	18.48	(2.31)	16.17
Seal new plaster.							
248. Paint the walls - one coat	62.67 SF	0.80	0.75	10.18	61.07	(7.63)	53.44
249. Shelving - Detach & reset	2.08 LF	10.43	0.00	4.34	26.03	(0.00)	26.03
250. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
251. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
252. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
253. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Hall Closet			**38.34**	**254.82**	**1,576.64**	**170.80**	**1,405.84**



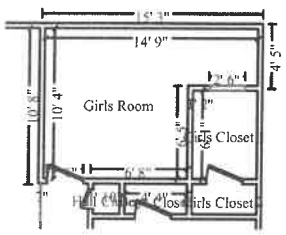
Water Heater Closet **Height: 8'**

136.00 SF Walls
150.28 SF Walls & Ceiling
1.59 SY Flooring
17.00 LF Ceil. Perimeter
14.28 SF Ceiling
14.28 SF Floor
17.00 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
254. Muck-out/Flood loss cleanup	14.28 SF	2.51	0.00	0.00	35.84	(0.00)	35.84
255. Structural dry out per FEMA bulletin 13025-a - Conditioned air	14.28 SF	1.37	0.56	0.00	20.12	(0.00)	20.12
256. Apply anti-microbial agent to the floor	14.28 SF	0.33	0.05	0.00	4.76	(0.00)	4.76
No floor covering or subfloor in this room.							
257. Apply anti-microbial agent to more than the floor perimeter	48.17 SF	0.33	0.17	0.00	16.07	(0.00)	16.07
258. Clean stud wall	48.17 SF	1.08	0.07	0.00	52.09	(0.00)	52.09
259. R&R Trim board - 1" x 8" - installed (pine)	17.00 LF	7.47	5.09	26.42	158.50	(18.30)	140.20
Installed as baseboard.							
260. Seal (1 coat) & paint (1 coat) baseboard, oversized	17.00 LF	1.90	0.24	6.50	39.04	(4.89)	34.15
261. R&R Acoustic plaster over 1/2" gypsum core blueboard	48.17 SF	13.27	8.09	129.46	776.76	(85.96)	690.80
Replace plaster to 1 foot above the waterline.							
262. Seal more than the floor perimeter w/PVA primer - one coat	48.17 SF	0.69	0.20	6.68	40.12	(5.02)	35.10
Seal new plaster.							
263. Paint the walls - one coat	136.00 SF	0.80	1.62	22.08	132.50	(16.56)	115.94
264. R&R Water heater - 50 gallon - Electric - 12 yr	1.00 EA	1,524.74	61.63	317.28	1,903.65	(225.73)	1,677.92
Mod: EN6-40DORS110 S/N: 2039121124077							
265. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
266. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
267. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
268. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Water Heater Closet			**106.62**	**649.96**	**4,028.56**	**454.61**	**3,573.95**

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Girls Room **Height: 8'**

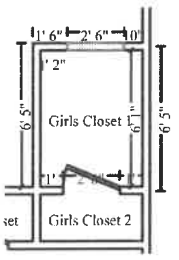
384.67 SF Walls	121.40 SF Ceiling
506.07 SF Walls & Ceiling	121.40 SF Floor
13.49 SY Flooring	47.67 LF Floor Perimeter
50.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor **2' 6" X 6' 8"** **Opens into GIRLS_CLOSET**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
269. Muck-out/Flood loss cleanup	121.40 SF	2.51	0.00	0.00	304.71	(0.00)	304.71
270. Structural dry out per FEMA bulletin 13025-a - Conditioned air	121.40 SF	1.37	4.76	0.00	171.08	(0.00)	171.08
271. Apply anti-microbial agent to the floor	121.40 SF	0.33	0.42	0.00	40.48	(0.00)	40.48
272. R&R Sheathing - plywood - 5/8" CDX	121.40 SF	3.19	10.62	79.58	477.47	(45.11)	432.36
273. Vapor barrier - 15# felt	121.40 SF	0.36	0.68	8.88	53.26	(6.66)	46.60
274. R&R Oak flooring - #1 common - no finish	121.40 SF	14.41	58.13	361.50	2,169.00	(211.03)	1,957.97
275. Sand & finish wood floor (natural finish)	121.40 SF	4.50	7.39	110.74	664.43	(83.06)	581.37
276. Add for dustless floor sanding	121.40 SF	1.00	0.00	24.28	145.68	(0.00)	145.68
277. Apply anti-microbial agent to the surface area	110.26 SF	0.33	0.39	0.00	36.78	(0.00)	36.78
Less the stud wall being replaced.							
278. Clean stud wall	110.26 SF	1.08	0.15	0.00	119.23	(0.00)	119.23
279. R&R Baseboard - 4 1/4"	47.67 LF	6.16	9.81	60.68	364.14	(40.94)	323.20
280. Seal (1 coat) & paint (1 coat) baseboard	47.67 LF	1.79	0.50	17.16	102.99	(12.88)	90.11
281. R&R Base shoe	18.67 LF	2.10	1.01	8.04	48.25	(5.39)	42.86
Shoe only installed in a portion of the room							
282. Seal & paint base shoe or quarter round	18.67 LF	0.96	0.18	3.62	21.72	(2.72)	19.00
283. R&R Acoustic plaster over 1/2" gypsum core blueboard	110.26 SF	13.27	18.52	296.34	1,778.01	(196.78)	1,581.23
Replace plaster to 1 foot above the waterline. Less the paneled area on the first girls closet.							
284. Seal the surface area w/PVA primer - one coat	110.26 SF	0.69	0.46	15.32	91.86	(11.48)	80.38
Seal new plaster.							
285. Paint part of the walls - one coat	323.42 SF	0.80	3.85	52.52	315.11	(39.39)	275.72
Less the paneled walls.							
286. R&R Stud wall - 2" x 4" x 7' - 12" oc	11.33 LF	28.66	6.81	66.32	397.85	(45.05)	352.80
Stud wall was added. It is installed on top of the wood flooring and subfloor that is being replaced.							

CONTINUED - Girls Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
287. R&R Paneling	62.08 SF	3.57	3.65	45.08	270.35	(29.88)	240.47
Replace damaged paneling installed on the stud wall.							
288. Seal & paint paneling	62.08 SF	1.42	1.04	17.84	107.03	(13.38)	93.65
289. R&R Corner trim	73.17 LF	2.70	6.25	40.76	244.57	(28.05)	216.52
Replace trim installed on top of the paneling being replaced							
290. Paint corner trim - one coat	73.17 LF	1.18	0.77	17.42	104.53	(13.07)	91.46
291. R&R 110 volt copper wiring run, box and outlet	3.00 EA	97.88	4.50	59.64	357.78	(41.33)	316.45
292. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
293. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
294. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
295. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Girls Room			**168.79**	**1,427.26**	**9,235.42**	**924.35**	**8,311.07**



Girls Closet 1 **Height: 7'**

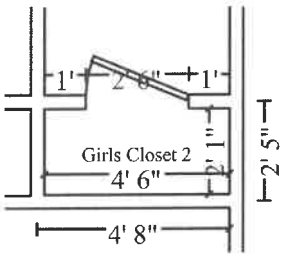
114.83 SF Walls	27.38 SF Ceiling
142.21 SF Walls & Ceiling	27.38 SF Floor
3.04 SY Flooring	16.17 LF Floor Perimeter
21.17 LF Ceil. Perimeter	

Missing Wall - Goes to Floor	**2' 6" X 6' 8"**	**Opens into GIRLS_ROOM**
Door	**2' 6" X 6' 8"**	**Opens into GIRLS_CLOSE1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
296. Muck-out/Flood loss cleanup	27.38 SF	2.51	0.00	0.00	68.72	(0.00)	68.72
297. Structural dry out per FEMA bulletin 13025-a - Conditioned air	27.38 SF	1.37	1.07	0.00	38.58	(0.00)	38.58
298. Apply anti-microbial agent to the floor	27.38 SF	0.33	0.10	0.00	9.14	(0.00)	9.14
299. R&R Sheathing - plywood - 5/8" CDX	27.38 SF	3.19	2.40	17.94	107.68	(10.18)	97.50

CONTINUED - Girls Closet 1

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
300. Vapor barrier - 15# felt	27.38 SF	0.36	0.15	2.02	12.03	(1.50)	10.53
301. R&R Oak flooring - #1 common - no finish	27.38 SF	14.41	13.11	81.54	489.19	(47.60)	441.59
302. Sand & finish wood floor (natural finish)	27.38 SF	4.50	1.67	24.98	149.86	(18.73)	131.13
303. Add for dustless floor sanding	27.38 SF	1.00	0.00	5.48	32.86	(0.00)	32.86
304. Apply anti-microbial agent to the surface area	22.90 SF	0.33	0.08	0.00	7.64	(0.00)	7.64
Apply to the stud walls not being replaced.							
305. Clean stud wall	22.90 SF	1.08	0.03	0.00	24.76	(0.00)	24.76
306. R&R Baseboard - 4 1/4"	8.08 LF	6.16	1.66	10.30	61.73	(6.94)	54.79
Replace on the walls where the studs are not being replaced							
307. Seal (1 coat) & paint (1 coat) baseboard	8.08 LF	1.79	0.08	2.92	17.46	(2.18)	15.28
308. R&R Base shoe	8.08 LF	2.10	0.44	3.48	20.89	(2.34)	18.55
309. Seal & paint base shoe or quarter round	8.08 LF	0.96	0.08	1.58	9.42	(1.17)	8.25
310. R&R Acoustic plaster over 1/2" gypsum core blueboard	22.90 SF	13.27	3.85	61.56	369.30	(40.87)	328.43
Replace plaster to 1 foot above the waterline. Only on the walls where the studs are not being replaced.							
311. Seal the surface area w/PVA primer - one coat	22.90 SF	0.69	0.10	3.18	19.08	(2.39)	16.69
Seal new plaster.							
312. Paint the surface area - one coat	68.00 SF	0.80	0.81	11.04	66.25	(8.28)	57.97
Only paint the walls where the studs are not being replaced.							
313. Organized closet shelving	42.58 SF	13.86	16.01	121.24	727.41	(90.92)	636.49
Totals: Girls Closet 1			**41.64**	**347.26**	**2,232.00**	**233.10**	**1,998.90**



Girls Closet 2 **Height: 8'**

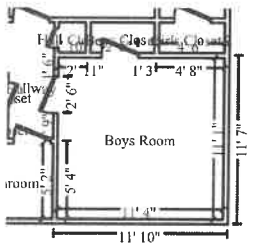
88.67 SF Walls	9.38 SF Ceiling
98.04 SF Walls & Ceiling	9.38 SF Floor
1.04 SY Flooring	10.67 LF Floor Perimeter
13.17 LF Ceil. Perimeter	

Door **2' 6" X 6' 8"** **Opens into GIRLS_CLOSET**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
314. Muck-out/Flood loss cleanup	9.38 SF	2.51	0.00	0.00	23.54	(0.00)	23.54
315. Structural dry out per FEMA bulletin 13025-a - Conditioned air	9.38 SF	1.37	0.37	0.00	13.22	(0.00)	13.22
316. Apply anti-microbial agent to the floor	9.38 SF	0.33	0.03	0.00	3.13	(0.00)	3.13
317. R&R Sheathing - plywood - 5/8" CDX	9.38 SF	3.19	0.82	6.14	36.88	(3.48)	33.40
318. Vapor barrier - 15# felt	9.38 SF	0.36	0.05	0.70	4.13	(0.52)	3.61
319. R&R Oak flooring - #1 common - no finish	9.38 SF	14.41	4.49	27.94	167.59	(16.30)	151.29
320. Sand & finish wood floor (natural finish)	9.38 SF	4.50	0.57	8.56	51.34	(6.42)	44.92
321. Add for dustless floor sanding	9.38 SF	1.00	0.00	1.88	11.26	(0.00)	11.26
322. Apply anti-microbial agent to more than the floor perimeter	30.22 SF	0.33	0.11	0.00	10.08	(0.00)	10.08
323. Clean stud wall	30.22 SF	1.08	0.04	0.00	32.68	(0.00)	32.68
324. R&R Base shoe	10.67 LF	2.10	0.58	4.62	27.60	(3.08)	24.52
Only shoe molding was present in this closet.							
325. Seal & paint base shoe or quarter round	10.67 LF	0.96	0.10	2.06	12.40	(1.56)	10.84
326. R&R Acoustic plaster over 1/2" gypsum core blueboard	30.22 SF	13.27	5.08	81.22	487.32	(53.93)	433.39
Replace plaster to 1 foot above the waterline.							
327. R&R T & G paneling - cedar paneling (unfinished)	88.67 SF	9.13	28.80	167.68	1,006.04	(118.70)	887.34
328. Stain & finish paneling	88.67 SF	1.95	2.61	35.10	210.62	(26.33)	184.29
329. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
330. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
331. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
332. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
333. Detach & Reset Closet shelf and rod package	4.50 LF	13.53	0.00	12.18	73.07	(0.00)	73.07

CONTINUED - Girls Closet 2

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
Totals: Girls Closet 2			**72.55**	**489.62**	**3,020.01**	**328.47**	**2,691.54**



Boys Room **Height: 8'**

358.67 SF Walls
484.28 SF Walls & Ceiling
13.96 SY Flooring
44.83 LF Ceil. Perimeter
125.61 SF Ceiling
125.61 SF Floor
44.83 LF Floor Perimeter

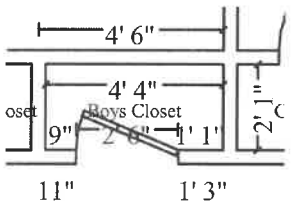
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
334. Muck-out/Flood loss cleanup	125.61 SF	2.51	0.00	0.00	315.28	(0.00)	315.28
335. Structural dry out per FEMA bulletin 13025-a - Conditioned air	125.61 SF	1.37	4.92	0.00	177.01	(0.00)	177.01
336. Apply anti-microbial agent to the floor	125.61 SF	0.33	0.44	0.00	41.89	(0.00)	41.89
337. R&R Sheathing - plywood - 5/8" CDX	125.61 SF	3.19	10.99	82.34	494.03	(46.68)	447.35
338. Vapor barrier - 15# felt	125.61 SF	0.36	0.70	9.18	55.10	(6.88)	48.22
339. R&R Oak flooring - #1 common - no finish	125.61 SF	14.41	60.14	374.02	2,244.20	(218.35)	2,025.85
340. Sand & finish wood floor (natural finish)	125.61 SF	4.50	7.65	114.60	687.50	(85.94)	601.56
341. Add for dustless floor sanding	125.61 SF	1.00	0.00	25.12	150.73	(0.00)	150.73
342. Apply anti-microbial agent to more than the floor perimeter	127.03 SF	0.33	0.44	0.00	42.36	(0.00)	42.36
343. Clean stud wall	127.03 SF	1.08	0.18	0.00	137.37	(0.00)	137.37
344. R&R Baseboard - 4 1/4"	44.83 LF	6.16	9.23	57.08	342.46	(38.50)	303.96
345. Seal (1 coat) & paint (1 coat) baseboard	44.83 LF	1.79	0.47	16.16	96.88	(12.11)	84.77
346. R&R Base shoe	44.83 LF	2.10	2.42	19.30	115.86	(12.93)	102.93
347. Seal & paint base shoe or quarter round	44.83 LF	0.96	0.44	8.68	52.16	(6.53)	45.63
348. R&R Acoustic plaster over 1/2" gypsum core blueboard Replace plaster to 1 foot above the waterline.	127.03 SF	13.27	21.34	341.40	2,048.43	(226.71)	1,821.72
349. Seal more than the floor perimeter w/PVA primer - one coat Seal new plaster.	127.03 SF	0.69	0.53	17.64	105.82	(13.23)	92.59

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CONTINUED - Boys Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
350. Paint the walls - one coat	358.67 SF	0.80	4.27	58.24	349.45	(43.68)	305.77
351. R&R 110 volt copper wiring run, box and outlet	3.00 EA	97.88	4.50	59.64	357.78	(41.33)	316.45
352. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
353. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
354. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
355. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Boys Room			**157.56**	**1,324.94**	**8,663.42**	**851.02**	**7,812.40**



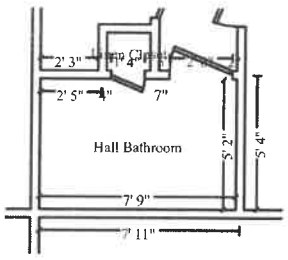
Boys Closet **Height: 8'**

102.67 SF Walls	9.03 SF Ceiling
111.69 SF Walls & Ceiling	9.03 SF Floor
1.00 SY Flooring	12.83 LF Floor Perimeter
12.83 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
356. Muck-out/Flood loss cleanup	9.03 SF	2.51	0.00	0.00	22.67	(0.00)	22.67
357. Structural dry out per FEMA bulletin 13025-a - Conditioned air	9.03 SF	1.37	0.35	0.00	12.72	(0.00)	12.72
358. Apply anti-microbial agent to the floor	9.03 SF	0.33	0.03	0.00	3.01	(0.00)	3.01
359. R&R Sheathing - plywood - 5/8" CDX	9.03 SF	3.19	0.79	5.92	35.51	(3.36)	32.15
360. Vapor barrier - 15# felt	9.03 SF	0.36	0.05	0.68	3.98	(0.50)	3.48
361. R&R Oak flooring - #1 common - no finish	9.03 SF	14.41	4.32	26.88	161.32	(15.70)	145.62
362. Sand & finish wood floor (natural finish)	9.03 SF	4.50	0.55	8.24	49.43	(6.18)	43.25
363. Add for dustless floor sanding	9.03 SF	1.00	0.00	1.80	10.83	(0.00)	10.83
364. Apply anti-microbial agent to more than the floor perimeter	36.36 SF	0.33	0.13	0.00	12.13	(0.00)	12.13
365. Clean stud wall	36.36 SF	1.08	0.05	0.00	39.32	(0.00)	39.32
366. R&R Baseboard - 4 1/4"	12.83 LF	6.16	2.64	16.32	97.99	(11.02)	86.97

CONTINUED - Boys Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
367. Seal (1 coat) & paint (1 coat) baseboard	12.83 LF	1.79	0.13	4.62	27.72	(3.47)	24.25
368. R&R Base shoe	12.83 LF	2.10	0.69	5.54	33.17	(3.70)	29.47
369. Seal & paint base shoe or quarter round	12.83 LF	0.96	0.13	2.48	14.93	(1.87)	13.06
370. R&R Acoustic plaster over 1/2" gypsum core blueboard	36.36 SF	13.27	6.11	97.72	586.32	(64.90)	521.42
Replace plaster to 1 foot above the waterline.							
371. Seal more than the floor perimeter w/PVA primer - one coat	36.36 SF	0.69	0.15	5.06	30.30	(3.78)	26.52
Seal new plaster.							
372. Paint the walls - one coat	102.67 SF	0.80	1.22	16.66	100.02	(12.50)	87.52
373. Shelving - Detach & reset	4.17 LF	10.43	0.01	8.70	52.20	(0.00)	52.20
374. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
375. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
376. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
377. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Boys Closet			**46.25**	**342.16**	**2,142.68**	**225.13**	**1,917.55**



Hall Bathroom **Height: 8'**

206.67 SF Walls
246.71 SF Walls & Ceiling
4.45 SY Flooring
25.83 LF Ceil. Perimeter
40.04 SF Ceiling
40.04 SF Floor
25.83 LF Floor Perimeter

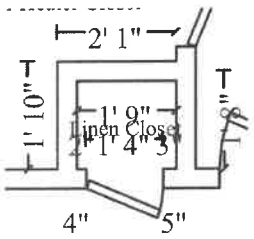
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
378. Muck-out/Flood loss cleanup	40.04 SF	2.51	0.00	0.00	100.50	(0.00)	100.50
379. Structural dry out per FEMA bulletin 13025-a - Conditioned air	40.04 SF	1.37	1.57	0.00	56.42	(0.00)	56.42
380. Apply anti-microbial agent to the floor	40.04 SF	0.33	0.14	0.00	13.35	(0.00)	13.35
381. R&R Sheathing - plywood - 5/8" CDX	40.04 SF	3.19	3.50	26.24	157.47	(14.89)	142.58

CONTINUED - Hall Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
382. R&R 1/2" Cement board	24.88 SF	6.02	3.31	30.62	183.71	(18.60)	165.11
Less beneath the vanity and tub.							
383. R&R Tile floor covering	24.88 SF	15.49	9.44	78.96	473.79	(46.05)	427.74
384. Grout sealer	24.88 SF	1.38	0.33	6.92	41.58	(0.00)	41.58
385. Apply anti-microbial agent to more than the floor perimeter	73.19 SF	0.33	0.26	0.00	24.41	(0.00)	24.41
386. Clean stud wall	73.19 SF	1.08	0.10	0.00	79.15	(0.00)	79.15
387. R&R Baseboard - 4 1/4"	12.25 LF	6.16	2.52	15.58	93.56	(10.52)	83.04
Less behind the vanity and tub/surround.							
388. Seal (1 coat) & paint (1 coat) baseboard	12.25 LF	1.79	0.13	4.40	26.46	(3.31)	23.15
389. R&R Base shoe	12.25 LF	2.10	0.66	5.28	31.67	(3.54)	28.13
390. Seal & paint base shoe or quarter round	12.25 LF	0.96	0.12	2.38	14.26	(1.78)	12.48
391. R&R Acoustic plaster over 1/2" gypsum core blueboard	73.19 SF	13.27	12.30	196.70	1,180.23	(130.63)	1,049.60
Replace plaster to 1 foot above the waterline.							
392. Seal more than the floor perimeter w/PVA primer - one coat	34.71 SF	0.69	0.15	4.84	28.94	(3.61)	25.33
Seal new plaster. Less behind the vanity and tub/surround.							
393. Paint part of the walls - one coat	135.21 SF	0.80	1.61	21.96	131.74	(16.47)	115.27
Less behind the vanity and tub/surround.							
394. R&R Vanity	2.58 LF	256.25	35.35	139.30	835.78	(100.37)	735.41
395. Seal & paint vanity - faces only	2.58 LF	22.44	0.65	11.72	70.27	(8.79)	61.48
396. Countertop - solid surface/granite - Detach & reset	5.17 SF	42.24	0.04	43.68	262.10	(0.00)	262.10
397. R&R P-trap assembly - ABS (plastic)	1.00 EA	95.11	0.59	19.14	114.84	(12.77)	102.07
398. R&R Angle stop valve	3.00 EA	57.61	2.62	35.08	210.53	(23.15)	187.38
399. R&R Plumbing fixture supply line	3.00 EA	33.32	1.52	20.28	121.76	(12.06)	109.70
400. Toilet - Detach & reset	1.00 EA	341.87	0.68	68.52	411.07	(0.00)	411.07
401. Clean toilet	1.00 EA	30.41	0.00	0.00	30.41	(0.00)	30.41
402. R&R Toilet seat	1.00 EA	74.71	2.20	15.38	92.29	(10.10)	82.19
403. Bathtub - Detach & reset	1.00 EA	801.84	0.00	160.36	962.20	(0.00)	962.20
404. Clean tub	1.00 EA	29.42	0.00	0.00	29.42	(0.00)	29.42
405. R&R Tile tub surround - up to 60 SF	1.00 EA	1,592.09	33.12	325.04	1,950.25	(218.46)	1,731.79
406. Detach & Reset Shower faucet	1.00 EA	109.29	0.00	21.86	131.15	(0.00)	131.15
407. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
408. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
409. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15

CONTINUED - Hall Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
410. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Hall Bathroom			**141.81**	**1,395.78**	**8,708.42**	**733.25**	**7,975.17**



Linen Closet **Height: 8'**

51.61 SF Walls
54.20 SF Walls & Ceiling
0.29 SY Flooring
6.45 LF Ceil. Perimeter

2.59 SF Ceiling
2.59 SF Floor
6.45 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
411. Muck-out/Flood loss cleanup	2.59 SF	2.51	0.00	0.00	6.50	(0.00)	6.50
412. Structural dry out per FEMA bulletin 13025-a - Conditioned air	2.59 SF	1.37	0.10	0.00	3.65	(0.00)	3.65
413. Apply anti-microbial agent to the floor	2.59 SF	0.33	0.01	0.00	0.86	(0.00)	0.86
414. R&R Sheathing - plywood - 5/8" CDX	2.59 SF	3.19	0.23	1.70	10.19	(0.96)	9.23
415. R&R 1/2" Cement board	2.59 SF	6.02	0.34	3.18	19.11	(1.93)	17.18
416. R&R Tile floor covering	2.59 SF	15.49	0.98	8.22	49.32	(4.80)	44.52
417. Grout sealer	2.59 SF	1.38	0.03	0.72	4.32	(0.00)	4.32
418. Apply anti-microbial agent to more than the floor perimeter	18.28 SF	0.33	0.06	0.00	6.09	(0.00)	6.09
419. Clean stud wall	18.28 SF	1.08	0.03	0.00	19.77	(0.00)	19.77
420. R&R Baseboard - 3 1/4"	6.45 LF	5.19	0.94	6.88	41.30	(4.54)	36.76
421. Seal (1 coat) & paint (1 coat) baseboard	6.45 LF	1.79	0.07	2.34	13.96	(1.74)	12.22
422. R&R Base shoe	6.45 LF	2.10	0.35	2.80	16.69	(1.86)	14.83
423. Seal & paint base shoe or quarter round	6.45 LF	0.96	0.06	1.26	7.51	(0.94)	6.57
424. R&R Shelving - 12" - in place	1.75 LF	13.30	0.61	4.78	28.67	(3.44)	25.23
Replace 1 damaged shelf and detach and reset a second for plaster repairs.							
425. Paint wood shelving, 12"- 24" width - 1 coat	1.75 LF	3.69	0.06	1.32	7.84	(0.98)	6.86
426. Shelving - Detach & reset	1.75 LF	10.43	0.00	3.66	21.91	(0.00)	21.91

CONTINUED - Linen Closet

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
427. R&R Interior door - solid core Colonist - pre-hung unit	1.00 EA	485.89	26.56	102.50	614.95	(72.74)	542.21
428. Door knob/lockset - Detach & reset	1.00 EA	25.70	0.00	5.14	30.84	(0.00)	30.84
429. Paint door slab only - 2 coats (per side)	2.00 EA	45.53	1.45	18.52	111.03	(13.88)	97.15
430. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	38.01	0.89	15.38	92.29	(11.53)	80.76
Totals: Linen Closet			**32.77**	**178.40**	**1,106.80**	**119.34**	**987.46**
Total: First Floor			**3,331.70**	**20,399.48**	**145,074.14**	**13,930.02**	**131,144.12**

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
431. Dumpster load - Approx. 20 yards, 4 tons of debris	1.00 EA	600.09	0.00	0.00	600.09	(0.00)	600.09
Totals: Debris Removal			**0.00**	**0.00**	**600.09**	**0.00**	**600.09**
Line Item Totals: ROBERTSON_JOSHUA			**3,572.67**	**20,886.30**	**159,917.65**	**14,979.32**	**144,938.33**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Summary for Building

Line Item Total		135,458.68
Material Sales Tax		3,572.67
Subtotal		139,031.35
Overhead		10,443.15
Profit		10,443.15
Replacement Cost Value		**$159,917.65**
Less Depreciation		(14,979.32)
Actual Cash Value		**$144,938.33**
Less Deductible		(2,000.00)
Net Claim		**$142,938.33**
Total Depreciation	14,979.32	
Less Non-Recoverable Depreciation	<658.36>	
Total Recoverable Depreciation		14,320.96
Net Claim if Depreciation is Recovered		**$157,259.29**

Bill Evans

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Claim Number: 546547 **Policy Number:** 09-6820021497-08 **Type of Loss:** Flood

Date of Loss:	9/26/2024 12:00 AM	Date Received:	9/27/2024 12:00 AM
Date Inspected:	10/2/2024 12:00 AM	Date Entered:	9/30/2024 3:39 AM

Price List: FLSP8X_NOV24
Restoration/Service/Remodel
Estimate: ROBERTSON_JOSHUA

Personal Property

Net Claim Summary

	Replacement Cost Value	Less Non-recoverable Depreciation	Actual Cash Value
	$19,475.06	<1,554.51>	$17,920.55
Less Deductible			(2,000.00)
Less Amount Over Limit(s)			(5,920.55)
Net Claim			**$10,000.00**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Personal Property

ROBERTSON_JOSHUA

Contents

Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
432. American Signature Furniture couch Price verified at: https://www.americansignaturefurniture.com/product/group/living-room-furniture/seating/living-room-sets/burke-manual-reclining-sofa-and-loveseat-brown/2889205/2472600	1.00 EA	1,583.98	3 yr	110.88	1,694.86	<101.69>	1,593.17
433. American Signature Furniture ottoman	1.00 EA	280.49	3 yr	19.63	300.12	<18.01>	282.11
Totals: Living Room				**130.51**	**1,994.98**	**119.70**	**1,875.28**

Dining Room

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
434. Delta matte black counter stools	6.00 EA	189.00	3 yr	79.38	1,213.38	<72.80>	1,140.58
Totals: Dining Room				**79.38**	**1,213.38**	**72.80**	**1,140.58**

Laundry Room

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
435. Tineco smart vacuum cleaner	1.00 EA	118.00	0.75 yr	8.26	126.26	<5.05>	121.21
436. Small Step Ladder	1.00 EA	39.99	3 yr	2.80	42.79	<2.57>	40.22
437. BlockRocker Stereo	1.00 EA	135.00	4 yr	9.45	144.45	<11.56>	132.89
438. SoundLink Color Bluetooth Speaker II	1.00 EA	250.00	6 yr	17.50	267.50	<5.35>	262.15
439. Suitcase- Medium Size	1.00 EA	245.00	4 yr	17.15	262.15	<20.97>	241.18
440. Sand cloud beach towels	6.00 EA	30.00	3 yr	12.60	192.60	<11.56>	181.04
441. LG Washer 5.0 cu.ft. Top Loader Mod: WT1501CW S/N: 708VWWP23721	1.00 EA	848.00	5 yr	59.36	907.36	<90.74>	816.62
442. LG Dryer 7.3 cu.ft. Mod: DLE1501W S/N: 707KWZH5B501	1.00 EA	578.00	5 yr	40.46	618.46	<61.85>	556.61
Totals: Laundry Room				**167.58**	**2,561.57**	**209.65**	**2,351.92**

Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
443. Roomba vacuum	1.00 EA	225.00	2 yr	15.75	240.75	<12.04>	228.71
444. Polk audio soundbar with wireless subwoofer	1.00 EA	300.00	5 yr	21.00	321.00	<32.10>	288.90
445. Nintendo Switch controllers	2.00 EA	26.99	6 yr	3.78	57.76	<6.93>	50.83
446. American history textbook	1.00 EA	140.00	0.25 yr	9.80	149.80	<11.98>	137.82
447. Deco poweline hybrid mesh wifi system	1.00 EA	350.00	2 yr	24.50	374.50	<18.73>	355.77
448. Wooden sofa table	1.00 EA	400.00	119 yr	28.00	428.00	<85.60>	342.40
449. West Elm 8" murray drink table	1.00 EA	99.00	3 yr	6.93	105.93	<6.36>	99.57
450. Faux paradise palm tree	1.00 EA	200.00	3 yr	14.00	214.00	<12.84>	201.16
451. Lands End large tote	1.00 EA	54.95	2 yr	3.85	58.80	<2.94>	55.86
452. Microphones	2.00 EA	13.99	4 yr	1.96	29.94	<2.40>	27.54
453. Kodak printomatic full color instant print digital camera	2.00 EA	59.99	0.9 yr	8.40	128.38	<3.85>	124.53
454. Baby Relax Hunter 3-Piece Kiddy Table & Chair Kids Set, Grey	1.00 EA	54.71	4 yr	3.83	58.54	<4.69>	53.85
Totals: Living Room				**141.80**	**2,167.40**	**200.46**	**1,966.94**

Master Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
455. Roconia projector	1.00 EA	129.98	1 yr	9.10	139.08	<4.17>	134.91
456. 120" projector screen	1.00 EA	74.99	1 yr	5.25	80.24	<2.41>	77.83
457. King size Belgian flax linen diamond quilt	1.00 EA	349.00	1 yr	24.43	373.43	<11.20>	362.23
458. King Idanas bedframe	1.00 EA	739.00	3 yr	51.73	790.73	<47.44>	743.29
459. 5 drawer chest	1.00 EA	199.99	3 yr	14.00	213.99	<12.84>	201.15
460. Adowes floating nightshelf	1.00 EA	19.99	2 yr	1.40	21.39	<1.07>	20.32
461. King 8" greentea cooling gel memory foam mattress	1.00 EA	258.00	1 yr	18.06	276.06	<8.28>	267.78
Totals: Master Bedroom				**123.97**	**1,894.92**	**87.41**	**1,807.51**

Master Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
462. Belgian flax linen diamond pillow shams	1.00 EA	159.00	1 yr	11.13	170.13	<5.10>	165.03
463. Sand cloud bath towels - Brown	2.00 EA	80.00	2 yr	11.20	171.20	<8.56>	162.64

CONTINUED - Master Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
Totals: Master Bathroom				**22.33**	**341.33**	**13.66**	**327.67**

Closet

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
464. Bagail 8 set packing cubes	1.00 EA	16.99	0.2 yr	1.19	18.18	<0.55>	17.63
465. Voyager base camp 42L duffle	1.00 EA	235.87	0.25 yr	16.51	252.38	<5.05>	247.33
Totals: Closet				**17.70**	**270.56**	**5.60**	**264.96**

Office

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
466. Solana 1" mat	1.00 EA	39.99	0.2 yr	2.80	42.79	<1.28>	41.51
467. Wifi karaoke machine	1.00 EA	229.97	0.9 yr	16.10	246.07	<7.38>	238.69
468. Modern Grey Desk Chair, Comfortable White Swivel Home Office Task Chair with Arms and Adjustable Height Suitable for Computer Working and Meeting and Reception Place	1.00 EA	79.00	4 yr	5.53	84.53	<6.76>	77.77
469. SOFT CARE Best Seat Cushion – Big Cushion Seat - Office Chair Cushion 18"x16"x 3 1/2" - Chair Pillow Memory Foam	1.00 EA	27.91	4 yr	1.95	29.86	<2.39>	27.47
470. Playstation VR Marvels Iron Man Bundle White PS4	1.00 EA	424.00	0.9 yr	29.68	453.68	<13.61>	440.07
Totals: Office				**56.06**	**856.93**	**31.42**	**825.51**

Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
471. Over the sink colander	1.00 EA	17.99	0.1 yr	1.26	19.25	<0.39>	18.86
472. Stainless Clad Frying Pan- 3 piece set	1.00 EA	299.00	4 yr	20.93	319.93	<25.59>	294.34

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
473. ProCoat Non Stick Frying Pan	1.00 EA	119.00	3 yr	8.33	127.33	<7.64>	119.69
474. Adler InkDrop Black and Ivory Rug	1.00 EA	209.00	3 yr	14.63	223.63	<13.42>	210.21
475. Cutting board	1.00 EA	39.69	0.25 yr	2.78	42.47	<0.85>	41.62
476. NuWave White Infared Oven w/ Extender Ring Kit	1.00 EA	194.00	4 yr	13.58	207.58	<16.61>	190.97
477. Dutch Oven	1.00 EA	39.99	2 yr	2.80	42.79	<2.14>	40.65
Totals: Kitchen				**64.31**	**982.98**	**66.64**	**916.34**

Boys Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
478. Twin 8" greentea cooling gel memory foam mattress	3.00 EA	165.00	1 yr	34.65	529.65	<10.59>	519.06
Totals: Boys Bedroom				**34.65**	**529.65**	**10.59**	**519.06**

Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
479. Tommy Island Time Euro Top Queen Medium Price verified at: https://www.baers.com/item/ocean-grove-twin-xl/321789884?srsltid=AfmBOor8qhIuhW6xE-UTk9A0EYoA4hhdQcIVDqaH2wnejX0kXc6R5ToIIkQ	1.00 EA	1,199.88	8 yr	83.99	1,283.87	<205.42>	1,078.45
480. Harlow Hill Light Gray 3 Piece Queen Upholstered Bed	1.00 EA	699.98	8 yr	49.00	748.98	<119.84>	629.14
481. 14 Tier Shoe Rack	1.00 EA	214.25	0.25 yr	15.00	229.25	<4.59>	224.66
482. Storkilnta 6 drawer dresser	1.00 EA	249.99	2 yr	17.50	267.49	<13.38>	254.11
483. Storkilnta 4 drawer dresser	1.00 EA	169.99	2 yr	11.90	181.89	<9.10>	172.79
484. DHP Clearwater White L Bunkbed	1.00 EA	819.00	2 yr	57.33	876.33	<43.82>	832.51
485. Bunjo Bungee Chair Dorm. Bedroom, Entertainment Center, Patio Furniture, Sporting Events and Camping Black/Grey	1.00 EA	53.57	2 yr	3.75	57.32	<2.87>	54.45
486. StoreX Active Tilt Stool	1.00 EA	70.49	2 yr	4.93	75.42	<3.77>	71.65
487. Standing desk stool chair	1.00 EA	149.95	2 yr	10.50	160.45	<8.03>	152.42

CONTINUED - Bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	AGE	TAX	RCV	DEPREC.	ACV
488. 61Key Keyboard Piano with LCD Display	1.00 EA	139.99	4 yr	9.80	149.79	<11.98>	137.81
489. Trofast Storage Combination	1.00 EA	79.99	8 yr	5.60	85.59	<13.70>	71.89
490. 40" Oscillating Tower Fan	1.00 EA	62.99	1 yr	4.41	67.40	<2.02>	65.38
491. Suitcase- Medium Size	1.00 EA	245.00	4 yr	17.15	262.15	<20.97>	241.18
492. Wedding Dress	1.00 EA	1,500.00	16 yr	105.00	1,605.00	<256.80>	1,348.20
Price verified at: https://www.davidsbridal.com/product/plunge-neckline-billow-sleeve-wedding-dress-ms251281?defining_color=361&defining_size_family=316&defining_size_dress=319&defining_extra_length=2&srsltid=AfmBOopfs2izqGxs-vSGED8C7qw5MbhQmeiH2y5oxlDfzwyqk1_jZ5Vop6g							
493. Home Collection 4 piece Rayon from Bamboo bedsheet set - King	3.00 EA	66.50	1 yr	13.97	213.47	<6.41>	207.06
494. Home Collection 4 piece Rayon from Bamboo bedsheet set - Twin	6.00 EA	46.50	1 yr	19.53	298.53	<8.96>	289.57
495. Home Collection 4 piece Rayon from Bamboo bedsheet set - Queen	1.00 EA	91.99	2 yr	6.44	98.43	<4.92>	93.51
Totals: Bedroom				**435.80**	**6,661.36**	**736.58**	**5,924.78**
Total: Contents				**1,274.09**	**19,475.06**	**1,554.51**	**17,920.55**
Line Item Totals: ROBERTSON_JOSHUA				**1,274.09**	**19,475.06**	**1,554.51**	**17,920.55**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Summary for Personal Property

Line Item Total	18,200.97
Material Sales Tax	1,274.09
Replacement Cost Value	**$19,475.06**
Less Non-recoverable Depreciation	<1,554.51>
Actual Cash Value	**$17,920.55**
Less Deductible	(2,000.00)
Less Amount Over Limit(s)	(5,920.55)
Net Claim	**$10,000.00**

Bill Evans

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Recap of Taxes, Overhead and Profit

	Overhead (10%)	Profit (10%)	Material Sales Tax (7%)	Laundering Tax (2%)	Manuf. Home Tax (6%)	Storage Rental Tax (7%)
Line Items						
	10,443.15	10,443.15	4,846.76	0.00	0.00	0.00
Total						
	10,443.15	**10,443.15**	**4,846.76**	**0.00**	**0.00**	**0.00**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Recap by Room

Estimate: ROBERTSON_JOSHUA

Area: Main Level			
Exterior		**7,624.66**	**4.96%**
Coverage: Building	100.00% =	7,624.66	
Area Subtotal: Main Level		**7,624.66**	**4.96%**
Coverage: Building	100.00% =	7,624.66	
Area: Crawlspace			
Crawlspace		**5,890.97**	**3.83%**
Coverage: Building	100.00% =	5,890.97	
Area Subtotal: Crawlspace		**5,890.97**	**3.83%**
Coverage: Building	100.00% =	5,890.97	
Area: First Floor			
Living Room		**20,634.38**	**13.43%**
Coverage: Building	100.00% =	20,634.38	
Master Bedroom		**7,804.62**	**5.08%**
Coverage: Building	100.00% =	7,804.62	
Master Closet		**3,507.85**	**2.28%**
Coverage: Building	100.00% =	3,507.85	
Master Bathroom		**10,160.32**	**6.61%**
Coverage: Building	100.00% =	10,160.32	
Kitchen		**27,272.02**	**17.75%**
Coverage: Building	100.00% =	27,272.02	
Laundry Room		**7,263.75**	**4.73%**
Coverage: Building	100.00% =	7,263.75	
Office		**9,057.42**	**5.89%**
Coverage: Building	100.00% =	9,057.42	
Hallway		**2,145.18**	**1.40%**
Coverage: Building	100.00% =	2,145.18	
Hall Closet		**1,283.48**	**0.84%**
Coverage: Building	100.00% =	1,283.48	
Water Heater Closet		**3,271.98**	**2.13%**
Coverage: Building	100.00% =	3,271.98	
Girls Room		**7,639.37**	**4.97%**
Coverage: Building	100.00% =	7,639.37	
Girls Closet 1		**1,843.10**	**1.20%**
Coverage: Building	100.00% =	1,843.10	
Girls Closet 2		**2,457.84**	**1.60%**
Coverage: Building	100.00% =	2,457.84	

Boys Room		**7,180.92**	**4.67%**
Coverage: Building	100.00% =	7,180.92	
Boys Closet		**1,754.27**	**1.14%**
Coverage: Building	100.00% =	1,754.27	
Hall Bathroom		**7,170.83**	**4.67%**
Coverage: Building	100.00% =	7,170.83	
Linen Closet		**895.63**	**0.58%**
Coverage: Building	100.00% =	895.63	
Area Subtotal: First Floor		**121,342.96**	**78.97%**
Coverage: Building	100.00% =	121,342.96	
Debris Removal		**600.09**	**0.39%**
Coverage: Building	100.00% =	600.09	
Area: Contents			
Living Room		**1,864.47**	**1.21%**
Coverage: Personal Property	100.00% =	1,864.47	
Dining Room		**1,134.00**	**0.74%**
Coverage: Personal Property	100.00% =	1,134.00	
Laundry Room		**2,393.99**	**1.56%**
Coverage: Personal Property	100.00% =	2,393.99	
Living Room		**2,025.60**	**1.32%**
Coverage: Personal Property	100.00% =	2,025.60	
Master Bedroom		**1,770.95**	**1.15%**
Coverage: Personal Property	100.00% =	1,770.95	
Master Bathroom		**319.00**	**0.21%**
Coverage: Personal Property	100.00% =	319.00	
Closet		**252.86**	**0.16%**
Coverage: Personal Property	100.00% =	252.86	
Office		**800.87**	**0.52%**
Coverage: Personal Property	100.00% =	800.87	
Kitchen		**918.67**	**0.60%**
Coverage: Personal Property	100.00% =	918.67	
Boys Bedroom		**495.00**	**0.32%**
Coverage: Personal Property	100.00% =	495.00	
Bedroom		**6,225.56**	**4.05%**
Coverage: Personal Property	100.00% =	6,225.56	
Area Subtotal: Contents		**18,200.97**	**11.84%**
Coverage: Personal Property	100.00% =	18,200.97	
Subtotal of Areas		**153,659.65**	**100.00%**
Coverage: Building	88.16% =	135,458.68	
Coverage: Personal Property	11.84% =	18,200.97	

Total	**153,659.65**	**100.00%**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Recap by Category with Depreciation

O&P Items			RCV	Deprec.	ACV
CABINETRY			**18,298.57**	**2,274.70**	**16,023.87**
Coverage: Building	@	100.00% =	18,298.57		
GENERAL DEMOLITION			**9,056.58**		**9,056.58**
Coverage: Building	@	100.00% =	9,056.58		
DOORS			**8,956.85**	**1,247.33**	**7,709.52**
Coverage: Building	@	100.00% =	8,956.85		
DRYWALL			**2,644.31**	**396.64**	**2,247.67**
Coverage: Building	@	100.00% =	2,644.31		
ELECTRICAL			**3,433.75**	**515.08**	**2,918.67**
Coverage: Building	@	100.00% =	3,433.75		
FLOOR COVERING - CERAMIC TILE			**9,935.02**	**1,377.19**	**8,557.83**
Coverage: Building	@	100.00% =	9,935.02		
FLOOR COVERING - WOOD			**5,462.15**	**771.06**	**4,691.09**
Coverage: Building	@	100.00% =	5,462.15		
FINISH CARPENTRY / TRIMWORK			**5,771.62**	**844.08**	**4,927.54**
Coverage: Building	@	100.00% =	5,771.62		
FINISH HARDWARE			**1,185.13**		**1,185.13**
Coverage: Building	@	100.00% =	1,185.13		
FRAMING & ROUGH CARPENTRY			**2,891.53**	**433.73**	**2,457.80**
Coverage: Building	@	100.00% =	2,891.53		
INSULATION			**426.59**	**63.99**	**362.60**
Coverage: Building	@	100.00% =	426.59		
MIRRORS & SHOWER DOORS			**459.46**		**459.46**
Coverage: Building	@	100.00% =	459.46		
INTERIOR LATH & PLASTER			**9,635.26**	**1,445.27**	**8,189.99**
Coverage: Building	@	100.00% =	9,635.26		
PLUMBING			**4,428.58**	**408.70**	**4,019.88**
Coverage: Building	@	100.00% =	4,428.58		
PANELING & WOOD WALL FINISHES			**958.11**	**143.71**	**814.40**
Coverage: Building	@	100.00% =	958.11		
PAINTING			**7,755.31**	**1,163.30**	**6,592.01**
Coverage: Building	@	100.00% =	7,755.31		
TILE			**4,192.15**	**628.83**	**3,563.32**
Coverage: Building	@	100.00% =	4,192.15		
WINDOW REGLAZING & REPAIR			**197.20**	**29.58**	**167.62**
Coverage: Building	@	100.00% =	197.20		
WINDOW TREATMENT			**313.50**	**47.02**	**266.48**
Coverage: Building	@	100.00% =	313.50		
WINDOWS - VINYL			**5,381.82**	**450.46**	**4,931.36**
Coverage: Building	@	100.00% =	5,381.82		
O&P Items Subtotal			**101,383.49**	**12,240.67**	**89,142.82**

BAC Adjusting, Inc

PO BOX 8740
Mobile, AL 36689

Non-O&P Items			RCV	Deprec.	ACV
APPLIANCES			**8,743.88**	**524.63**	**8,219.25**
Coverage: Building	@	100.00% =	8,743.88		
CLEANING			**3,551.91**		**3,551.91**
Coverage: Building	@	100.00% =	3,551.91		
GENERAL DEMOLITION			**6,608.05**		**6,608.05**
Coverage: Building	@	100.00% =	6,608.05		
FLOOR COVERING - CARPET			**757.44**	**113.62**	**643.82**
Coverage: Building	@	100.00% =	757.44		
FIREPLACES			**5,995.00**	**899.25**	**5,095.75**
Coverage: Building	@	100.00% =	5,995.00		
HEAT, VENT & AIR CONDITIONING			**4,817.40**	**722.61**	**4,094.79**
Coverage: Building	@	100.00% =	4,817.40		
USER DEFINED ITEMS			**18,200.97**	**1,452.78**	**16,748.19**
Coverage: Personal Property	@	100.00% =	18,200.97		
WATER EXTRACTION & REMEDIATION			**3,601.51**		**3,601.51**
Coverage: Building	@	100.00% =	3,601.51		
Non-O&P Items Subtotal			**52,276.16**	**3712.89**	**48,563.27**
O&P Items Subtotal			**101,383.49**	**12,240.67**	**89,142.82**
Material Sales Tax			**4,846.76**	**580.27**	**4,266.49**
Coverage: Building	@	73.71% =	3,572.67		
Coverage: Personal Property	@	26.29% =	1,274.09		
Overhead			**10,443.15**		**10,443.15**
Coverage: Building	@	100.00% =	10,443.15		
Profit			**10,443.15**		**10,443.15**
Coverage: Building	@	100.00% =	10,443.15		
Total			**179,392.71**	**16,533.83**	**162,858.88**

Contractor Quotes (2)

(provided from the FEMA Substantial Improvement Packet on Town Building Department Website)

Directly from town SD packet on Website in October 2024

SUBSTANTIAL IMPROVEMENTS/DAMAGES

Items to be included:

All structural elements, including:

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams, and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g. brick, stucco or siding)
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

All interior finish elements, including:

- Tiling, linoleum, stone, or carpet over sub-flooring
- Bathroom tiling and fixtures
- Wall finishes, including drywall, painting, stucco, plaster, paneling, marble or other decorative finishes
- Kitchen, utility and bathroom cabinets
- Built-in book cases, cabinets and furniture
- Hardware

All utility and service equipment

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning or recirculation systems

Also:

- Labor and other costs associated with demolishing, removing, or altering building components
- Construction supervision and/or management
- Equivalent costs of work done by owner and volunteers
- Overhead and profit

Items to be excluded:

- Plans and specifications
- Survey costs
- Permit fees
- Debris removal (e.g. removal of debris from building or lot, dumpster rental, transport fees to landfill tipping fees) and cleanup (e.g. dirt and mud removal, building dry-out, etc.)
- Items not considered real property, such as throw rugs, furniture, refrigerator, stoves not built-in, etc.
- Landscaping
- Sidewalks
- Fences
- Yard lights
- Swimming pools
- Screened pool enclosures
- Sheds
- Gazebos
- Detached structures (including garages)
- Landscape irrigation

ESTIMATED COST OF IMPROVEMENTS/RECONSTRUCTION

Parcel ID#: 04-31-15-52578-020-0100

Property Address: 15908 1ST ST E.
REDINGTON BEACH FL, 33708

This Cost of Estimate of Improvement/Reconstruction must be prepared and signed by a licensed General Contractor, Architect, Engineer or Owner/Builder

BUILDING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Demolition	6500	12,000	18,500
Foundation, Slab(s)			
Drywall	5800	4500	10,300
Bearing Walls, Tie Beams, Trusses	[illegible]	[illegible]	[illegible]
Framing, Joists, Beams, Subflooring	8200	7800	16,000
Interior Non-Bearing Walls	3800	1800	5600
Exterior Finishes (Stucco, Siding, Painting, Trim, Brick, etc.)	10,800	4200	15000
Windows and Exterior Doors	5000	2500	7500
Cabinets / Vanities / Countertops	27500	6500	34000
Hardware	3000	600	3600
Attached Decks & Porches			
Floor Covering	6300	4200	10,500
Bathroom Tile / Kitchen Tile	4700	4800	9500
Wall Finish / Painting / Covering	4700	4000	8700
Built-In Appliances	5200		5200
Built-In Cabinets, Bookcases, Furniture, Mirrors, Closet Shelving	3500	2500	7000
Interior Doors	3300	1500	4800
Baseboards / Crown Molding / Trim Boards	2000	2500	4500
Hardware (Strapping, bolts, screws, etc)	2500		2500
Insulation	2800	1000	3800

Fireplace / Hearth / Mantel / Chimney			
Stairs / Handrails / Guardrails			

BUILDING TOTAL $ 167,000-

ELECTRICAL

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Electrical Wiring	3800	1300	5100
Electrical Fixtures, Ceiling Fans, Outlets, Switches	3000	2200	5200
Security System, Intercom System			
Smoke Detectors	350	—	350
Electrical Panel(s) & Meter Base(s)			

ELECTRICAL TOTAL $ 10,650-

PLUMBING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Plumbing Piping			
Plumbing Fixtures	2100	1500	3600
Water Heaters	700	800	1500
Water Filtration, Conditioning and Recirculation Systems			

PLUMBING TOTAL $ 5100-

MECHANICAL

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
HVAC Equipment	5800	2000	7800
Ductwork, Grills			
Bathroom Fan(s), Range Hood, Central Vacuum, Dryer Exhaust			
MECHANICAL TOTAL			$ 7800

GAS

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Gas Piping	—		—
Gas Tank	—		—
GAS TOTAL			$ —

ROOF

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Shingles, Underlayment, Mod Bit			—
Gutters, Downspouts			—
ROOF TOTAL			$ —

MISCELLANEOUS

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Construction Management & Supervision			6,500
Overhead & Profit			38,290
Sales Tax on Materials			
ITEMS PURCHASED BY HOMEOWNER			
MISCELLANEOUS TOTAL			$ 44,790

TOTALS	
BUILDING TOTAL	$ 167,000
ELECTRIC TOTAL	$ 10,650
PLUMBING TOTAL	$ 5,100
MECHANICAL TOTAL	$ 7,800
GAS TOTAL	$
ROOF TOTAL	$
MISCELLANEOUS TOTAL	$ 44,790
TOTAL	235,340
(THE 10% CONTINGENCY IS REQUIRED) CONTINGENCY 10%	$ 23,534
GRAND TOTAL	$ 258,874

The value placed on all donated or discounted materials should be equal to the actual or estimated cost of such materials and must be included in the total cost. Where materials or servicing equipment are donated or discounted below normal market values, the value should be adjusted to an amount that would be equivalent to that estimated through normal market transactions. ***Section 4.4.4****

The situation described above that involves donated or discounted materials may also involve volunteer labor. Also, property owners may undertake fairly significant improvement and repair projects on their own. In both cases, the normal "market" value or "going rate" for labor must be included in the estimates of the cost of improvement and the costs to repair. ***Section 4.4.5****

I understand that I am subject to enforcement, penalties and / or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit documents.

Violating the FEMA improvement threshold may result in removal of improvement work, revocation of the Certificate of Occupancy for the building, and/or an order to remove the structure.

(**PLEASE** attach any additional information)

Contractor's Name: Joe Watson License #: CBC126 2917

Address: 11433 82 Ave Seminole Phone: 813 532 9150

Contractor's Signature: [signature] Date: 10/28/2024

****FEMA P-758/May 2010 "Substantial Improvement/Substantial Damage Desk Reference", Chapter 4, Making Substantial Improvement and Substantial Damage Determinations.***

CONTRACTOR
IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: 04-31-15-52578-020-0100

Owner's Name: JOSH ROBERTSON

Phone: 813 778-2005 Email: _____

Address: 15908 1ST ST E

REDINGTON BEACH FL 33708

Contractor's Name: Jake Greeley / John Williams License #: CBC1262917

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the **SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW**. These listed damages/improvements are **ALL of the improvements/damages** sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

I understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs **NOT included on the attached list of improvements/repairs,** or improvements or illegal structures/additions to the existing structure without having present plans for such additions. I understand that any permit issued by the Town of Redington Shores pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subjectproperty.

Total Labor and Materials	$ 190,550
Overhead and Profit	$ 44,790
TOTAL COST	$ 235,340

Contractor Signature

STATE OF FLORIDA
COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization this 15th day of March, 2024, by John Williams who is personally known to me or has produced _____ as identification.

Notary Public

Mary K Rude
Notary Public
State of Florida
My Commission Expires 5/31/2025
Commission No HH 136046

ESTIMATED COST OF IMPROVEMENTS/RECONSTRUCTION

Parcel ID#: 04-31-15-52578-020-0100

Property Address: 15908 1st St E
Redington Beach Florida 33708

This Cost of Estimate of Improvement/Reconstruction must be prepared and signed by a licensed General Contractor, Architect, Engineer or Owner/Builder

BUILDING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Demolition	3,500.00	16,000.00	19,500.00
Foundation, Slab(s)			
Drywall	6,800.00	7,500.00	14,300.00
Bearing Walls, Tie Beams, Trusses			
Framing, Joists, Beams, Subflooring	9,000.00	8,000.00	17,000.00
Interior Non-Bearing Walls			
Exterior Finishes (Stucco, Siding, Painting, Trim, Brick, etc.)	5,000.00	6,000.00	11,000.00
Windows and Exterior Doors	9,000.00	5,000.00	14,000.00
Cabinets / Vanities / Countertops	20,000.00	9,000.00	29,000.00
Hardware	2,500.00	1,000.00	3,500.00
Attached Decks & Porches	-	-	-
Floor Covering	9,500.00	3,800.00	14,300.00
Bathroom Tile / Kitchen Tile	4,500.00	4,600.00	9,100.00
Wall Finish / Painting / Covering	6,600.00	4,200.00	10,800.00
Built-in Appliances	6,500.00	-	6,500.00
Built-in Cabinets, Bookcases, Furniture, Mirrors, Closet Shelving	5,000.00	2,500.00	7,500.00
Interior Doors	4,000.00	1,100.00	5,100.00
Baseboards / Crown Molding / Trim Boards	2,500.00	1,500.00	4,000.00
Hardware (Strapping, bolts, screws, etc)	1,800.00	-	1,800.00
Insulation	2,080.00	1,200.00	3,280.00

Fireplace / Hearth / Mantel / Chimney	-	-	-
Stairs / Handrails / Guardrails			

BUILDING TOTAL $ 172,680.00

ELECTRICAL

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Electrical Wiring	8,000.00	6,800.00	14,800.00
Electrical Fixtures, Ceiling Fans, Outlets, Switches	500.00	1,000.00	1,500.00
Security System, Intercom System	-	-	-
Smoke Detectors	450.00	-	450.00
Electrical Panel(s) & Meter Base(s)	5,000.00	2,400.00	7,400.00

ELECTRICAL TOTAL $ 24,150.00

PLUMBING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Plumbing Piping	-	-	-
Plumbing Fixtures	1900.00	1,300.00	3,200.00
Water Heaters	650.00	400.00	1,050.00
Water Filtration, Conditioning and Recirculation Systems			

PLUMBING TOTAL $ 4,250.00

MECHANICAL

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
HVAC Equipment	8,000.00	1,700.00	9,700.00
Ductwork, Grills	7,200.00	4,200.00	11,400.00
Bathroom Fan(s), Range Hood, Central Vacuum, Dryer Exhaust	-	-	-
MECHANICAL TOTAL			$ 21,100.00

GAS

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Gas Piping			0
Gas Tank			0
GAS TOTAL			$

ROOF

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Shingles, Underlayment, Mod Bit			0
Gutters, Downspouts			0
ROOF TOTAL			$

MISCELLANEOUS

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Construction Management & Supervision		16,000.00	16,000.00
Overhead & Profit			44,476.00
Sales Tax on Materials			inc
ITEMS PURCHASED BY HOMEOWNER			0
MISCELLANEOUS TOTAL			$ 60,476.00

TOTALS	
BUILDING TOTAL	$ 172,680.00
ELECTRIC TOTAL	$ 24,150.00
PLUMBING TOTAL	$ 4,250.00
MECHANICAL TOTAL	$ 21,100.00
GAS TOTAL	$ 0.00
ROOF TOTAL	$ 0.00
MISCELLANEOUS TOTAL	$ 60,476.00
TOTAL	$ 282,656.00
(THE 10% CONTINGENCY IS REQUIRED) CONTINGENCY 10%	$ 28,265.60
GRAND TOTAL	$ 310,921.60

The value placed on all donated or discounted materials should be equal to the actual or estimated cost of such materials and must be included in the total cost. Where materials or servicing equipment are donated or discounted below normal market values, the value should be adjusted to an amount that would be equivalent to that estimated through normal market transactions. *Section 4.4.4**

The situation described above that involves donated or discounted materials may also involve volunteer labor. Also, property owners may undertake fairly significant improvement and repair projects on their own. In both cases, the normal "market" value or "going rate" for labor must be included in the estimates of the cost of improvement and the costs to repair. *Section 4.4.5**

I understand that I am subject to enforcement, penalties and / or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit documents.

Violating the FEMA improvement threshold may result in removal of improvement work, revocation of the Certificate of Occupancy for the building, and/or an order to remove the structure.

(**PLEASE** attach any additional information)

Contractor's Name: Prodigy Contracting Group Inc License #: CBC1260533

Address: 3903 Northdale Blvd #100E Tampa 33624 Phone: 813.323.3240

Contractor's Signature: [signature] Date: 11/14/24

**FEMA P-758/May 2010 "Substantial Improvement/Substantial Damage Desk Reference", Chapter 4, Making Substantial Improvement and Substantial Damage Determinations.*

CONTRACTOR
IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: 04-31-15-52578-020-0100

Owner's Name: Joshua and Kayla Robertson

Phone: 813-928-9499 Email: Jrobertson.w@gmail.com

Address: 15908 1st St E Redington Beach Florida 33708

Contractor's Name: Prodigy Contracting Group Inc License #: CBC1260533

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the **SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW**. These listed damages/improvements are **ALL of the improvements/damages** sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

I understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs **NOT included on the attached list of improvements/repairs,** or improvements or illegal structures/additions to the existing structure without having present plans for such additions. I understand that any permit issued by the Town of Redington Shores pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subjectproperty.

Total Labor and Materials	$266,445.00
Overhead and Profit	$ 44,476.00
TOTAL COST	$310,921.60

Denise Griffin
Contractor Signature

STATE OF FLORIDA
COUNTY OF Pasco

The foregoing instrument was acknowledged before me by means of X physical presence or ___ online notarization this 14th day of November, 2024, by Denise Griffin who is personally known to me or has produced FLDL as identification.

Jaelyn Moss
Notary Public

JAELYN MOSS
Notary Public - State of Florida
Commission # HH 323102
My Comm. Expires Oct 18, 2026
Bonded through National Notary Assn.

OWNER

IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: 04-31-15-52578-020-0100

Owner's Name: Joshua and Kayla Robertson

Phone: 813-928-9499 Email: Jrobertson.w@gmail.com

Address: 15908 1st St E Redington Beach Florida 33708

Contractor's Name: Prodigy Contracting Group Inc License #: CBC1260533

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the **SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW**. These listed damages/improvements are **ALL of the improvements/damages** sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

I understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs **NOT included on the attached list of improvements/repairs**, or improvements or illegal structures/additions to the existing structure without having present plans for such additions. I understand that any permit issued by the Town of Redington Shores pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subjectproperty.

TOTAL COST $ 310,921.60

_____ _____

Co-Owner Signature ***Co-Owner Signature***

STATE OF FLORIDA
COUNTY OF _____

The foregoing instrument was acknowledged before me by means of___physical presence or___online notarization this_____day of_____, 20____, by_____who is personally known to me or has produced_____as identification.

_____
Notary Public

16100 5th St E

KOEHLER

APPLICATION AS SUBMITTED

JOHNSON
POPE
BOKOR
RUPPEL &
BURNS, LLP
COUNSELORS AT LAW

Craig A. Taraszki, Esq.
360 Central Avenue, Suite 500
St. Petersburg, Florida 33701
Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

TAMPA ▪ CLEARWATER ▪ ST. PETERSBURG

File No. 072921.151234

April 18, 2025

VIA HAND DELIVERY

APR 18 2025

Town of Redington Beach
Attn: Adriana Nieves, Town Clerk
105 164th Avenue
Redington Beach, FL 33708

Re: **Variance Application – Dock Setbacks**
Keith & Megan Koehler
16100 5th Street East
Parcel No. 04-31-15-73962-001-0460

On behalf of our clients, Keith & Megan Koehler, please find attached the following documents in support of their application for variances to the required setbacks to construct a dock at the above-referenced property:

1. Variance application form;
2. Proposed dock plan;
3. Owner's affidavit;
4. Warranty Deed for subject property, recorded July 29, 2020, in Official Records Book 21098, Page 2391;
5. Plat of Sixth Addition to Redington Beach Homes, recorded in Plat Book 31, Page 29;
6. Exhibit of subject lot on plat;
7. Dock Permit No. P36485-05 for 16101 5th Street East issued September 30, 2005;
8. Dock Permit No. P40123-09 for 16106 6th Street East issued August 26, 2009;
9. Request for Relief Pursuant to Section 70.51, Florida Statues, dated June 21, 2023;
10. Recommendation of the Special Magistrate dated November 6, 2023;
11. Check for $450.00 payable to Town of Redington Beach.

Please confirm your receipt and let me know if you have any questions or require any additional information to process the application.

Regards,
JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP

Craig A. Taraszki

Attachments

cc: Keith Koehler (keith@kfccpa.com)

TOWN OF REDINGTON BEACH, FLORIDA

VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name: Keith Koehler		Email: keith@kfccpa.com
Address: 401 N. Howard Ave		
City: Tampa	State: FL	Zip: 33606
Phone: 813-294-1272	Fax:	Cellular:

Applicant

Name: Keith Koehler		Email: keith@kfccpa.com
Address: 401 N. Howard Ave		
City: Tampa	State: FL	Zip: 33606
Phone: 813-294-1272	Fax:	Cellular:

Agent (if applicable)

Name: Craig Taraszki, Esq. (Johnson Pope)		Email: craigt@jpfirm.com
Address: 360 Central Ave, Suite 500		
City: St Petersburg	State: FL	Zip: 33701
Phone: 727-999-9900	Fax:	Cellular:

General Information

Property Location or Address: 16100 5th St. E

Legal Description (attach additional sheet if necessary): Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page (s) 29, of the Public Records of Pinellas County, Florida.

Tax Parcel Number: 04-31-15-73962-001-0460 Zoning District: District 2

Requested Action:

Describe request and applicable code section:

Proposed dock facilities, including boatlift, located 1 foot 6 inches from the waterward projection of the side lot lines, as depicted on the attached plan. On May 22, 2023, the Board of Adjustment denied a variance for dock facilities located 6 inches from the side lot lines, finding that such prior variance was not the minimum relief necessary to make reasonable use of the property. The applicant requested relief under s. 70.51, FS, and the special magistrate in that case recommended approval of a variance of similar shape and size as that proposed with this application. The 70.51 records for the 2023 application are attached for reference.

Required LDC Regulation(s): [list all that apply]

Sec. 5-57(a)(3)a, b and g.

TOWN OF REDINGTON BEACH
VARIANCE APPLICATION

1. *What special conditions or circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similarly situated lands, structures or buildings in the same district?*

   The subject land is described as Lot 46, Block 1, Sixth Addition to Redington Beach Homes, according to the plat thereof, as recorded in Plat Book 31, Page 29, of the Public Records of Pinellas County, Florida (see attached deed). The geometry of the land is triangular or "pie-shaped," with the parcel narrowing from approximately 120 feet wide at the 5th Street East right-of-way to only approximately 25 feet wide at the waterfront (see attached plat). The majority of parcels within District 2 of the Town and the platted subdivision are rectangular in shape. The triangular shape of the subject parcel results in a narrow waterfront and sharply converging waterward projections of the side property lines. Since the code regulating the location of the dock facilities measures setbacks relative to the waterfront width and extended side property lines, such regulations have a disproportionate effect on the applicant's ability to build dock facilities enjoyed by others within the same district.

2. *What literal interpretation of the provisions of the applicable code would deprive the Applicant(s) of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code?*

   The literal enforcement of the setback requirements of the code disproportionally impacts the applicant's property in comparison to others in the same district due to its unique triangular geometry. Due to the narrow waterfront width and acute angle established by the converging side property lines, the literal enforcement of such setbacks would deprive the applicant of full use of their property by establishing an allowable footprint for dock facilities that would be too small for their reasonable and expected use.

3. *What special conditions or circumstances entitles the Applicant to a variance that are NOT self-created by the Applicant or an action taken with the Applicant's prior knowledge or approval?*

   The shape of the parcel was established by the plat recorded September 29, 1952. The applicant purchased the parcel on July 29, 2020; therefore, the shape was not self-created and not the result of an action taken with the applicant's prior knowledge or approval.

4. *Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.*

   The applicant is requesting dock facilities that are consistent and compatible with others in the same district. There are two properties within the district and immediate neighborhood that enjoy dock facilities with 6-inch side setbacks: 16101 5th Street East and 16106 6th Street East (see attached permits). The applicant is proposing 1-foot 6-inch setbacks with this application.

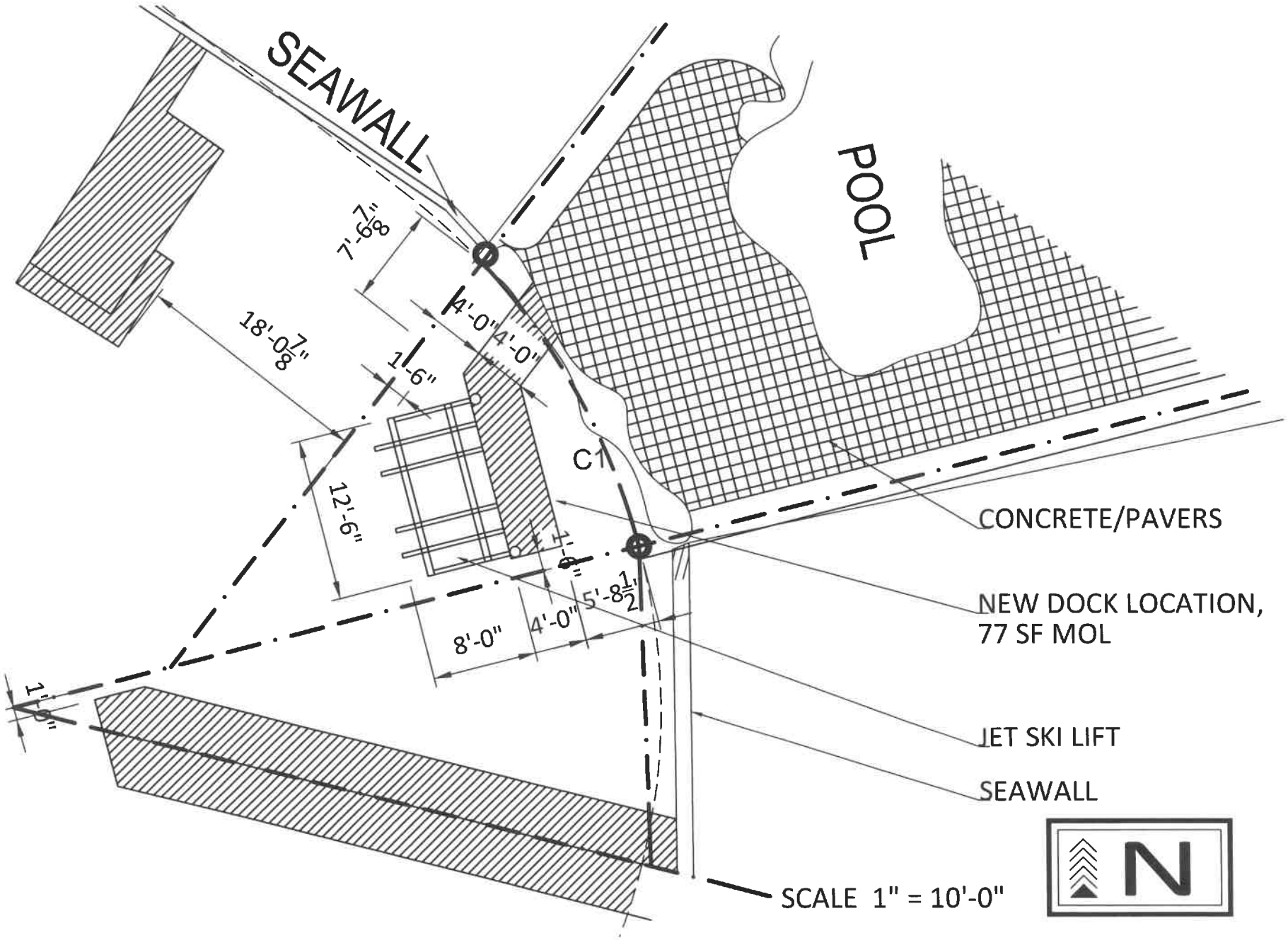
5. *Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general*

purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The proposed dock facilities would be allowable without the need for a variance if the property was a typical, 60-foot wide rectangular-shaped lot found within the zoning district and platted subdivision. The requested variance is the minimum necessary to build dock facilities in such a configuration that can be reasonably enjoyed and consistent with others in the district. The Town previously determined that the 6-inch setbacks granted for dock facilities at 16101 5th Street East and 16106 6th Street East were in harmony with the general purpose and intent the code and not injurious to the neighborhood or otherwise detrimental to the public welfare.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.


SEAWALL
POOL
7'-6 7/8"
18'-0 7/8"
4'-0"
4'-0"
1'-6"
12'-6"
C1
1'-8"
5'-8 1/2"
8'-0"
4'-0"
1'-6"
CONCRETE/PAVERS
NEW DOCK LOCATION,
77 SF MOL
JET SKI LIFT
SEAWALL
SCALE 1" = 10'-0"
N

AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

NOTICE: To ensure compliance with Florida Statutes §454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure the Town is not a party to facilitating the unauthorized practice of law, while an Owner who is a natural person may represent her or himself at the Board of Adjustment hearing, and while a licensed attorney may represent an Owner at the hearing, relatives, contractors, architects, engineers, or other agents of the Owner will not be permitted to represent an Owner at the hearing, including call or cross-examining witnesses or making arguments for approval. Owners or their legal counsel must be present to present cases, and the Board of Adjustment will decline to proceed with a hearing where the Owner or her or his legal counsel is not present to present the case.

I (we) certify that Craig Taraszki, Esq. is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written. Further, it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Date: 4/8/25 Title Holder: _____
Keith Koehler

Date: 4-8-25 Title Holder: _____
Megan Koehler

State of Florida)
County of Pinellas)

The foregoing instrument was acknowledged before me, by means of [✓] physical presence or [__] online notarization, this 8th day of April, 2025, by Keith Koehler and Megan Koehler, who [✓] are personally known to me, or [__] have produced _____ as identification.

_____
Notary Public
My Commission Expires:

JOHN LUM
MY COMMISSION EXPIRES JULY 22, 2025
#HH 157320
Bonded thru Notary Public Underwriters
NOTARY PUBLIC, STATE OF FLORIDA

I#: 2020224661 BK: 21098 PG: 2391, 07/29/2020 at 12:25 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $4770.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK100558

Prepared by and return to:
Bayshore Title
3431 Henderson Blvd.
Tampa, Florida 33609
BY81 2007012

Consideration: $ 681,500.00
Documentary Stamps: $ 4,767.00

Parcel ID Number: 04-31-15-73962-001-0460

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

Warranty Deed

This Warranty Deed, made and executed the 29th day of July, 2020, by **Lesley Whetton,** the, whose post office address is 37 Tong Lane, Bradford BD4 0RT, England, United Kingdom, (hereinafter referred to as "Grantor") to **Keith Koehler and Megan Koehler, husband and wife,** whose post office address is 401 N. Howard Ave., Tampa, FL 33606 (hereinafter referred to as "Grantee").

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for herself, her successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, and sold, to Grantee, and Grantee's successors and assigns forever, the following described real property located in Pinellas County, Florida, to-wit:

Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 29, of the Public Records of Pinellas County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

WARRANTY DEED
PAGE TWO

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in Fee Simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims and demands of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date and year first stated above.

BY: Lesley Whetton
Lesley Whetton

WITNESSES:
Signed, sealed and delivered in our presence:

Signature

LOUISE KELLY MORLEY
Printed Name

Signature

CHRISTOPHER HUGH PATRICK ATKINSON
Printed Name

COUNTRY OF ENGLAND

COUNTY OF WEST YORKSHIRE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of July, by Lesley Whetton, who is:

___ Personally known to me
✓ Produced UK DRIVING LICENCE as identification.

Notary Public

My Commission Expires: 10/31/2020 (SEAL)

CHRISTOPHER HUGH PATRICK ATKINSON
NOTARY PUBLIC

Suite E7.3
Joseph's Well
Park Lane
Leeds
West Yorkshire
LS3 1AB ENGLAND

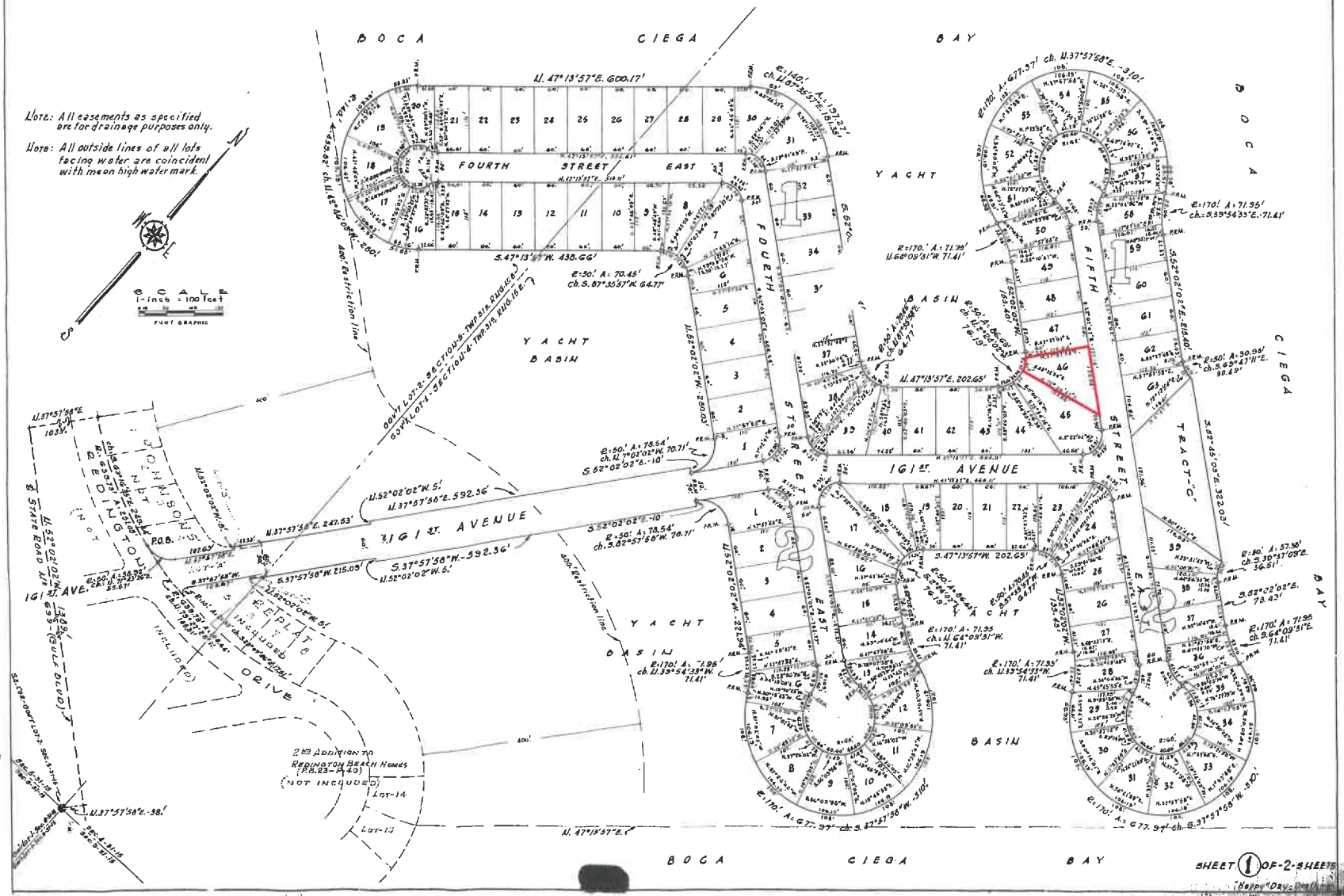
T. 0113 816 0116

PLAT'S 31 29

SIXTH ADDITION TO REDINGTON BEACH HOMES

BEING A SUBDIVISION OF LANDS LYING IN GOVERNMENT LOT-2-SECTION-5-TOWNSHIP-31S-RANGE-15E; AND GOVERNMENT LOT-1-SECTION-4-TOWNSHIP-31S-RANGE-15E; AND ALSO A REPLAT OF LOTS-A "B" AND "C" OF JOHNSONS REPLAT AS RECORDED IN PLAT BOOK-24-PAGE-25-PINELLAS COUNTY RECORDS.

SECTIONS-4 AND 5- TOWNSHIP-31S RANGE-15E.
TOWN OF REDINGTON BEACH PINELLAS COUNTY FLORIDA.

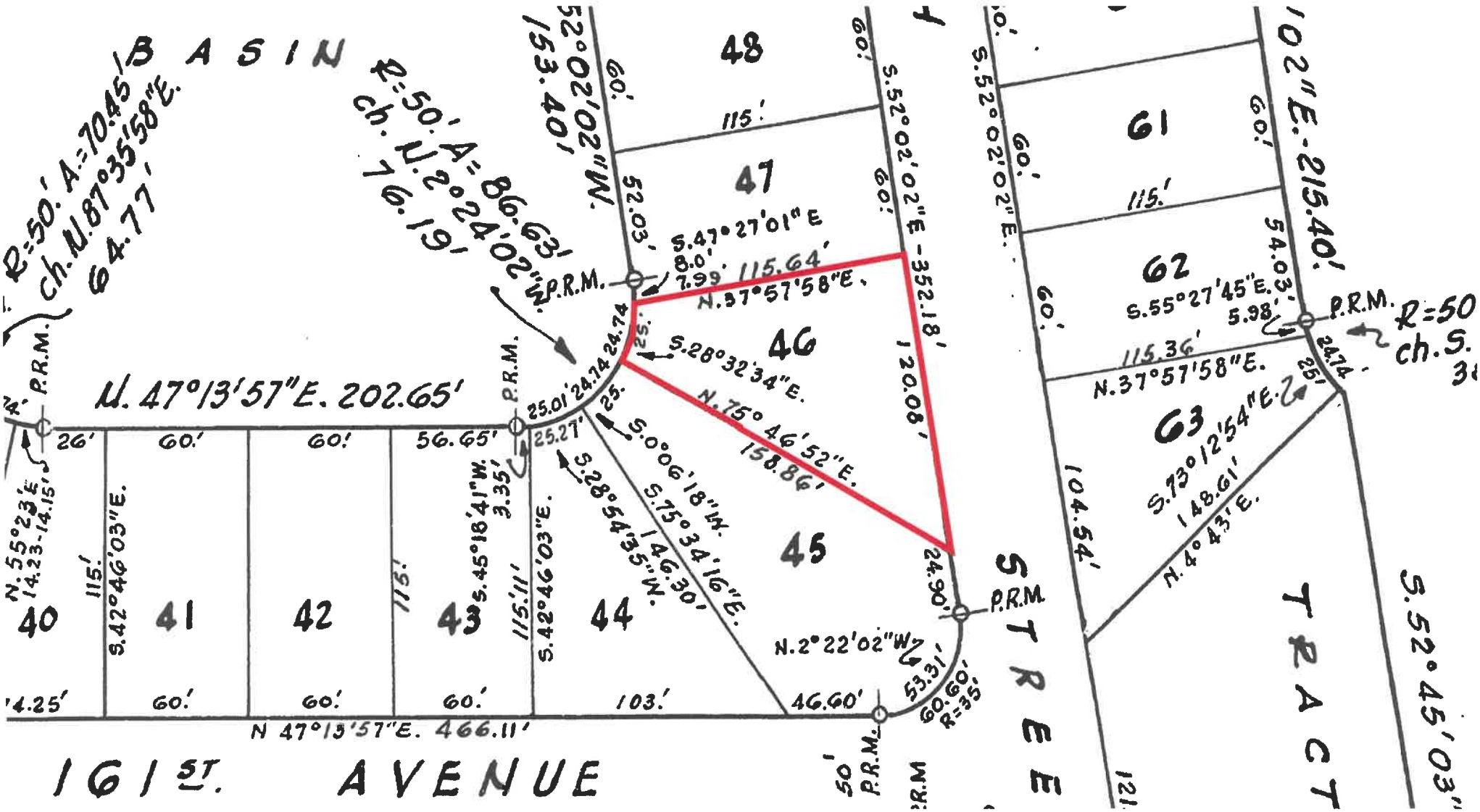


SHEET (1) OF 2 SHEETS

"Happy" Days

122ISA

The within major plat conforms to the requirements of Chapter 10275 Acts of 1925, and Chapter 26151 Spl. Acts of 1949, Laws of Florida, as to form, was filed for record on the 22nd day of August A.D. 19 52, at 11:10 o'clock A.M., and recorded in the public records of Pinellas County, Florida, in Plat Book 31, Page 29-30
MORRISON GRACE, CLERK CIRCUIT COURT
By Gladys L. Montgomery Deputy Clerk


BASIN
R=50'
A=70.45'
ch. N. 87°35'58"E.
64.77'
R=50'
A=86.63'
ch. N. 2°24'02"W.
76.19'
N. 47°13'57"E. 202.65'
P.R.M.
26'
60'
60'
56.65'
115'
115'
115'
115.11'
S. 42°46'03"E.
S. 45°18'41"W.
3.35'
N. 55°23'E.
14.23-14.15'
40
41
42
43
44
14.25'
60'
60'
60'
60'
103'
N 47°13'57"E. 466.11'
161ST AVENUE
48
47
46
45
115'
52.03'
60'
60'
S. 47°27'01" E
8.0'
7.99'
115.64'
N. 37°57'58"E.
S. 28°32'34"E.
N. 75° 46'52"E.
158.86'
S. 52°02'02"E. - 352.18'
120.08'
S. 0°06'18"W.
S. 75°34'16"E.
146.30'
S. 28°54'35"W.
146.30'
N. 2°22'02"W.
53.31'
60.60'
R=35'
24.90'
46.60'
P.R.M.
25.01'
24.74
25'
25.27'
N. 52°02'02"E. - 215.40'
S. 52°02'02"E.
61
62
63
60'
60'
115'
54.03'
S. 55°27'45"E.
5.98'
115.36'
N. 37°57'58"E.
24.74'
25'
S. 73°12'54"E.
148.61'
N. 4°43'E.
104.54'
R=50
ch. S.
STREET
TRACT
S. 52°45'03"
121'

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: ADVANCED MARINE CONST FOR RONALD FOWLER
16101 5TH ST E
REDINGTON BCH, FL 33708
DESCRIPTION: 04-31-15-73962-001-0630
TO REPORT START DATE AND COMPLETION: (727) 464-3770

PERMIT NO. P36485-05

CLERK:

KEN BURKE

By: _____
Deputy Clerk

DATE OF ISSUANCE:

09 / 30 / 2005

FINAL INSPECTION:

/ /

1. PERMITS MAY ALSO BE REQUIRED BY THE FOLLOWING AGENCIES: FL D.E.P. & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE-CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

THIS PERMIT IS REQUIRED TO BE POSTED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION SITE.

Direct all correspondence to:
Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, FL 34616

RECEIVED
SEP 20 2005
ENVIRONMENTAL MANAGEMENT

Application # P 36118.5-05
(OFFICIAL USE ONLY)

plat 25 C

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY

Please type, or hand print in BLACK ink

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: RONALD FOWLER

B. Mailing Address: 16101 5th street East

City: Redington Beach State: Fl Zip: 33708

C. Telephone No.(s): 421-5713

II. AGENT INFORMATION:

A. Name: Advanced Marine Construction

B. Address: 1041 Harbor Lake DR.

City: Safety Harbor State: Fl Zip: 34695

C. Telephone No.(s): 712-3909

III. SITE INFORMATION:

A. Construction Site Address: 16101 5th street East

City: Redington Beach

B. Parcel ID Number: 04/31/15/73962/001/0630

C. Incorporated: ☑ Unincorporated: ☐ Redington Beach

D. Affected waterbody: Boca Ciega Bay

E. Previous Permits: none

F. Date applicant assumed property ownership: Sept. 2002
month/year

G. Obstructions: (dogs, fences, etc.) Fence

H. Attach 8-1/2" X 11" vicinity map showing specific project location.

I. All other information pursuant to P.C.O. 90-19 (*amended*), Section 10.8, as needed.

J. For projects requiring a public hearing, attach a copy of the complete legal description.

County Application

Application # [illegible]
(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature and Size of Project: Construct a 4' x 23' wedge shaped dock per drawing. Install a 6,000lb. Dec-o cradle lift to Right side of dock per drawing. Square feet: 75

B. Variance: Yes ☐ No ☑
Amount in variance: Length: _____' Width: _____'
Setbacks: L _____'; R _____'
Other: _____

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of and need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, Stephen Lott, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: [signature] Cert. No.: CBC8078

Company Name: Advanced Marine Construction Telephone No.: 712-3909

Address: 1041 Harbor Lake DR. Safety Harbor, Fl. 34695

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

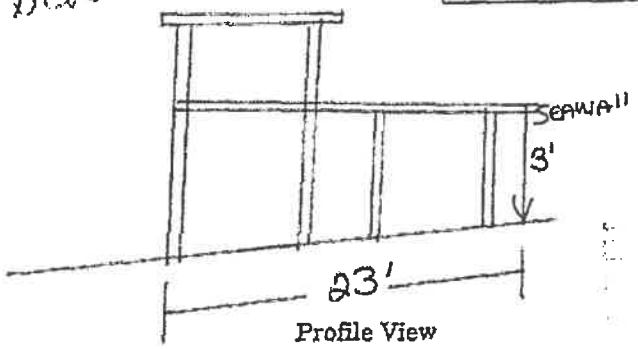
9/20/05 (X) [signature]
Date Legal Owner's Signature

PRIVATE DOCK

16101 5th St E
Redington Bch 33708

Application # 200403-05

(OFFICIAL USE ONLY)



MHW

MLW

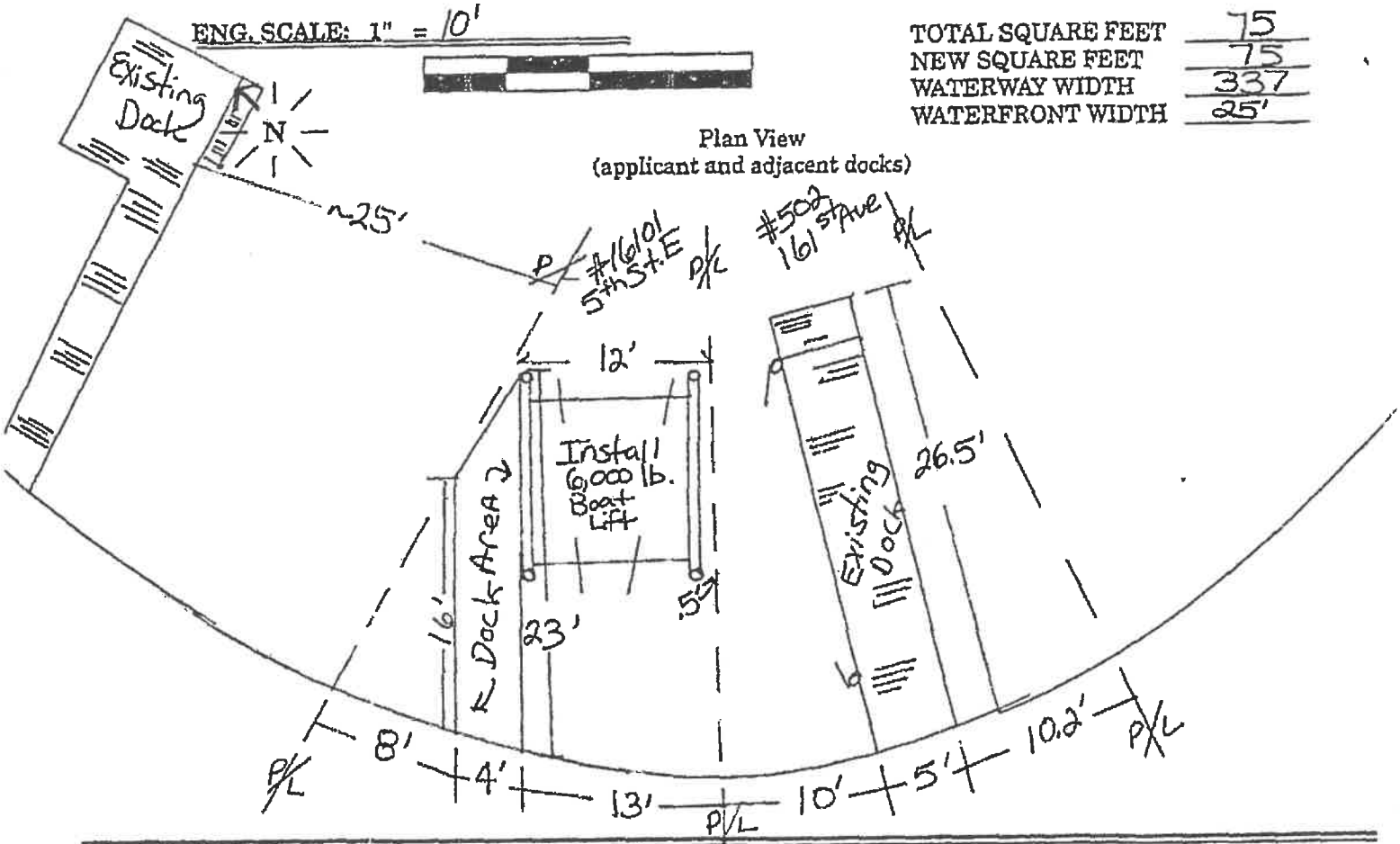
BOTTOM

Profile View

ENG. SCALE: 1" = 10'

TOTAL SQUARE FEET	75
NEW SQUARE FEET	75
WATERWAY WIDTH	337
WATERFRONT WIDTH	25'

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	Water and Navigation Approval
9-29-05	APPROVED PINELLAS COUNTY ENVIRONMENTAL MANAGEMENT 9-30-05 FOR WILLIAM M. DAVIS, DIRECTOR

VARIANCE REQUEST FORM

Application # P 3615 05

(OFFICIAL USE ONLY)

Left Lot Owner's Name: N/A

Mailing Address: _____ Zip: _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a Commercial ☐ Multi-use ☐ Private ☐ dock at the following address:

_____.

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT ☐ DO NOT OBJECT ☐ to the construction.

OWNER'S SIGNATURE:

X _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 19 ___.

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name: N/A

Mailing Address: _____ Zip: _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a Commercial ☐ Multi-use ☐ Private ☐ dock at the following address:

_____.

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT ☐ DO NOT OBJECT ☐ to the construction.

OWNER'S SIGNATURE:

X _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 19 ___.

_____
Notary Public

My commission expires: _____

County Application

Application # P-26-05 RS

(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. PROPERTY OWNERS:

Name: Ronald Fowler
Address: 16101 5th St E
Redington Beach Fl

Name: Joan Fowler
Address: 16101 5th St E
Redington Beach Fla

Name: _____
Address: _____

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: Advanced Marine Constiction
Address: 1041 Harbor Lake DR.
Safety Harbor, Fl. 34695

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: contingent ☐ absolute ☑

Name: _____ specific interest held _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☑

If so, the contract is: contingent ☐ absolute ☐

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☑

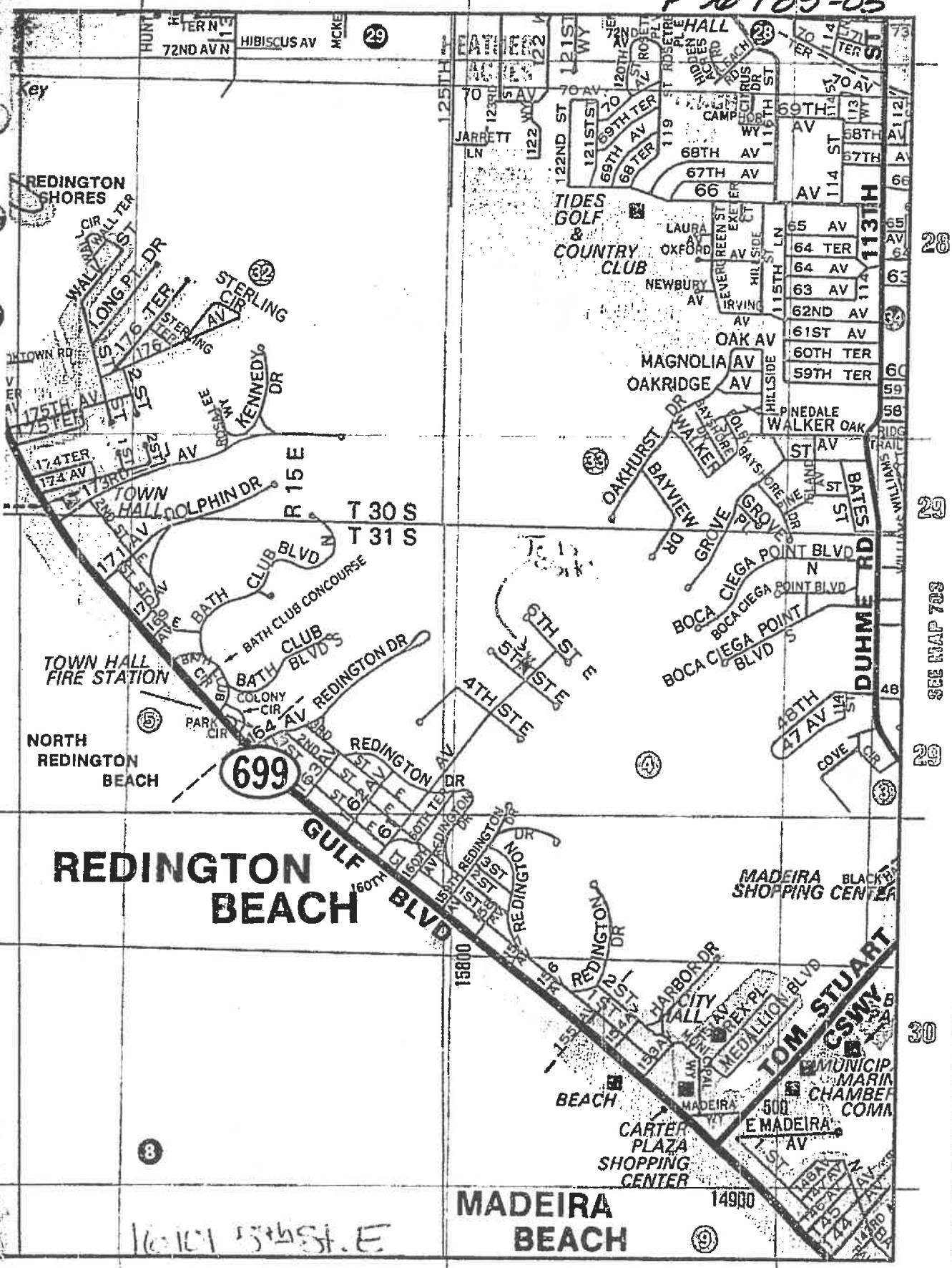
Name of parties to the option: _____

F. OWNER'S SIGNATURE:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

(X) Ronald Fowler Date 9/20/05

P36485-05



1601 5th St. E

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: DOLPHIN MARINE EQUIP INC FOR KEITH AND ELIZABETH EVANS
CONSTRUCTION SITE: 16106 6TH STREET EAST,
REDINGTON BCH. FL 33708
DESCRIPTION: 04-31-15-73980-000-0310

Permit is valid for 3 years
TO REPORT START DATE AND COMPLETION DATE, CALL: (727) 464-3770

PERMIT NO. P40123-09

1. PERMITS MAY ALSO BE REQUIRED FROM THE FOLLOWING AGENCIES: FL D.E.P & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE-CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

CLERK:
KEN BURKE

By: Michelle Odom
Deputy Clerk

DATE OF ISSUANCE:

08/26/09

FINAL INSPECTION:

_____/_____/_____

THIS PERMIT IS REQUIRED TO BE POSTED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION SITE.

Direct all correspondence to:
Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, Fl 33756

Water & Navigation

RECEIVED
AUG 25 2009
ENVIRONMENTAL MANAGEMENT

Application # P40123-09
(OFFICIAL USE ONLY)

$425.00 # 41530

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY

V ☐ ORIGINAL *Please type, or hand print in BLACK ink*

I. PROPERTY OWNER INFORMATION:

A. *Applicant's Name:* Keith & Elizabeth Evans

B. *Mailing Address:* 16106 6th Street East

City: Redington Beach *State:* Fl. *Zip:* 33708

C. *Telephone No.(s):* 403-1466

Permit not to include electric or plumbing.

II. AGENT INFORMATION:

Gene Jerichow

DOLPHIN MARINE EQUIPMENT INC.
13056 FAXTON ST.
CLEARWATER FL. 33760
727-5398113



RECEIVED
AUG 25 2009
By the Clerk of
Pinellas County Water and
Navigation Control Authority

III. SITE INFORMATION:

A. *Construction Site Address:* same

City: same

B. *Parcel ID Number:* 04 / 31 / 15 / 73980 / 000 / 0310

C. *Incorporated:* /X/ *Unincorporated:* /_/ Redington Beach

D. *Affected waterbody:* Boca Ciega Bay

E. *Previous Permits:* P1629-1111

F. *Date applicant assumed property ownership:* 6/99
month/year

G. *Obstructions: (dogs, fences, etc.)* none

H. *Attach 8-1/2"x11" vicinity map showing specific project location.*

I. *All other information pursuant to P.C.O.90-19 (amended), Section 10.8, as needed.*

J. *For projects requiring a public hearing, attach a copy of the complete legal description.*

This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-632-7600) may also be required.

Application #: P40123-09
(official use only)

IV. Project Description:

A. Nature and Size of Project: REMOVE EXISTING DOCK AND DAVITS AND INSTALL NEW 8'x28' DOCK WITH ANGLE SIDE. INSTALL A 5000LB CRADLE LIFT

Square Feet: 1565Q

Permit not to include electric or plumbing.

B. Variance: Yes: ☑ No: ☐

Amount in variance: Length:_____ Width:_____

Setbacks: L:_____ R:_____

Other: CITY

Note: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of any need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. Contractor Information:

I, Lawrence Fisk , a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either re-move the dock or correct the deficiency.

Signed: _____ Cert. No.: C4017

Dolphin Marine Equipment, Inc.
13056 Faxton Street
Clearwater, Florida 33760
727-539-8113

VI. Owner's Signature:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor is not responsible for state dep permits and may act as my representative. I understand that I, not Pinellas County or Dolphin Marine Equipment, Inc., are responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

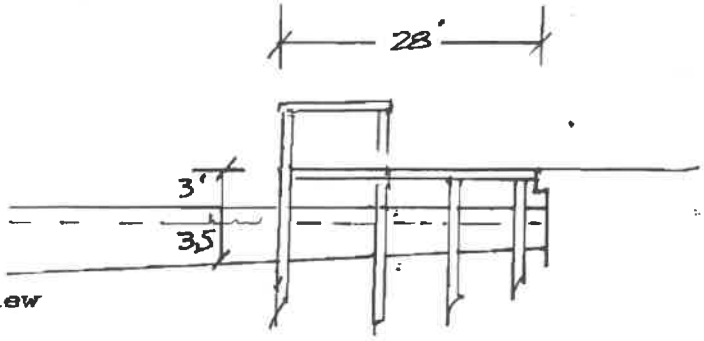
X 7/20/09 X _____
Date Legal Owner's Signature

7/20/09

PRIVATE DOCK (A)

Application #. P40123-09

(OFFICIAL USE ONLY)



MHW

MLW

BOTTOM

Profile View

Permit not to include electric or plumbing.

Framing 2"x8", Decking 2"x6"

ENG. SCALE: 1" = 20'

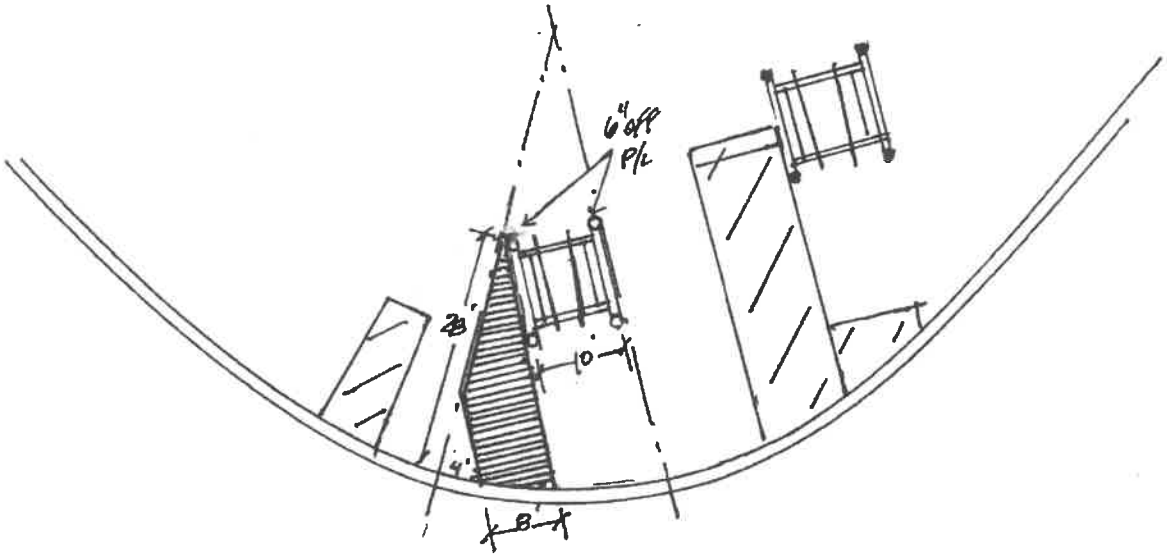
20' 10' 0' 20'

Plan View

TOTAL SQUARE FEET	156 SQ
NEW SQUARE FEET	156 SQ
WATERWAY WIDTH	300'
WATERFRONT WIDTH	25.26

N

This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-632-7600) may also be required.



SHORELINE SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature X [signature] Date 7/14/09	Signature X [signature] Date 7/20/09
MUNICIPALITY APPROVAL	WATER AND NAVIGATION APPROVAL

[signature] 7/14

514 161st Ave
Redington Bch, 33708

BL009-0153

2

AC 8/25/09

APPROVED
PINELLAS COUNTY
ENVIRONMENTAL MANAGEMENT

[signature] 8-26-09
FOR WILLIAM M. DAVIS, DIRECTOR

P40123-09

TOWN OF REDINGTON BEACH
Board of Adjustment

ORDER AFTER HEARING ON APPLICATION FOR VARIANCE OR EXCEPTION

Hearing Date: 8 / 20 / 20 09

ORDER

Keith & Elizabeth Evans
16106 6th St E
Redington Beach, FL 33708

The Board of Adjustment, having duly met in a regularly noticed Hearing and having considered the application of the parties noted above, the evidence presented, and the testimony given, and, upon Motion duly made and Seconded and a vote having been taken, the following ORDER is hereby entered on this 20 **day of** AUG. , 20 09 **:**

X **The Application for Variance or Exception is GRANTED as requested**

_____ **The Application for Variance or Exception is GRANTED as amended or modified on the record, as follows:**

_____

_____

_____

_____

_____ **The Application for Variance or Exception is DENIED**

Keith A Reese
Board of Adjustment Presiding Officer

ROGER D REESE
Print Name

ATTEST:

Missy Clarke
Print Name & Title: Missy Clarke, Deputy Town Clerk

Application #: P40123-09
(Official Use Only)

Disclosure Form

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that all Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. Property Owners

Name: Keith or Elizabeth Evans
Address: 16106 6th Street East
Redington Beach, Florida 33708

Name:
Address:

Name:
Address:

Name:
Address:

B. Representatives:

Name: Dolphin Marine Equipment, Inc.
Address: 13056 Faxton Street
Clearwater, Florida 33760

Name:
Address:

Name:
Address:

Name:
Address:

C. Other persons having ownership interest in the subject property:

Interest is: Contingent ☐ Absolute ☐
Name: Specific Interest held:

D. Does a contract for sale exist for the subject property? Yes ☐ No ☒

If so, the contract is: Contingent ☐ Absolute ☐
Name of parties to the contract:

E. Does an opinion to purchase exist for the subject property? Yes ☐ No ☒

Name of parties to the option:

F. Owners Signature:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

X Elizabeth Evans Date: 7/20/09
KE-ww 7/20/09

Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, Florida 33756

Application # P40123-09
(OFFICIAL USE ONLY)

1) Existing Structures And Vessels

Structures 1 Vessels 1

2) Proposed Structures And Vessels

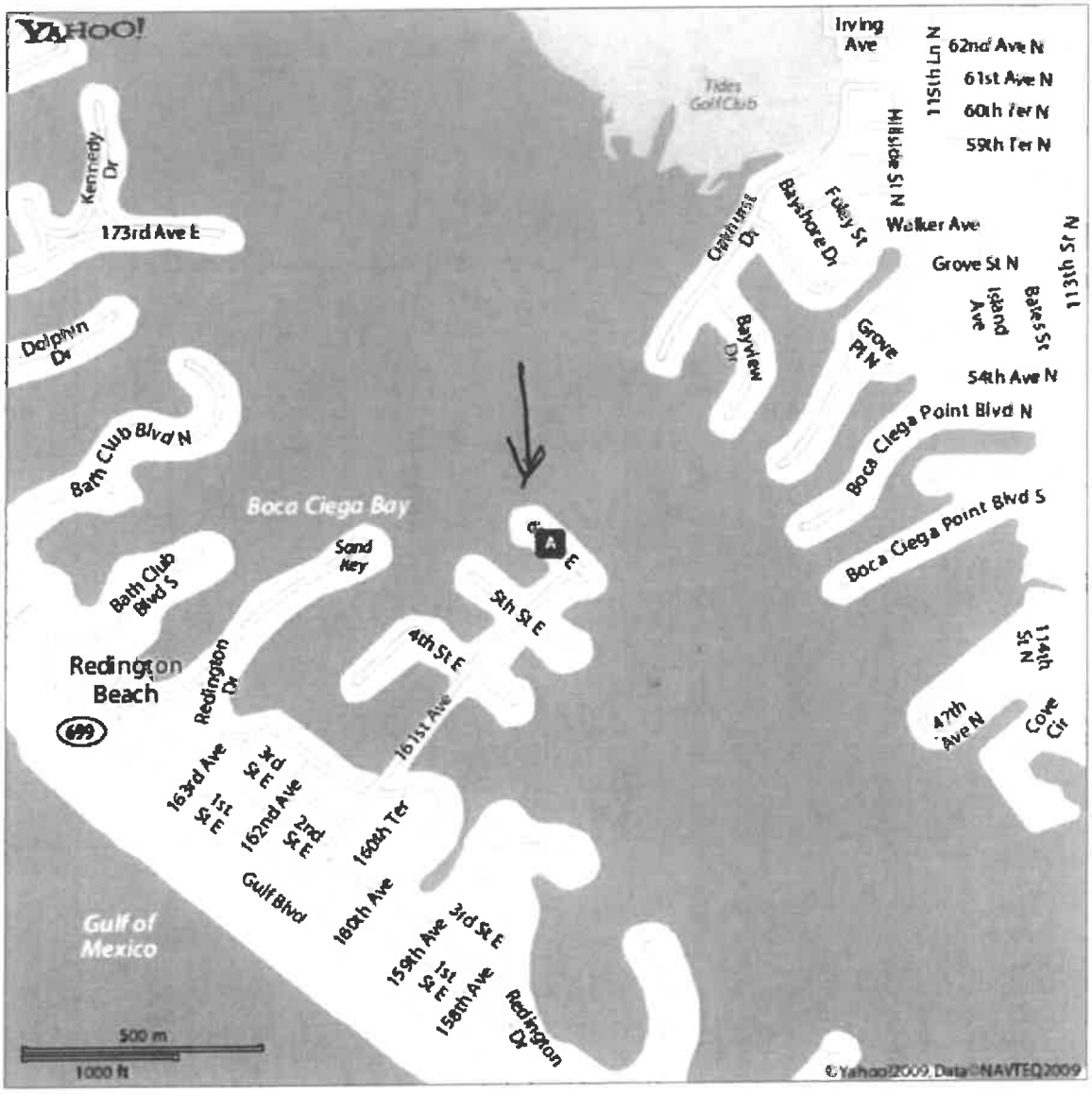
Structures REBUILD Vessels 1

3) Distance In Feet To Federal Channel

1500 Feet

4) Applicant Agrees To Follow All Standard Manatee Precautions

Map of 16106 6th St E, Redington Beach, FL 33708-1618



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

EXHIBIT A

IN RE:

REQUEST FOR RELIEF PURSUANT TO SECTION 70.51, FLORIDA STATUTES

KEITH KOEHLER & MEGAN KOEHLER

_____/

I. INTRODUCTION

Keith Koehler and Megan Koehler (collectively, the "**Petitioners**") hereby file their Request for Relief pursuant to the Florida Land Use and Environmental Dispute Resolution Act, Section 70.51, Florida Statutes (the "**Act**"). The Petitioners are seeking to have a Special Magistrate review the May 18, 2023 decision of the Board of Adjustment (the "**BOA**") of the Town of Redington Beach, Florida (the "**Town**"), denying Petitioners' application for certain variances from the setback requirements prescribed in Sections 5-57(a)(3)(a), 5-57(a)(3)(b) and 5-57(a)(3)(g) of the Town's Code of Ordinances (the "**Code**") for the construction of a private dock (the "**Dock**") at 16100 5th Street East, Redington Beach, FL 33708 (the "**Property**").

The basis for the Petitioners' request for relief is that the Town's denial of their application for variances (collectively, the "**Variances**") unreasonably and unfairly burdens the use of Petitioners' real property, in accordance with Section 70.51(3), Florida Statutes. The Town's action in denying the Variances departed from the essential requirements of the law and was not supported by competent and substantial evidence.

Therefore, the Petitioners seek to have a Special Magistrate designated in this proceeding attempt to facilitate a resolution of this matter through a mediated settlement conference with the Town. In the event that an acceptable resolution cannot be achieved, the Petitioners will request that the Special Magistrate consider the factual circumstances and evidence surrounding the Town's denial of the Variances and render a determination that the Town's denial of the Variances unreasonably and unfairly burdens the use of Petitioners' property and recommend such relief that will protect the Petitioners' interests in accordance with those laws and regulations afforded other similarly situated property owners in the Town. If this process should fail to resolve this matter, the Petitioners reserve the right to seek judicial review in accordance with Section 70.51(10)(a), Florida Statutes.

II. THE PARTIES

The Petitioners are the fee simple owners of the Property. The Warranty Deed recorded July 29, 2020, in Book 21098, Page 2391, of the Official Records of Pinellas County, Florida, evidencing Petitioners' ownership of the Property is attached hereto as **Exhibit "A"**.

The respondent Town is a political subdivision of the State of Florida.

III. JURISDICTION

On May 18, 2023, the BOA held a quasi-judicial, public hearing (the **"Hearing"**) to consider Petitioners' application and denied the Variances at the conclusion of such Hearing.

Pursuant to Section 70.51(2)(b), Florida Statutes, a "development permit" is defined to include any building permit, zoning permit, subdivision approval, certification, special exception, *variance* or any other similar action of local government, as well as any other permit authorized to be issued under state law by state, regional, or local government which has the effect of authorizing the development of real property including, but not limited to, programs implementing Chapters 125, 161, 163, 166, 187, 258, 372, 373, 378, 380, and 403, Florida Statutes. Section 70.51(2)(a), Florida Statutes, defines a "development order" to mean any order, or notice of proposed state or regional governmental agency action, which is or will have the effect of granting, *denying*, or granting with conditions an application for a development permit. In addition, Section 70.51(10)(a), Florida Statutes requires that prior to initiating a Special Magistrate proceeding seeking review of a local development order, the owner must exhaust all non-judicial local government administrative appeals.

The Petitioners have the requisite standing to petition for the relief provided for under the Act as the Variances qualify as a "development permit" and the Town's denial of the Variances constitutes a "development order," as defined therein. Further, because the BOA's denial of the Variances is considered a final action of the Town, there are no non-judicial local government administrative appellate remedies available to the Petitioners. Due to the finality of the BOA's action, the only remedy that could be sought by the Petitioners is judicial relief.

The Petitioners have further qualified for relief under Section 70.51(3), Florida Statutes, by timely filing this Request for Relief within thirty (30) days of Petitioners' receipt of the development order. In accordance with Section 70.51(10)(a), Florida

Statutes, the Petitioners' filing of its Request for Relief and initiation of the Special Magistrate proceedings hereunder, seeking review of the Town's denial of the Variances, effectively tolls the time for seeking judicial review by the Petitioners until such time as the Special Magistrate's recommendation is issued and acted upon by the Town.

IV. SUMMARY OF THE TOWN'S DEVELOPMENT ORDER

On or about March 30, 2023, the Petitioners submitted their application for the Variances which was supplemented on April 12, 2023, a copy of which is attached hereto as **Exhibit "B"** (the "**Application**").

In response to the Application, the Town's Building Official ("**Staff**") issued a report on May 10, 2023, a copy of which is attached hereto as **Exhibit "C"** (the "**Staff Report**"), concluding that the Application satisfied the required criteria for granting of variances set forth in Sec. 6-289 of the Code (the "**Criteria**") and recommending approval of the Variances.

During the Hearing, the Staff Report was entered into the record and Staff provided testimony consistent with the Staff Report expressing their recommendation that the BOA approve the Variances.

During the Hearing, the Application and oral testimony provided by Petitioners and their counsel were introduced into the Hearing record as substantial and competent evidence demonstrating conformance with the Criteria and justifying approval of the Variances, including evidence that the BOA had previously approved similar variances

for similarly situated properties within the Town located at 16101 5th Street East and 16106 6th Street East.

During the Hearing, certain other individuals owning property in the Town objected to the Variances, opining that Petitioners were not entitled to construct the Dock and that it would create navigation hazards; however, no substantial and competent evidence was presented in support of such opinions or that the Application failed to conform to the Criteria.

The BOA denied the Variances at the conclusion of the Hearing. The Town issued a written order confirming such denial on May 23, 2023, a copy of the email transmittal to Petitioners' counsel and the order attached thereto is attached hereto as **Exhibit "D"**.

V. IMPACT OF DEVELOPMENT ORDER ON PROPOSED USE OF THE PROPERTY

The denial of the Variances prohibits the construction of the Dock and unreasonably and unfairly burdens the use of Petitioners' Property and denies them the reasonable use afforded to other similarly situated properties.

VI. RESERVATION OF RIGHTS

The Petitioners reserve their right to supplement this Request for Relief and to provide any and all information that may be relevant to the Special Magistrate's ultimate determination in this matter.

VII. REQUEST FOR RELIEF

Based on the foregoing, the Petitioners hereby request that the Special Magistrate conduct a hearing to determine the unreasonableness of the Town's denial of the Variances and the resultant unfair burdens imposed on the Petitioners' Property, recommend to the Town that it approve the Variances, or other such relief deemed just and equitable under the circumstances.

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that the original of the foregoing has been hand-delivered to the Town of Redington Beach to the attention of the Town Clerk, 105 164th Avenue, Redington Beach, FL 33708; with a copy of the foregoing furnished via e-mail to the parties listed below, this 21st day of June, 2023:

- David Will, Town Mayor [mayor@townofredingtonbeach.com]
- Adriana Nieves, Town Clerk [townclerk@townofredingtonbeach.com]
- Dee Runyon, Deputy Town Clerk [deputyclerk@townofredingtonbeach.com]
- Robert Eschenfelder, Town Attorney [rob@cityattorneys.legal]

Craig A. Taraszki, Esq.
FBN: 107765
Johnson, Pope, Bokor, Ruppel & Burns, LLP
490 1st Avenue South, Suite 700
St. Petersburg, FL 33701
Phone: (727) 999-9900
Email: craigt@jpfirm.com
Attorney for Petitioners

EXHIBIT "A"

DEED

I#: 2020224661 BK: 21098 PG: 2391, 07/29/2020 at 12:25 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $4770.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK100558

Prepared by and return to:
Bayshore Title
3431 Henderson Blvd.
Tampa, Florida 33609
BY81 2007012

Consideration: $ 681,500.00
Documentary Stamps: $ 4,767.00

Parcel ID Number: 04-31-15-73962-001-0460

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

Warranty Deed

This Warranty Deed, made and executed the 29th day of July, 2020, by **Lesley Whetton,** the, whose post office address is 37 Tong Lane, Bradford BD4 0RT, England, United Kingdom, (hereinafter referred to as "Grantor") to **Keith Koehler and Megan Koehler, husband and wife,** whose post office address is 401 N. Howard Ave., Tampa, FL 33606 (hereinafter referred to as "Grantee").

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for herself, her successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, and sold, to Grantee, and Grantee's successors and assigns forever, the following described real property located in Pinellas County, Florida, to-wit:

Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 29, of the Public Records of Pinellas County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

WARRANTY DEED
PAGE TWO

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in Fee Simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims and demands of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date and year first stated above.

BY: Lesley Whetton
Lesley Whetton

WITNESSES:
Signed, sealed and delivered in our presence:

Signature

LOUISE KELLY MORLEY
Printed Name

Signature

CHRISTOPHER HUGH PATRICK ATKINSON
Printed Name

COUNTRY OF ENGLAND

COUNTY OF WEST YORKSHIRE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of July, by Lesley Whetton, who is:

___ Personally known to me
✓ Produced UK DRIVING LICENCE as identification.

Notary Public

My Commission Expires: 10/31/2020 (SEAL)

CHRISTOPHER HUGH PATRICK ATKINSON
NOTARY PUBLIC

Suite E7.3
Joseph's Well
Park Lane
Leeds
West Yorkshire
LS3 1AB ENGLAND

T. 0113 816 0116
M. 0771 660 8747

EXHIBIT "B"

APPLICATION

JOHNSON
POPE

Craig A. Taraszki, Esq.
490 1st Avenue South, Suite 700
St. Petersburg, Florida 33701
Telephone: (727) 999-9900
Email: CraigT@JPFirm.com

COUNSELORS AT LAW TAMPA ▪ CLEARWATER ▪ ST. PETERSBURG

File No. 072921.151234

March 30, 2023

VIA HAND DELIVERY

MAR 30 2023

Dee Runyon
Deputy Clerk

Town Clerk
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

Re: **Variance Application – Dock Setbacks**
Keith & Megan Koehler
16100 5th Street East
Parcel No. 04-31-15-73962-001-0460

On behalf of our clients, Keith & Megan Koehler (the "Applicant"), please find attached the following documents in support of the above-referenced variance application:

1. One (1) copy of the completed Variance Application (General Information, Variance Criteria Narrative and Affidavit);
2. One (1) copy of the proposed dock plan and profile;
3. One (1) copy of the Warranty Deed for the subject property recorded July 29, 2020, in Book 21098, Page 2391, of the Public Records of Pinellas County, Florida;
4. One (1) copy of the plat of Sith Addition to Redington Beach Homes (with subject property identified), recorded in Plat Book 31, Page 29, of the Public Records of Pinellas County, Florida (the "Plat");
5. One (1) copy of an enlarged excerpt of the Plat depicting the subject property;
6. One (1) copy of Permit No. P36485-05 for the dock at 16101 5th Street East;
7. One (1) copy of Permit No. P41023-09 for the dock at 16106 6th Street East; and
8. Check for $250.00 payable to Town of Redington Beach.

The variance is requested to allow side setbacks of 6 inches for the proposed dock facilities where 7 feet 6 inches is required by the Town's Code. Please confirm your receipt and contact me if you have any questions or require any additional information or documents.

Regards,

JOHNSON, POPE, BOKOR, RUPPEL & BURNS, LLP

Craig A. Taraszki

Attachments

cc: Applicant

TOWN OF REDINGTON BEACH, FLORIDA

VARIANCE APPLICATION

(Please type or print clearly)

Property Owner(s)

Name	Email
Keith Koehler & Megan Koehler	

Address
401 N. Howard Ave

City	State	Zip
Tampa	FL	33606

Phone	Fax	Cellular

Applicant

Name	Email
Keith Koehler & Megan Koehler	

Address
401 N. Howard Ave

City	State	Zip
Tampa	FL	33606

Phone	Fax	Cellular

Agent (if applicable)

Name	Email
Craig Taraszki, Esq. (Johnson Pope)	craigt@jpfirm.com

Address
490 1st Ave South, Suite 700

City	State	Zip
St Petersburg	FL	33701

Phone	Fax	Cellular
727-999-9900		

General Information

Property Location or Address
16100 5th Street East

Legal Description (attach additional sheet if necessary)	Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 29, of the Public Records of Pinellas County, Florida.

Tax Parcel Number	04-31-15-73962-001-0460	Zoning District	District 2

Requested Action:

Describe request and applicable code section:

Proposed dock facilities, including boatlift, located 6 inches from the waterward projection of the side lot lines, as depicted on the attached plan.

Required LDC Regulation(s): [list all that apply]

Sec. 5-57(a)(3)a, b, and g.

TOWN OF REDINGTON BEACH
VARIANCE APPLICATION

1. *What special conditions or circumstances exist which are peculiar to the land, structure or building involved, and which are not applicable to other similarly situated lands, structures or buildings in the same district?*

   The subject land is described as Lot 46, Block 1, Sixth Addition to Redington Beach Homes, according to the plat thereof, as recorded in Plat Book 31, Page 29, of the Public Records of Pinellas County, Florida (see attached deed). The geometry of the land is triangular or "pie-shaped," with the parcel narrowing from approximately 120 feet wide at the 5th Street East right-of-way to only approximately 25 feet wide at the waterfront (see attached plat). The majority of parcels within District 2 of the Town and the platted subdivision are rectangular in shape. The triangular shape of the subject parcel results in a narrow waterfront and sharply converging waterward projections of the side property lines. Since the code regulating the location of the dock facilities measures setbacks relative to the waterfront width and extended side property lines, such regulations have a disproportionate effect on the applicant's ability to build dock facilities enjoyed by others within the same district.

2. *What literal interpretation of the provisions of the applicable code would deprive the Applicant(s) of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code?*

   The literal enforcement of the setback requirements of the code disproportionally impacts the applicant's property in comparison to others in the same district due to its unique triangular geometry. Due to the narrow waterfront width and acute angle established by the converging side property lines, the literal enforcement of such setbacks would deprive the applicant of full use of their property by establishing an allowable footprint for dock facilities that would be too small for their reasonable and expected use.

3. *What special conditions or circumstances entitles the Applicant to a variance that are NOT self-created by the Applicant or an action taken with the Applicant's prior knowledge or approval?*

   The shape of the parcel was established by the plat recorded September 29, 1952. The applicant purchased the parcel on July 29, 2020; therefore, the shape was not self-created and not the result of an action taken with the applicant's prior knowledge or approval.

4. *Explain how the granting of the variance will not confer on the Applicant any special privilege that is denied by the applicable code to other similarly situated lands, structures or buildings in the same district.*

   The applicant is requesting dock facilities that are consistent and compatible with others in the same district. There are two properties within the district and immediate neighborhood that enjoy dock facilities with the same 6-inch side setbacks: 16101 5th Street East and 16106 6th Street East (see attached permits).

5. *Explain how the variance requested is the minimum variance necessary to permit the reasonable use of the lands, structures or buildings, will be in harmony with the general*

purpose and intent of the applicable code and will not be injurious to the neighborhood or otherwise detrimental to the public welfare.

The proposed dock facilities would be allowable without the need for a variance if the property was a typical, 60-foot wide rectangular-shaped lot found within the zoning district and platted subdivision. The requested variance is the minimum necessary to build dock facilities in such a configuration that can be reasonably enjoyed and consistent with others in the district. The Town previously determined that the same 6-inch setbacks granted for dock facilities at 16101 5th Street East and 16106 6th Street East were in harmony with the general purpose and intent the code and not injurious to the neighborhood or otherwise detrimental to the public welfare.

Note: No variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the Board shall have no legal right to grant a variance.

Section 6-290(g): Any variance granted under the provisions of this code shall expire within sixty (60) days from the date of the executed order granting the variance unless a building permit for construction or alteration has been issued in accordance with the plans and conditions upon which the variance was granted.

TOWN OF REDINGTON BEACH, FLORIDA
VARIANCE APPLICATION
AFFIDAVIT

I (we), the undersigned, certify ownership of the property within this application, that said ownership has been fully divulged, whether such ownership by contingent or absolute, and that the name of all parties to an existing contract for sale or any options are filed with this application.

I (we) certify that Craig Taraszki, Esq. and attorneys of Johnson, Pope, Bokor, Ruppel & Burns, LLP is/are duly designated as the agent(s) for the owner, that the agent(s) is (are) authorized to provide subject matter on the application contained herein, whether verbal or written, and appear at any public hearings(s) involving this petition. Further, it is understood that this application must be complete and accurate, and the appropriate fee paid prior to processing.

Date: 2/07/23 Title Holder: _____
Keith Koehler

Date: 2-7-23 Title Holder: _____
Megan Koehler

STATE OF FLORIDA)
COUNTY OF PINELLAS)

SWORN TO AND SUBSCRIBED before me, by means of [✓] physical presence or [ ] online notarization, this 7th day of February, 2023, by Keith Koehler, who [ ] is personally known to me or [✓] has produced FL Drivers License as identification and who did (did not) take an oath.

_____
Notary Public
My Commission Expires: 10/6/25

KATHRYN K. TURLEY
Commission # HH 182140
Expires October 6, 2025
Bonded Thru Budget Notary Services

STATE OF FLORIDA)
COUNTY OF PINELLAS)

SWORN TO AND SUBSCRIBED before me, by means of [✓] physical presence or [ ] online notarization, this 7th day of February, 2023, by Megan Koehler, who [ ] is personally known to me or [✓] has produced FL Drivers License as identification and who did (did not) take an oath.

_____
Notary Public
My Commission Expires: 10/6/25

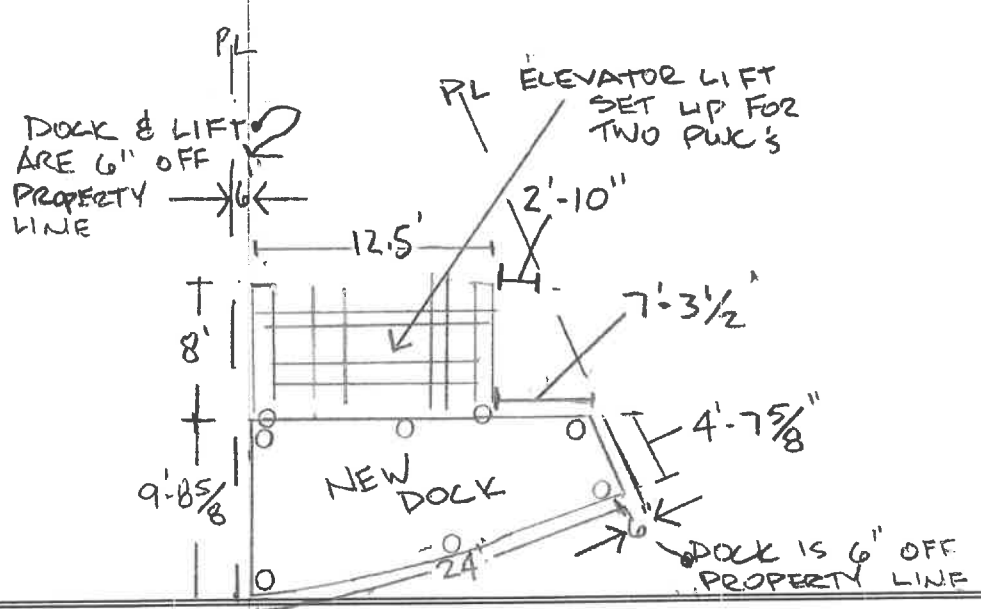
KATHRYN K. TURLEY
Commission # HH 18214
Expires October 6, 2025
Bonded Thru Budget Notary Servic

Owner Name: KOEHLER Site Address: 16100 5th ST E

Nature and Size of Project: BUILD NEW 170 ft DOCK & 3K ELEVATOR LIFT SET UP FOR TWO PWC's

Total Project Square Footage:	170	New Square Footage:	170
Total Number of Pilings:	8	Diameter of Pilings:	10"
Waterway Width	420 ft/-	Waterfront Width	25

Plan View Drawing
(applicant and adjacent docks)



SHORELINE

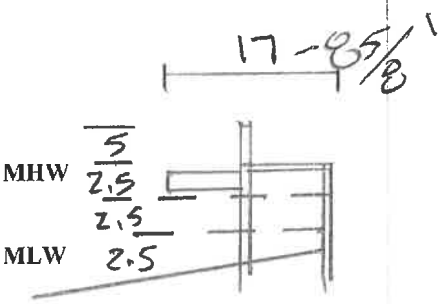
The undersigned does not object to the proposed project as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	**Water and Navigation Approval**

Owner Name : KOEHLER Site Address: 16100 5th ST E

Profile View Drawing



BOTTOM

I#: 2020224661 BK: 21098 PG: 2391, 07/29/2020 at 12:25 PM, RECORDING 2 PAGES $18.50 D DOC STAMP COLLECTION $4770.50 KEN BURKE, CLERK OF COURT AND COMPTROLLER PINELLAS COUNTY, FL BY DEPUTY CLERK: CLK100558

Prepared by and return to:
Bayshore Title
3431 Henderson Blvd.
Tampa, Florida 33609
BY81 2007012

Consideration: $ 681,500.00
Documentary Stamps: $ 4,767.00

Parcel ID Number: 04-31-15-73962-001-0460

The property being hereby conveyed, is not now, nor has it ever been, nor was it ever intended to be the homestead of the grantor, the grantor's spouse, and/or minor children, if any. Nor is it contiguous with or adjacent to such homestead. The grantor's residence is at the street or post office address designated below.

Warranty Deed

This Warranty Deed, made and executed the 29th day of July, 2020, by **Lesley Whetton,** the, whose post office address is 37 Tong Lane, Bradford BD4 0RT, England, United Kingdom, (hereinafter referred to as "Grantor") to **Keith Koehler and Megan Koehler, husband and wife,** whose post office address is 401 N. Howard Ave., Tampa, FL 33606 (hereinafter referred to as "Grantee").

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

WITNESSETH: That Grantor, for herself, her successors and assigns, for and in consideration of the sum of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, the receipt and sufficiency whereof are hereby acknowledged by Grantor, has granted, bargained, and sold, to Grantee, and Grantee's successors and assigns forever, the following described real property located in Pinellas County, Florida, to-wit:

Lot 46, Block 1, SIXTH ADDITION TO REDINGTON BEACH HOMES, according to the plat thereof, as recorded in Plat Book 31, Page(s) 29, of the Public Records of Pinellas County, Florida.

TOGETHER WITH all the tenements, hereditaments, and appurtenances thereto belonging or in anywise appertaining.

SUBJECT TO covenants, conditions, restrictions, reservations, limitations, easements and agreements of record, if any; taxes and assessments for the year 2020 and subsequent years; and to all applicable zoning ordinances and/or restrictions and prohibitions imposed by governmental authorities, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

WARRANTY DEED
PAGE TWO

And Grantor hereby covenants with said Grantee that Grantor is lawfully seized of said land in Fee Simple; that Grantor has good right and lawful authority to sell and convey said land; that Grantor hereby fully warrants title to said land and will defend the same against the lawful claims and demands of all persons whomsoever, and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2019, restrictions and easements of record, if any.

IN WITNESS WHEREOF, Grantor has executed this Warranty Deed as of the date and year first stated above.

BY: Lesley Whetton
Lesley Whetton

WITNESSES:
Signed, sealed and delivered in our presence:

Signature

LOUISE KELLY MORLEY
Printed Name

Signature

CHRISTOPHER HUGH PATRICK ATKINSON
Printed Name

COUNTRY OF ENGLAND

COUNTY OF WEST YORKSHIRE

The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 22 day of July, by Lesley Whetton, who is:

___ Personally known to me
✓ Produced UK DRIVING LICENCE as identification.

Notary Public

My Commission Expires: 10/31/2020 (SEAL)

CHRISTOPHER HUGH PATRICK ATKINSON
NOTARY PUBLIC

Suite E7.3
Joseph's Well
Park Lane
Leeds
West Yorkshire
LS3 1AB ENGLAND

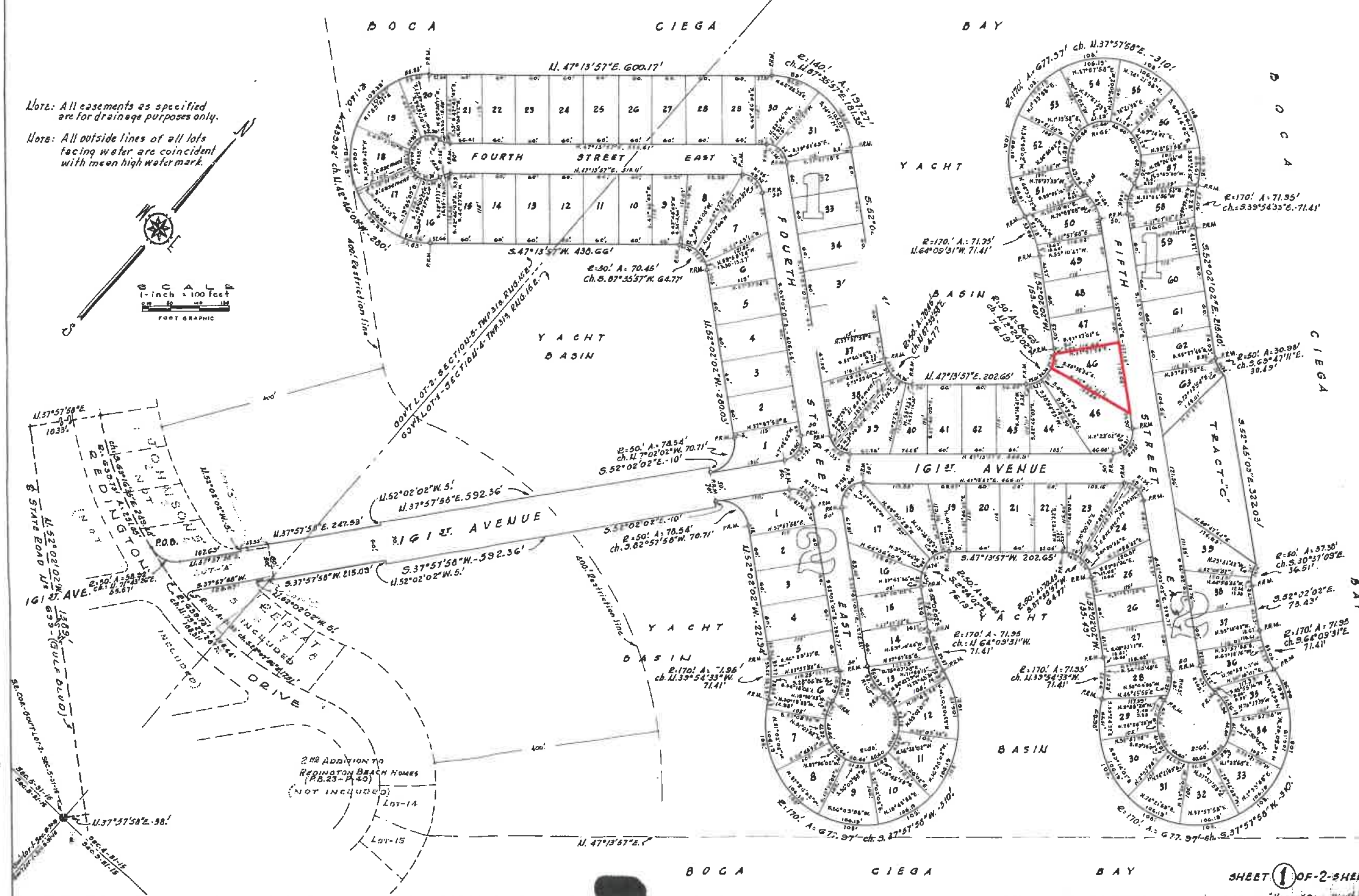
T. 0113 816 0116

PLAT'S 31 29

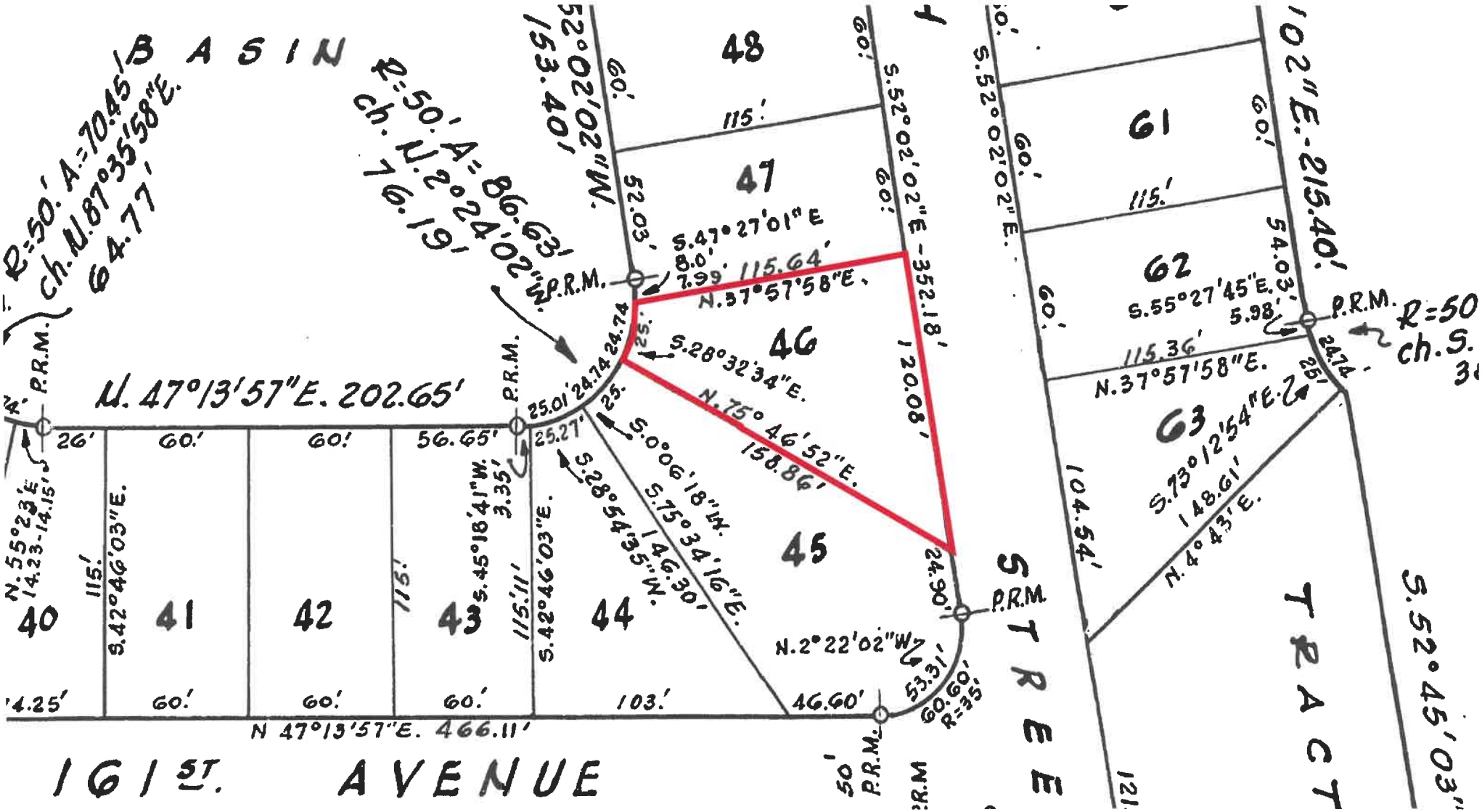
SIXTH ADDITION TO REDINGTON BEACH HOMES

BEING A SUBDIVISION OF LANDS LYING IN GOVERNMENT LOT-2-SECTION-5-TOWNSHIP-31S-RANGE-15E; AND GOVERNMENT LOT-1-SECTION-4-TOWNSHIP-31S-RANGE-15E; AND ALSO A REPLAT OF LOTS-"A" "B" AND "C" OF JOHNSONS REPLAT AS RECORDED IN PLAT BOOK-24-PAGE-25-PINELLAS COUNTY RECORDS.

SECTIONS-4 AND 5- TOWN OF REDINGTON BEACH | TOWNSHIP-31S PINELLAS COUNTY | RANGE-15E. FLORIDA.



The within map or plat conforms to the requirements of Chapter 10275 Acts of 1925, and Chapter 26151 Spl. Acts of 1949, Laws of Florida, as to form, was filed for record on the 22nd day of September 1952, at [illegible] o'clock A.M., and recorded in the public records of Pinellas County, Florida, in Plat Book 31, Page 29-30
MORRISON PEARCE, CLERK CIRCUIT COURT
By [signature] Deputy Clerk


B A S I N
R=50'
A=70.45'
ch. N. 87°35'58"E.
64.77'
R=50'
A=86.63'
ch. N. 2°24'02"W.
76.19'
N. 52°02'02"W.
153.40'
P.R.M.
N. 47°13'57"E. 202.65'
P.R.M.
N. 55°23'E.
14.23-14.15'
26'
60'
60'
56.65'
40
41
42
43
44
45
46
47
48
115'
S. 42°46'03"E.
S. 45°18'41"W.
3.35'
115.11'
S. 28°54'35"W.
146.30'
S. 0°06'18"W.
S. 75°34'16"E.
146.30'
S. 28°32'34"E.
N. 75° 46'52"E.
158.86'
S. 47°27'01"E
8.0'
7.99'
115.64'
N. 37°57'58"E.
S. 52°02'02"E -352.18'
120.08'
25.01'
24.74
25.27'
25'
52.03'
60'
24.90'
P.R.M.
N. 2°22'02"W
53.31'
60.60'
R=35'
46.60'
103'
14.25'
N 47°13'57"E. 466.11'
161ST. AVENUE
50'
P.R.M.
61
62
63
115.36'
N. 37°57'58"E.
S. 55°27'45"E.
5.98'
54.03'
S. 52°02'02"E.
102"E.-215.40'
P.R.M.
R=50
ch. S.
S. 73°12'54"E. 2
148.61'
N. 4°43'E.
104.54'
S. 52°45'03"
TRACT
STREE

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: ADVANCED MARINE CONST FOR RONALD FOWLER
16101 5TH ST E
REDINGTON BCH, FL 33708
DESCRIPTION: 04-31-15-73962-001-0630
TO REPORT START DATE AND COMPLETION: (727) 464-3770

PERMIT NO. P36485-05

CLERK:

KEN BURKE

By: _____
Deputy Clerk

DATE OF ISSUANCE:

09 / 30 / 2005

FINAL INSPECTION:

/ /

1. PERMITS MAY ALSO BE REQUIRED BY THE FOLLOWING AGENCIES: FL D.E.P. & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE-CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

THIS PERMIT IS REQUIRED TO BE POSTED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION SITE.

Direct all correspondence to:
Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, FL 34616

RECEIVED
SEP 28 2005
ENVIRONMENTAL MANAGEMENT

Application # P 36118.5-05
(OFFICIAL USE ONLY)

pd 25.00

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY

Please type, or hand print in BLACK ink

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: RONALD FOWLER

B. Mailing Address: 16101 5th street East

City: Redington Beach State: Fl Zip: 33708

C. Telephone No.(s): 421-5713

II. AGENT INFORMATION:

A. Name: Advanced Marine Construction

B. Address: 1041 Harbor Lake DR.

City: Safety Harbor State: Fl Zip: 34695

C. Telephone No.(s): 712-3909

III. SITE INFORMATION:

A. Construction Site Address: 16101 5th street East

City: Redington Beach

B. Parcel ID Number: 04/31/15/73962/001/0630

C. Incorporated: ☑ Unincorporated: ☐ Redington Beach

D. Affected waterbody: Boca Ciega Bay

E. Previous Permits: none

F. Date applicant assumed property ownership: Sept. 2002
month/year

G. Obstructions: (dogs, fences, etc.) Fence

H. Attach 8-1/2" X 11" vicinity map showing specific project location.

I. All other information pursuant to P.C.O. 90-19 (*amended*), Section 10.8, as needed.

J. For projects requiring a public hearing, attach a copy of the complete legal description.

County Application

Application # _____
(OFFICIAL USE ONLY)

IV. PROJECT DESCRIPTION:

A. Nature and Size of Project: Construct a 4' x 23' wedge shaped dock per drawing. Install a 6,000lb. Dero cradle lift to Right side of dock per drawing. Square feet: 75

B. Variance: Yes ☐ No ☑
Amount in variance: Length: _____' Width: _____'
Setbacks: L _____'; R _____'
Other: _____

NOTE: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of and need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. CONTRACTOR INFORMATION:

I, Stephen Lott, a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either remove the dock or correct the deficiency.

Signed: _____ Cert. No.: CFC057078

Company Name: Advanced Marine Construction Telephone No.: 712-3909

Address: 1041 Harbor Lake DR. Safety Harbor Fl. 34695

VI. OWNER'S SIGNATURE:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor may act as my representative. I understand that I, not Pinellas County, am responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

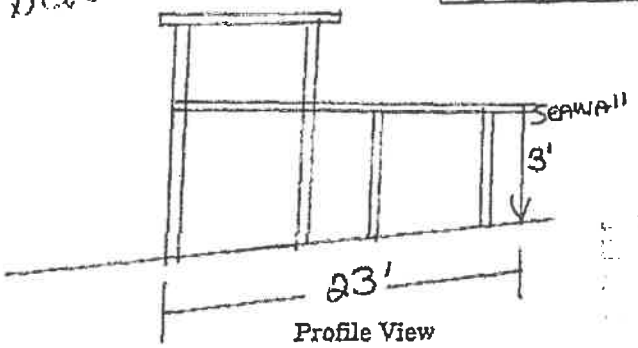
4/20/05 (X) _____
Date Legal Owner's Signature

PRIVATE DOCK

16101 5th St E
Redington Bch 33708

Application # 0264-05

(OFFICIAL USE ONLY)

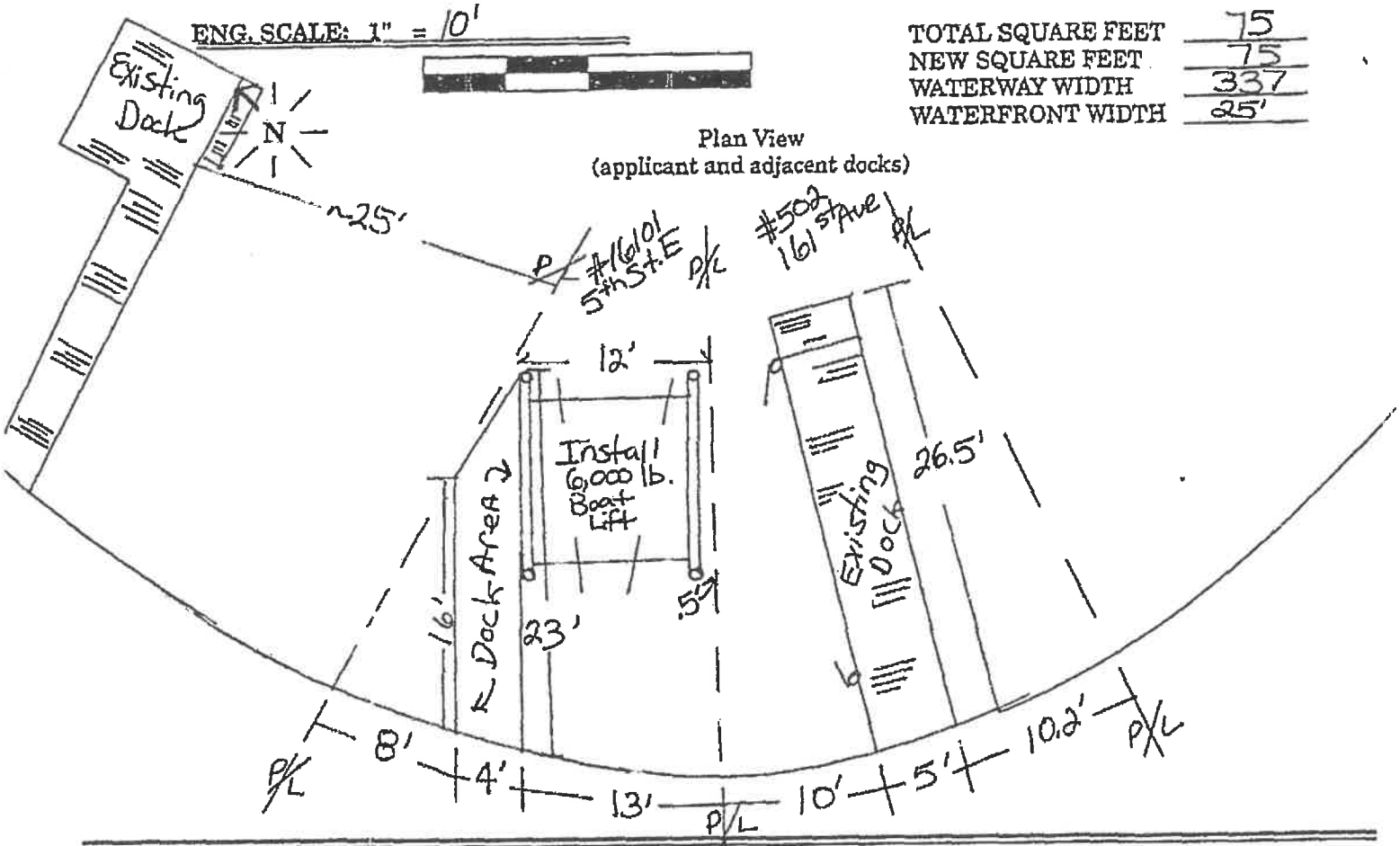


Profile View

ENG. SCALE: 1" = 10'

TOTAL SQUARE FEET	75
NEW SQUARE FEET	75
WATERWAY WIDTH	337
WATERFRONT WIDTH	25'

Plan View
(applicant and adjacent docks)



SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner		Right Owner	
Signature	Date	Signature	Date

Municipality Approval	Water and Navigation Approval
9-27-05	APPROVED PINELLAS COUNTY ENVIRONMENTAL MANAGEMENT 9-30-05 FOR WILLIAM M. DAVIS, DIRECTOR

VARIANCE REQUEST FORM

Application # P 36/95 RJ
(OFFICIAL USE ONLY)

Left Lot Owner's Name: N/A

Mailing Address: _____ Zip: _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a Commercial ☐ Multi-use ☐ Private ☐ dock at the following address:

_____.

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT ☐ DO NOT OBJECT ☐ to the construction.

OWNER'S SIGNATURE:

X _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 19 ___.

_____
Notary Public

My commission expires: _____

Right Lot Owner's Name: N/A

Mailing Address: _____ Zip: _____

I certify that I am the owner of Lot _____ which adjoins the property owned by the applicant who proposes to construct a Commercial ☐ Multi-use ☐ Private ☐ dock at the following address:

_____.

I have seen the plans of the proposed structure(s) with any requested variances (see Section IVB of Application) and therefore: DO OBJECT ☐ DO NOT OBJECT ☐ to the construction.

OWNER'S SIGNATURE:

X _____ Date _____

NOTARY:
STATE OF FLORIDA, PINELLAS COUNTY, BEFORE ME, the undersigned authority, personally appeared _____, well known to me, or who provided a valid Florida Driver's License to be the person who executed the foregoing instrument and that he/she acknowledged to me, under oath, that he/she signed the same freely and voluntarily for the purposes expressed therein.

Witness my hand and official seal this _____ day of _____, 19 ___.

_____
Notary Public

My commission expires: _____

county Application

Application # 12-16-05 AS

(OFFICIAL USE ONLY)

DISCLOSURE FORM

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that the Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be affected by any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. PROPERTY OWNERS:

Name: Ronald Fowler
Address: 16101 5th St E
Redington Beach Fl

Name: Joan Fowler
Address: 16101 5th St E
Redington Beach Fla

Name: _____
Address: _____

Name: _____
Address: _____

B. REPRESENTATIVES:

Name: Advanced Marine Construction
Address: 1041 Harbor Lake DR.
Safety Harbor, Fl. 34695

Name: _____
Address: _____

Name: _____
Address: _____

Name: _____
Address: _____

C. OTHER PERSONS HAVING OWNERSHIP INTEREST IN THE SUBJECT PROPERTY:

Interest is: contingent ☐ absolute ☑

Name: _____ specific interest held _____

D. DOES A CONTRACT FOR SALE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☑

If so, the contract is: contingent ☐ absolute ☐

Name of parties to the contract: _____

E. DOES AN OPTION TO PURCHASE EXIST FOR THE SUBJECT PROPERTY? YES ☐ NO ☑

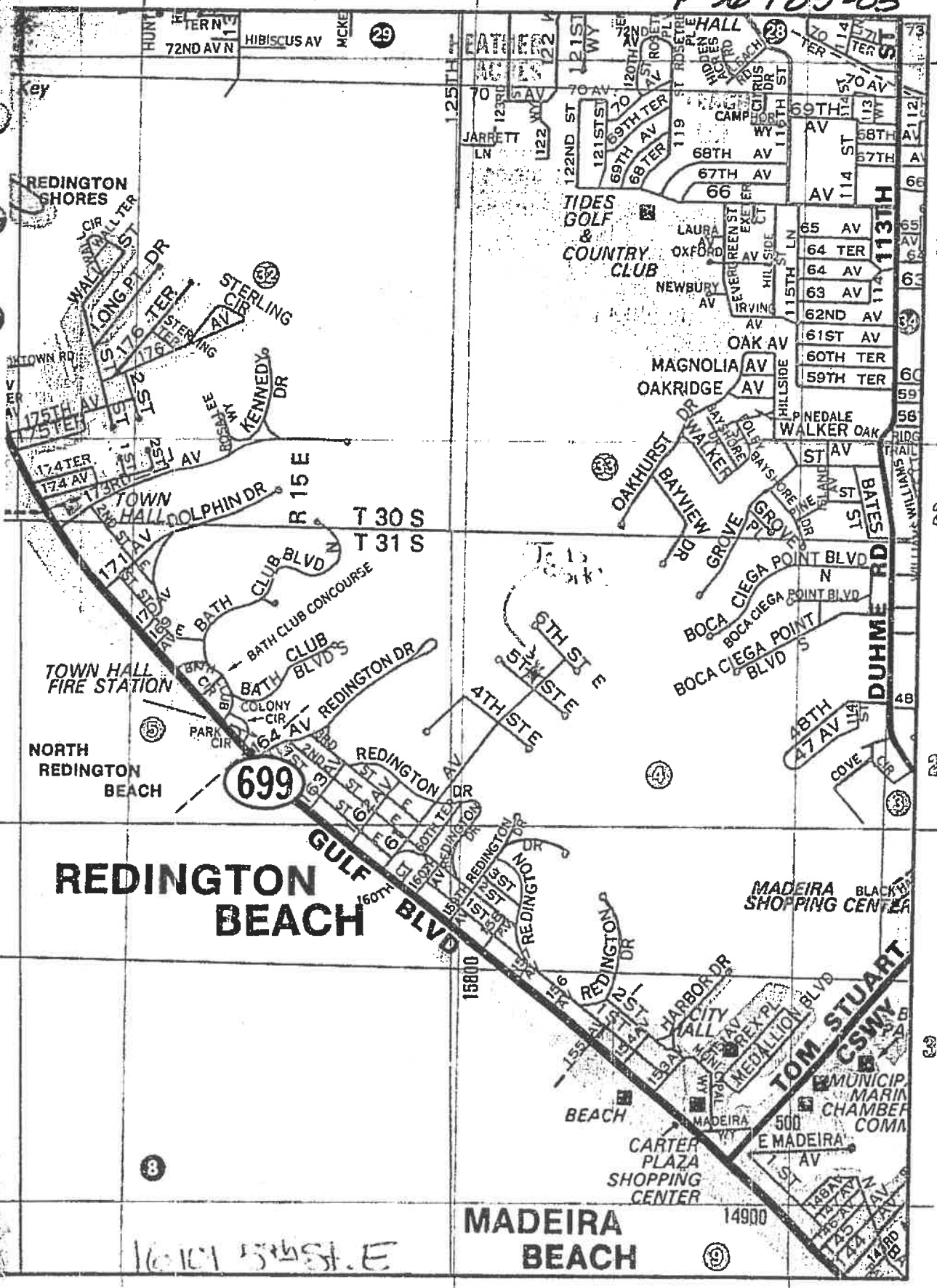
Name of parties to the option: _____

F. OWNER'S SIGNATURE:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

(X) _____ Date 9/29/05

P36485-05



F SOUTH LIMIT OF MAP G

APPROXIMATE SCALE OF MILES

MAP 702

PINELLAS COUNTY WATER & NAVIGATION CONTROL AUTHORITY
315 COURT STREET, CLEARWATER, FLORIDA 33756

ISSUED TO: DOLPHIN MARINE EQUIP INC FOR KEITH AND ELIZABETH EVANS
CONSTRUCTION SITE: 16106 6TH STREET EAST,
REDINGTON BCH. FL 33708
DESCRIPTION: 04-31-15-73980-000-0310

Permit is valid for 3 years
TO REPORT START DATE AND COMPLETION DATE, CALL: (727) 464-3770

PERMIT NO. P40123-09

1. PERMITS MAY ALSO BE REQUIRED FROM THE FOLLOWING AGENCIES: FL D.E.P & U.S. ARMY C.O.E.
2. THE WATERS OF PINELLAS COUNTY ARE LOCATED WITHIN THE PINELLAS COUNTY & BOCA CIEGA BAY AQUATIC PRESERVE. SPECIAL REGULATIONS EXIST THAT GOVERN THE CONSTRUCTION WITHIN AN AQUATIC PRESERVE. PLEASE CONTACT THE FL D.E.P.
3. *THIS PERMIT IS VALID FOR A DOCK STRUCTURE ONLY.* ELECTRICAL & WATER/SEWER INSTALLATIONS WILL REQUIRE SEPARATE PERMITS FROM THE APPROPRIATE (Municipal or County) BUILDING DEPARTMENT.
4. THIS PERMIT IS SUBJECT TO A 30 DAY APPEAL PERIOD FROM DATE OF ISSUE- CHAPTER 31182, SPECIAL ACTS OF FLORIDA, 1955 AS REVISED.

CLERK:
KEN BURKE

By: Michelle Odom
Deputy Clerk

DATE OF ISSUANCE:

08/26/09

FINAL INSPECTION:

_____/_____/_____

THIS PERMIT IS REQUIRED TO BE POSTED IN A CONSPICUOUS LOCATION AT THE CONSTRUCTION SITE.

Direct all correspondence to:
Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, Fl 33756

Water & Navigation

RECEIVED
AUG 25 2009
ENVIRONMENTAL MANAGEMENT

Application # P40123-09
(OFFICIAL USE ONLY)

#42500 # 41530

PRIVATE DOCK PERMIT APPLICATION

PINELLAS COUNTY WATER AND NAVIGATION CONTROL AUTHORITY

V ☐ ORIGINAL *Please type, or hand print in BLACK ink*

I. PROPERTY OWNER INFORMATION:

A. Applicant's Name: Keith & Elizabeth Evans

B. Mailing Address: 16106 6th Street East

City: Redington Beach State: Fl. Zip: 33708

C. Telephone No. (s): 403-1466

Permit not to include electric or plumbing.

II. AGENT INFORMATION:

Gene Jerichow

DOLPHIN MARINE EQUIPMENT INC.
13056 FAXTON ST.
CLEARWATER FL. 33760
727-5398113



RECEIVED
AUG 25 2009
By the Clerk of
Pinellas County Water and
Navigation Control Authority

III. SITE INFORMATION:

A. Construction Site Address: same

City: same

B. Parcel ID Number: 04 / 31 / 15 / 73980 / 000 / 0310

C. Incorporated: /X/ Unincorporated: /_/ Redington Beach

D. Affected waterbody: Boca Ciega Bay

E. Previous Permits: P1629-1111

F. Date applicant assumed property ownership: 6/99
month/year

G. Obstructions: (dogs, fences, etc.) none

H. Attach 8-1/2"x11" vicinity map showing specific project location.

I. All other information pursuant to P.C.O.90-19 (amended), Section 10.8, as needed.

J. For projects requiring a public hearing, attach a copy of the complete legal description.

This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-632-7600) may also be required.

Application #: P40123-09
(official use only)

IV. Project Description:

A. Nature and Size of Project: REMOVE EXISTING DOCK AND DAVITS AND INSTALL NEW 8'x28' DOCK WITH ANGLE SIDE. INSTALL A 5000LB CRADLE LIFT

Square Feet: 1560 SQ

Permit not to include electric or plumbing.

B. Variance: Yes: ☑ No: ☐

Amount in variance: Length:_____ Width:_____

Setbacks: L:_____ R:_____

Other: CITY

Note: It is the applicant's responsibility to clearly demonstrate that any requested variances are consistent with the variance criteria of the Pinellas County Water and Navigation Control Authority Regulations. The applicant must submit a written variance request outlining the nature of any need for any variances. The applicant must demonstrate that a literal enforcement of the regulations would result in an extreme hardship due to the unique nature of the project and the applicant's property. The hardship must not be created by action(s) of the property owner(s). The granting of the variance must be in harmony with the general intent of the regulations and not infringe upon the property rights of others. The variance requested must be the minimum possible to allow for the reasonable use of the applicant's property. Should the applicant fail to demonstrate that any variance request is consistent with the criteria outlined in the regulations, staff cannot recommend approval of the application.

V. Contractor Information:

I, Lawrence Fisk , a certified contractor, state that the dock has not been constructed and that it will be built in compliance with all requirements and standards set forth in the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority, and in accordance with the attached drawings which accurately represent all the information required to be furnished. In the event that this dock is not built in accordance with the permit or the information furnished is not correct, I agree to either re-move the dock or correct the deficiency.

Signed:_____ Cert. No.: C4017

Dolphin Marine Equipment, inc.
13056 Faxton Street
Clearwater, Florida 33760
727-539-8113

VI. Owner's Signature:

I hereby apply for a permit to do the above work and state that the same will be done according to the map or plan attached hereto and made a part hereof, and agree to abide by the "Rules and Regulations" of the Pinellas County Water and Navigation Control Authority for such construction and, if said construction is within the corporate limits of a municipality, to first secure approval from said municipality. I further state that said construction will be maintained in a safe condition at all times, should this application be approved, that I am the legal owner of the upland from which I herein propose to construct the improvements, and that the above stated agent/contractor is not responsible for state dep permits and may act as my representative. I understand that I, not Pinellas County or Dolphin Marine Equipment, Inc., are responsible for the accuracy of the information provided as part of this application and that it is my responsibility to obtain any necessary permits and approvals applicable for the proposed activities on either private or sovereign owned submerged land.

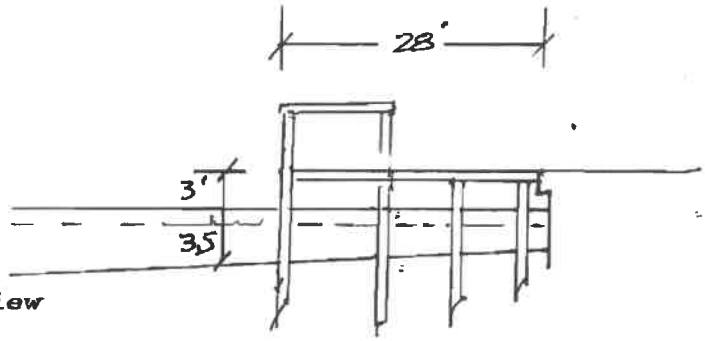
X 7/20/09 X _____
Date Legal Owner's Signature

7/20/09

PRIVATE DOCK (A)

Application # P40123-09

(OFFICIAL USE ONLY)



Profile View

Permit not to include electric or plumbing.

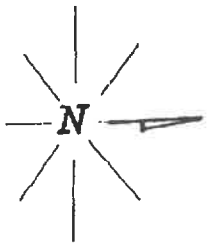
Framing 2"x8", Decking 2"x6"

ENG. SCALE: 1" = 20'

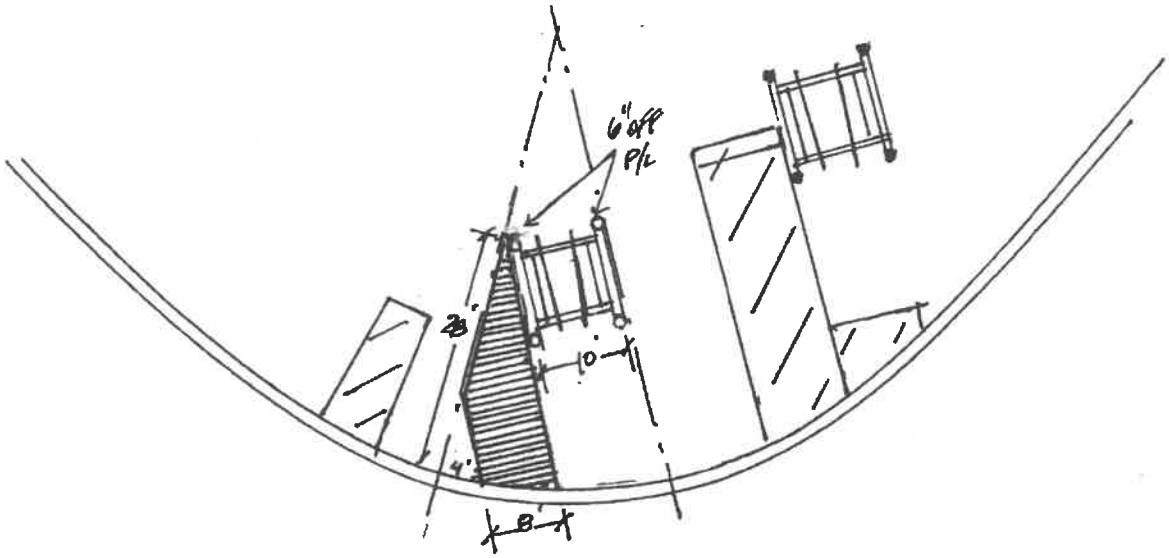


Plan View

TOTAL SQUARE FEET	156 SQ
NEW SQUARE FEET	156 SQ
WATERWAY WIDTH	300'
WATERFRONT WIDTH	25.26



This project qualifies for U.S. Army Corps of Engineers permit SAJ-96. Approval from the FL Dept. of Environmental Protection (813-632-7600) may also be required.



SHORELINE — SHORELINE

The undersigned does not object to the proposed dock and requested variances as drawn in the space provided above.

Left Owner	Right Owner
Signature X [signature] Date 7/19/09	Signature X [signature] Date 7/20/09
MUNICIPAL IVV APPROVAL	WATER AND NAVIGATION APPROVAL

[signature] 7/19

514 16th St Ave
Redington Bch, 33708

BLD09-0153

2

AC 8/25/09

APPROVED
PINELLAS COUNTY
ENVIRONMENTAL MANAGEMENT

[signature] 8-26-09
FOR WILLIAM M. DAVIS, DIRECTOR

P40123-09

TOWN OF REDINGTON BEACH
Board of Adjustment

ORDER AFTER HEARING ON APPLICATION FOR VARIANCE OR EXCEPTION

Hearing Date: 8 / 20 / 20 09

ORDER

Keith & Elizabeth Evans
16106 6th St E
Redington Beach, FL 33708

The Board of Adjustment, having duly met in a regularly noticed Hearing and having considered the application of the parties noted above, the evidence presented, and the testimony given, and, upon Motion duly made and Seconded and a vote having been taken, the following ORDER is hereby entered on this 20 **day of** AUG. **, 20** 09 **:**

X **The Application for Variance or Exception is GRANTED as requested**

____ **The Application for Variance or Exception is GRANTED as amended or modified on the record, as follows:**

____ **The Application for Variance or Exception is DENIED**

Keith A Reese
Board of Adjustment Presiding Officer

Roger D Reese
Print Name

ATTEST:

Missy Clarke
Print Name & Title: Missy Clarke, Deputy Town Clerk

Application #: P40123-09
(Official Use Only)

Disclosure Form

In order to alleviate any potential conflict of interest with Pinellas County staff, it is required that all Authority be provided with a listing of PERSONS being party to a trust, corporation, or partnership, as well as anyone who may have beneficial interest in the application which would be any decision rendered by the Authority. (Attach additional sheets if necessary.)

A. Property Owners

Name: Keith or Elizabeth Evans
Address: 16106 6th Street East
Redington Beach, Florida 33708

Name:
Address:

Name:
Address:

Name:
Address:

B. Representatives:

Name: Dolphin Marine Equipment, Inc.
Address: 13056 Faxton Street
Clearwater, Florida 33760

Name:
Address:

Name:
Address:

Name:
Address:

C. Other persons having ownership interest in the subject property:

Interest is: Contingent ☐ Absolute ☐
Name: Specific Interest held:

D. Does a contract for sale exist for the subject property? Yes ☐ No ☒

If so, the contract is: Contingent ☐ Absolute ☐
Name of parties to the contract:

E. Does an opinion to purchase exist for the subject property? Yes ☐ No ☒

Name of parties to the option:

F. Owners Signature:

I hereby certify that the information stated above is complete, accurate, and true to the best of my knowledge.

X Elizabeth Evans Date: 7/20/09
7/20/09

Clerk, Water and Navigation
Control Authority
315 Court Street
Clearwater, Florida 33756

Application # P40123-09
(OFFICIAL USE ONLY)

1) Existing Structures And Vessels

Structures 1 Vessels 1

2) Proposed Structures And Vessels

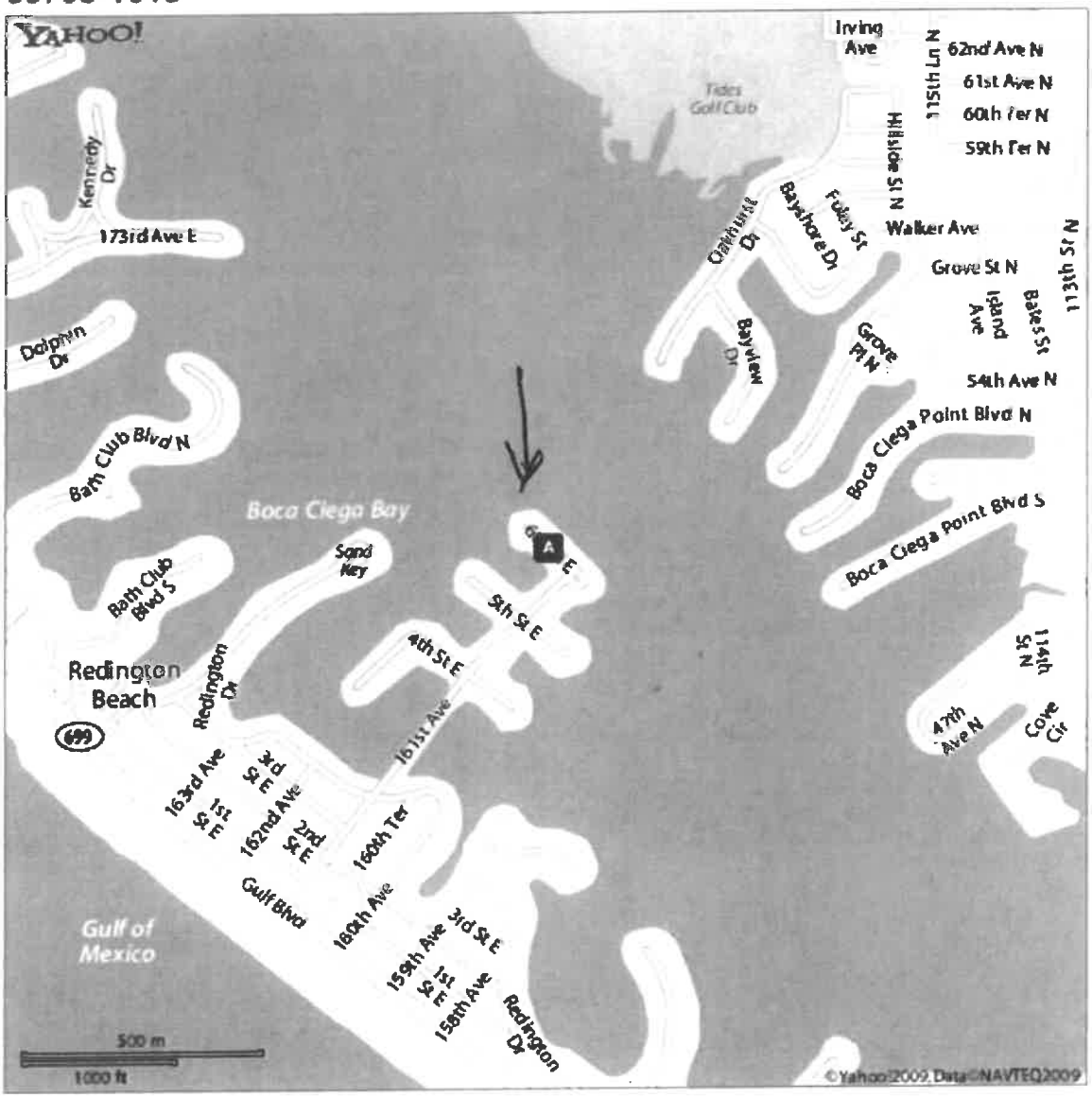
Structures REBUILD Vessels 1

3) Distance In Feet To Federal Channel

1500 Feet

4) Applicant Agrees To Follow All Standard Manatee Precautions

Map of 16106 6th St E, Redington Beach, FL 33708-1618



When using any driving directions or map, it's a good idea to do a reality check and make sure the road still exists, watch out for construction, and follow all traffic safety precautions. This is only to be used as an aid in planning.

EXHIBIT A

EXHIBIT "C"

STAFF REPORT

Late Draft Report

TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

MAY 10 2023

Variance request for 16100 5th St E.

The board of adjustment shall have the following powers and duties:

(1) To authorize upon application in specific cases such variances from the terms of the Town's Code of Ordinances unless otherwise specifically excepted, that as will not be contrary to the public interest where, owing to special conditions, a literal enforcement of those provisions would result in unnecessary and undue hardship.

(2) To consider written applications for a variance when it is demonstrated that:

a. Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other similarly situated lands, structures, or buildings in the same district; and

b. A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code.

STAFF COMMENT:

The applicant is requesting a variance from Section 5.57 (a) (3) a & b, to build a dock and lift facility that would be outside the center 1/3 of the property and closer to the side property line than 7.5 feet. The applicant's lot is a pie shape lot with a narrow width at the waterfront. In addition, the lot is at the end of the small basin which with the pie shape lot, there is no way to have a dock without a variance.

c. No variance shall be granted unless the applicant demonstrates by relevant, competent, and substantial evidence that the following criteria have been satisfied:

1. The property has an unusual hardship not suffered by other similarly situated properties within the same district;

STAFF COMMENT:

As stated above, this property does have an unusual hardship.

2. The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, no

TOWN OF REDINGTON BEACH
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variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued and which construction was commenced illegally. Under such conditions, the property owner shall have no legal right to apply for a variance and the board shall have no legal right to grant a variance.

STAFF COMMENT:

The special conditions were not created by the applicant.

3. The requested variance is the minimum variance necessary to permit the reasonable use of the property;

STAFF COMMENT:

Based on the above conditions, this request is reasonable.

4. The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

STAFF COMMENT:

Granting the variance would not confer any special privilege.

5. The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

STAFF COMMENT:

Literal interpretation would deprive the applicant of rights commonly enjoyed by other properties

6. The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.

TOWN OF REDINGTON BEACH
105-164th AVENUE
REDINGTON BEACH, FL 33708
PHONE: 727-391-3875
FAX: 727-397-6911
www.townofredingtonbeach.com

STAFF COMMENT:

The requested variance will not be contrary to the public interest and would be in harmony of the code.

STAFF RECOMMENDATION:

Recommend approval.

Bruce Cooper

Bruce Cooper, CBO, CFM

Building Official

EXHIBIT "D"

ORDER

Craig Taraszki

From: deputyclerk@townofredingtonbeach.com
Sent: Tuesday, May 23, 2023 9:15 AM
To: Craig Taraszki
Subject: ORDER - 16100 5th St. E. - Koehler
Attachments: Signed ORDER - 16100 5th St. Koehler.pdf

This message originated from outside Johnson, Pope, Bokor, Ruppel, & Burns, LLP

Good morning, Craig,

I have attached a pdf of the signed order from the meeting on May 18, 2023.

Regards,

Dee Runyon
Deputy Town Clerk

Town of Redington Beach
105-164th Avenue
Redington Beach, FL 33708
727-391-3875
727-397-6911 (FAX)
DEPUTYCLERK@TOWNOFREDINGTONBEACH.COM

ORDER ON APPLICATION FOR VARIANCE

Applicant: Keith and Megan Koehler

Property: 16100 5th Street East Redington Beach, FL 33708

Date of Variance Hearing: May 18, 2023

The Applicants, Keith and Megan Koehler, have applied for a variance from the provisions of Sec. 5-57(a)(3)(a); 5-57(a)(3)(b); and 5-57(a)(3)(g) of the Town of Redington Beach Zoning Code, regarding specifications for docks, for the property located at 16100 5th Street East Redington Beach, Florida 33708. A hearing was held before the Town's Board of Adjustment on May 18, 2023. The Town was represented by Building Official Bruce Cooper. Applicants Keith and Megan Koehler were represented by Craig Taraszki, Esq. at the hearing. Evidence was submitted, and testimony was taken under oath.

Variance Criteria and the Board of Adjustment's Authority

Section 6-289 of the Town of Redington Beach Code of Ordinances authorizes the Town's Board of Adjustment to authorize variances from the terms of the Town's Code of Ordinances, unless specifically excepted, as will not be contrary to the public interest when owing to the special conditions a literal enforcement would result in an unnecessary and undue hardship.

In order to grant a variance, the Board of Adjustment must find that the applicant has demonstrated the following criteria:

(1) Special conditions and circumstances exist which are peculiar to the land, structure, or building involved and which are not applicable to other similarly situated lands, structures, or buildings in the same district; and

(2) A literal interpretation of the provision of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same district under the terms of the applicable code.

Further, the Board shall make a finding whether the reasons set forth in the application justify the granting of the variance based on a unique hardship, that has not been self-created, that is peculiar to the land and whether the variance is the minimum variance that will make possible the reasonable use of the property. The Board shall make a finding that the granting of the variance will be in harmony with the general purpose and intent of the Town's code, will not confer a special privilege on the applicant, would not deprive the applicant of rights commonly enjoyed by property owners, and will not be contrary to public interest. The Board is entitled to set appropriate conditions and safeguards in conformity with the Town's code.

VARIANCE APPLICATION AND CONSIDERATION

The Applicant seeks a variance from Sections 5-57(a)(3)(a); 5-57(a)(3)(b); and 5-57(a)(3)(g) of the Town of Redington Beach Zoning Code.

Section 5-57(a)(3)(a) provides, in relevant part, that all dock facilities except for boatlifts and associated catwalks and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located.

Section 5-57(a)(3)(b) provides, in relevant part, that boatlifts and associated catwalks and tie poles may be located no closer than seven and one-half feet from the property lines of the associated property as extended into the water.

Section 5-57(a)(3)(g) provides, in relevant part, that no portion of the dock facility and/or boat or personal watercraft shall be any closer than the greater of seven and one-half feet to the side property line or the required side setback as extended into the water.

The evidence at the hearing demonstrated the Applicant seeks to construct a dock that is outside the center third of the property and located six inches from the waterward projection of the side lot lines.

The Building Official recommended approval of the variance, as the lot in question is pie shaped with a narrow width at the waterfront.

The Applicant was afforded the opportunity to make a closing statement. The public was afforded an opportunity to comment. In considering the testimony and evidence against the variance criteria contained in the Code, the Board determined that the applicant has not met the criteria, as the requested variance is not the minimum variance necessary to permit the reasonable use of the property.

Based on the application, the evidence presented at the hearing, and the variance criteria considered by the Board, it is ORDERED that the requested variance is DENIED.

Section 6-291 of the Code of Ordinances provides that:

> Any person aggrieved by any decision of the board, may seek judicial review of such decision in a court of competent jurisdiction as provided by law. The decision of the board of adjustment shall be considered final administrative action, and shall only be subject to review based upon the record established at the hearing before the board.

Date: 5-22-23

Darcy Bellemore
Chairman
Town of Redington Beach, Board of Adjustment

REQUEST FOR RELIEF PURSUANT TO FLORIDA STATUTES 70.51

RECOMMENDATION OF THE SPECIAL MAGISTRATE

TO: TOWN COMMISSION OF THE TOWN OF REDINGTON BEACH, FL

A hearing was held on October, 26, 2023 for review of the deal by the Town of Redington' Beach's Board of Adjustment of an application filed by Keith Koehler and Megan Koehler ("Petitioners") for a variance to permit construction of a dock with boat lift. After hearing, the Board of Adjustment denied the application, finding it was not the minimum necessary for a reasonable use of the property. Petitioners then filed their Request for Relief and submitted a slightly lesser request to the Town through its attorney. When the new plan was not approved, this hearing followed.

The controlling statute requires the Special Magistrate to first mediate the matter. If this is unsuccessful, then the proceeding morphs into an arbitration. The Petitioners submitted to the Special Magistrate their new drawing (amended application) but no other plan was submitted, the Town and its witnesses taking the position that no variance was warranted. The Special Magistrate has reviewed his notes, the document in evidence and the law from which he make the following finds of fact and conclusions of law.

Petitioners were represented by Craig A. Taraszki, Esquire, and the Town by Robert Eschenfelder, Esquire. These lawyers were very well prepared and well versed in this subject matter. They agreed on little, however, except that the Code would permit without variance a triangular dock measuring eleven feet along the seawall and going out some twelve feet. The Special Magistrate and counsel wrestled on how many square fee this constituted and the number forty eight seemed to be agreed upon. Upon further review, it could be sixty six square feed. This triangular doeck would not permit a lift which is critical to the Petitioners.

Mr. Koehler spoke telephonically at the hearing and three citizens spoke in person for her Town. No oath was administered since counsel agreed that thisproceeding was to be conducted informally. Mr. Koehler

was questioned at length by the Town's attorney. The Town's witnesses essentially argued that no variance was necessary or should be granted. The Town and its witnesses advanced argument that are not particularly persuasive to the Special Magistrate. The fact that Petitioners may rent the property does not disqualify their request for a variance. Neither does the fact that they may have removed said from next to their seawall. Finally, the fact that a dwelling exists on the property does not preclude a dock. None of these assertions are part of the criteria for the granting of a variance. What is persuasive to the 'Special Magistrate, however, is that the Board of Adjustment found that the Petitioners were entitled to a variance, just not the size they requested. Had the Board not found that the Petitioners had met the other requirements, there would have been no need to address the size of the requested variance. Incidentally, the staff recommendation was for approval of the requested variance. This is not controlling in any sense but it does demonstrate that the request was not frivilois or devoid of any possibility of being approved.. Also, the fact that other variances had been granted for the same setback on similar lots, although not controlling here, is certainly persuasive and probably was a consideration for the staff recommendation for approval.

This is essentially an appeal from the May 22, 2023 Order of the Board of Adjustment denying the variance request due to its size. That is the starting place for the Special Magistrate. There is but one plan in evidence, the Town and its witnesses choosing not to submit a plan for consideration, relying instead on its argument that a variance was not necessary. The Town's attorney advanced good reasons why the Town had not submitted a competition plan for consideration by the Special Magistrate but these good reasons do not help him to arrive at a recommendation. As stated previously, the Board of Adjustment has rejected this argument, finding that Petitioners were entitled to a variance. Therefore, the Special Magistrate has no alternative but to recommend approval by the town of Redington Beach of the amended plan in evidence and which was earlier provided previously to the Town since there is no credible evidence against it other than it requires a variance. This recommendation is being made to the Town Commission as stipulated at the conclusion of the hearing by the attorneys for the parties.

IT IS SO ORDERED.

DONE AND ORDERED at Clearwater, Pinellas County, Florida this 6th day of November, 2023,

_s/_____
George W. Greer, Special Magistrate

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that I have mailed with postage prepaid the original of this Recommendation to the Town Commission of the Town of Redington Beach, Town Hall, 105 - 164th Avenue, Redington Beach, Fl 33708, and copies via email to Craig A. Taraszki, Esquire, and Robert Eschenfelder, Esquire, this 6th day of November, 2023.

_s/_____
George W. Greer, Special Magistrate

16100 5th St E

KOEHLER

STAFF REPORT

Calvin, Giordano & Associates, Inc.
A SAFEbuilt COMPANY

Building Code Services
Civil Engineering / Roadway & Highway Design
Coastal Engineering
Code Enforcement
Construction Engineering & Inspection (CEI)
Construction Services
Data Technologies & Development
Electrical Engineering
Engineering
Environmental Services
Facilities Management
Grant Management & Writing
Geographic Information Systems (GIS)
Governmental Services
Indoor Air Quality (IAQ)
Landscape Architecture
Planning
Project Management
Redevelopment & Urban Design
Surveying & Mapping
Transportation & Mobility
Transportation Planning
Water / Utilities Engineering
Website Development

311 Park Place Blvd.
Suite 630
Clearwater, FL 33759
Tel: 727-394-3825

www.cgasolutions.com

STAFF REPORT

TO: Darcy Bellemore, Chair
Board of Adjustment
Town of Redington Beach

FROM: Zain Husain
Town Planner, Calvin, Giordano & Associates

SUBJECT: Variance from Sec. 5-57(a)(3) a, b, and g for a Property Located at 16100 5th Street East, Redington Beach, FL 33708; Parcel ID 04-31-15-73962-001-0460

DATE: June 17, 2025, Board of Adjustment Meeting

I. GENERAL INFORMATION

Request: The Applicant is seeking a variance to the Town of Redington Beach Code of Ordinances, Section 5-57(a)(3) a, b, and g to build into minimum side setbacks to construct a new dock into Boca Ciega Bay.

Applicant
Keith Koehler
16100 5th Street East
Redington Beach, FL 33708

Property Owner
Keith Koehler
401 N. Howard Ave
Tampa, FL 33606

Physical Address
16100 5th Street East
Redington Beach, FL 33708

Parcel ID Number
04-31-15-73962-001-0460

Legal Description

Lot 46, Block 1, Sixth Addition according to Redington Beach Homes, according to plat thereof as recorded in Plat Book 31, Page 29 in the Public Records of Pinellas County, Florida.

Current Use

Primary: Single Family Residence
Accessory: Dock and Boat Lift

Requested Variances

Sec. 5-57.- Specifications for docks.

(a)(3)a: All dock facilities except for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located.

Proposed: Dock proposed to extend laterally beyond the center one-third of the waterfront and encroach closer to side property lines than the side setback of 7.5 feet. The portion of the dock extending seaward is proposed to be 4 feet from the property line.

(a)(3)b: Boatlifts and associated catwalks, and tie poles may be located no closer than seven and one-half feet from the property lines of the associated property as extended into the water provided that no boat may be tied to the side of a tie pole closer to the property line.

Proposed: The boatlift proposed will encroach closer to side property lines than the side setback of 7.5 feet. The closest boatlift frame or crossbar will be 1.5 feet from the side property lines.

(a)(3)g: No portion of the dock facility and/or boat or personal watercraft shall be any closer than the greater of seven and one-half feet to the side property line or the required side setback as extended into the water unless the facilities are a shared property line dock.

Proposed: The portion of the dock extending seaward is proposed to encroach into the required setback and is 4 feet away from the north property line and 1.5 feet from the south property line.

II. BACKGROUND

The applicant/owner requests a variance to construct a new dock and boatlift. The property is on an island at an inlet that opens into Boca Ciega Bay.

Figure 1: Subject Property



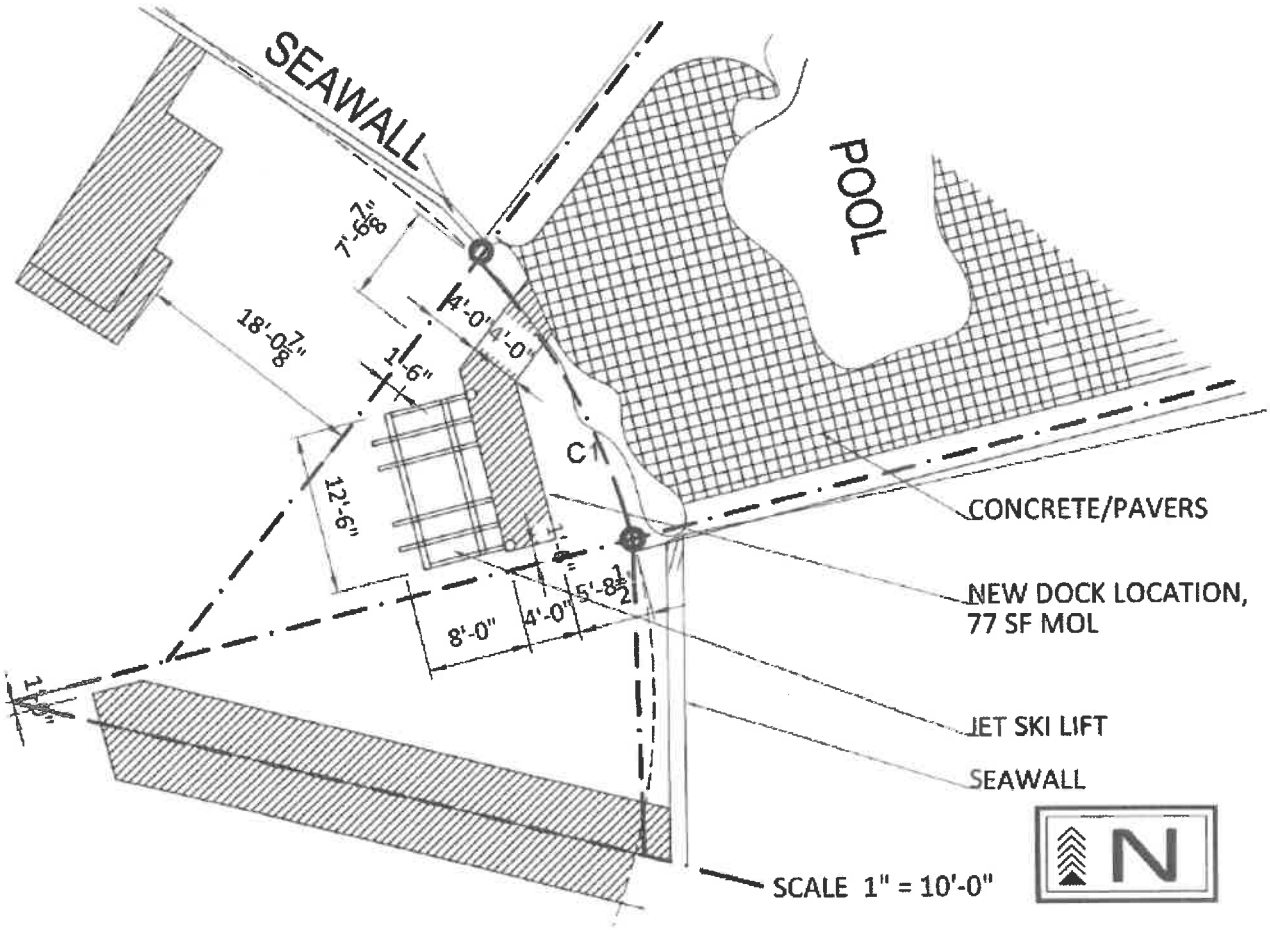
The applicant claims because of the narrow waterfront width and acute angle of the lot lines, they are limited in their ability to make reasonable and safe use of their property unless the dock and boat lift encroach into the side setbacks. A prior application for the requested variance was denied; this application appeals that decision. To alleviate navigability concerns, the applicant has proposed a revised plan which repositions the dock and lift further from property lines.

III. FINDINGS

Summary of Development Standards for Docks *(Please refer to Article II, Sections 5-51 through 5-63 of the Land Development Code for complete regulations)*

	Permitted	**Proposed**
Min. Side Setback, Dock	7.5 feet, both sides	4 feet north side, 1.5 feet south side
Min. Side Setback, Boat Lift	7.5 feet, both sides	1.5 feet both sides

Figure 2: Proposed Dock and Boat Lift Plan



Variance Criteria: Staff Findings

Special conditions and circumstances exist which are peculiar to the land, structure, or building for which the variance is being sought, and which are not applicable to other similarly situated lands, structures, or buildings in the same zoning district;

Finding: The property has a narrow waterfront and the lot is at an acute angle. This limits the use of the property, which is the purpose of the variances.

A literal interpretation of the provisions of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated properties in the same zoning district under the terms of the applicable code;

Finding: The physical conditions of the lot would deprive the applicant of the reasonable use of a significant portion of the riparian area commonly enjoyed among nearby properties.

The property has an unusual hardship not suffered by other similarly situated properties within the same district;

Finding: The riparian rights lines or property lines converge more acutely in the applicant's rear waterfront than on similarly situated properties.

The hardship of the property was not self-created by the applicant and was not the result of an action taken with the applicant's prior knowledge or approval. Further, no variance may be granted arising from illegal construction of a structure or an illegal use of the premises which would otherwise have required a permit to be issued, and which construction was commenced illegally.

Finding: The applicant did not take any action that created or contributed to the hardship.

The requested variances are necessary to permit the reasonable use of the property;

Finding: The request presented is the minimum variance necessary to permit the continued reasonable use of the property.

The requested variance will not confer on the applicant any special privilege that is denied by the applicable code to other similarly situated property owners;

Finding: No special privilege is conferred should the request be granted. The application ensures the continued reasonable use of the property for marine activities.

The literal interpretation of the applicable code would deprive the applicant of rights commonly enjoyed by other similarly situated property owners;

Finding: The site's converging property lines and lack of water depth due to sediment build-up prevents the construction of dock facilities within setbacks, depriving the applicant of rights commonly enjoyed by other similarly situated property owners.

The requested variance will not be contrary to the public interest and will be in harmony with general intent and purpose of the applicable code.

Finding: The request enables the use of the applicant's property as intended. All other agency approvals are required to be secured prior to Town approval of building permits, including those that ensure dock and boat lift construction is in harmony with regulations that maintain safe navigability and environmental protection.

IV. RECOMMENDATION

Staff recommends the Board of Adjustment consider approval of the variance request contingent on the following:

1. All permitting approvals from applicable agencies or regulatory bodies that regulate the safety, navigational quality, or environmental conditions of the waterway must be obtained prior to submittal of Town building permits.

2. The Board of Adjustment has considered any comments in opposition to the proposed variance from neighboring or adjacent property owners.

V. EXHIBITS

16100 5th St E

KOEHLER

NOTICE SENT TO AFFECTED NEIGHBORS

Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911
Email address: info@townofredingtonbeach.com

NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION

Property located at **16100 5th St E. REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 46 & RIP RTS** as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a dock facility which will encroach into the side setback area 5.5 feet. Town Code: Sec 5-57(a)(3)(a) states ***"All dock facilities except for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located."***

You as a property owner are within 150' of the subject property and are invited to register your opinion at a Public Hearing to be held **June 19th 2025 6:30 pm** in the Town Hall Assembly Room located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Town Clerk stating your reasons for your opinion. This letter should be mailed or emailed to Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves
Town Clerk

Date of Notice: May 13th, 2025

Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708
Phone: 727-391-3875
Fax: 727-397-6911
Email address: info@townofredingtonbeach.com

NOTICE OF PUBLIC HEARING
VARIANCE APPLICATION

Property located at **16100 5th St. E. REDINGTON BEACH HOMES 6TH ADD BLK 1, LOT 46 & RIP RTS** as recorded in plat book 31 page 29 of the Pinellas County Official Records, is requesting the Board of Adjustment approve a variance request to install a dock facility which will encroach into the side setback area 5.5 feet. Town Code: Sec 5-57(a)(3)(a) states ***"All dock facilities except for boatlifts and associated catwalks, and tie poles, shall be contained within the center one-third of the property along the waterfront, but in no case shall any part of the dock facility be located any closer to a side lot line than the required setback for the zoning district in which the property is located."***

You as a property owner are within 150' of the subject property and are invited to register your opinion at a **Public Hearing to be held on June 17th, 2025, at 6:30 pm in the Town Hall Assembly Room. Please note this is a new date from the originally scheduled date of June 19th, 2025.** The Town Hall Assembly Room is located at 105 164th Avenue, Redington Beach, FL 33708 or you may respond by letter to the Town Clerk stating your reasons for your opinion. This letter should be mailed or emailed to the Town Hall at the above address. It is imperative that the Board of Adjustment members know the reasons for your approval or disapproval so that they can give your comments the proper consideration.

Any person wishing to appeal any decision of the Board of Adjustment with respect to any matter considered at this meeting will need a record of the proceedings, and for such purposes, may need to ensure that a verbatim record of the proceedings is made, which includes the testimony and evidence upon which an appeal is to be based.

Adriana Nieves
Town Clerk

Date of Notice: May 28th, 2025

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

Run Date: 13 May 2025
Subject Parcel: 04-31-15-73962-001-0460
Radius: 150 feet
Parcel Count: 16
Total pages: 2

Public information is furnished by the Property Appraiser's Office and must be accepted by the recipient with the understanding that the information received was developed and collected for the purpose of developing a Property Value Roll per Florida Statute. The Pinellas County Property Appraiser's Office makes no warranties, expressed or implied, concerning the accuracy, completeness, reliability or suitability of this information for any other particular use. The Pinellas County Property Appraiser's Office assumes no liability whatsoever associated with the use or misuse of such information.

5-13-25

KARIMI, MOHAMMAD
KARIMI, SUSAN L
16103 5TH ST E
REDINGTON BEACH, FL 33708

PALIN, LAWRENCE E TRE
PALIN, RUBY C TRE
413 161ST AVE
REDINGTON BEACH, FL 33708

ANTHONY, COLIN REVOCABLE TRUST
ANTHONY, COLIN TRE
16104 5TH ST E
REDINGTON BEACH, FL 33708

CARROLL-HOUK, TRINA TRUST
CARROLL-HOUK, TRINA TRE
16107 5TH ST E
REDINGTON BEACH, FL 33708

CALDWELL, MATTHEW
CALDWELL, RACHEL
408 161ST AVE
REDINGTON BEACH, FL 33708

SNYDER, CARLY
SNYDER, CHRIS
16101 5TH ST E
REDINGTON BEACH, FL 33708

CASCI, MARK
CASCI, MARY ANN
414 161ST AVE
REDINGTON BEACH, FL 33708

MARTINEZ, MARIO A
412 161ST AVE
REDINGTON BEACH, FL 33708

BLONIARZ, JOHN
410 161ST AVE
REDINGTON BEACH, FL 33708

HALL, DARLENE E
16106 5TH ST E
REDINGTON BEACH, FL 33708

CHANCE, MICHELLE REINA
502 161ST AVE
REDINGTON BEACH, FL 33708

5TH STREET REDINGTON PROPERTIES LLC
16105 5TH ST E
REDINGTON BEACH, FL 33708

CROSSMAN, ANDREA
16018 5TH ST E
REDINGTON BEACH, FL 33708

WILSON, LINDA J
16109 5TH ST E
REDINGTON BEACH, FL 33708

RBEACH PROPERTIES LLC
16108 5TH ST E
REDINGTON BEACH, FL 33708

~~FL INT IMP FUND TRE~~
~~161ST AVE~~
~~REDINGTON BEACH, FL 33708~~

16100 5th St E

KOEHLER

LETTERS OF OPPOSITION OR APPROVAL

May 20, 2025

MAY 2 2 2025

Deputy Clerk
Town Hall
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

Ref: 16100 5th St. E. Redington Beach FL 33708 - Variance application for a dock facility that encroaches into the side setback are 5.5 feet.

Deputy Clerk:

My husband and I received a notice in the mail that the property at: 16100 5th St. E. Redington Beach FL 33708 has requested a variance for a dock facility that encroaches into the side setback are 5.5 feet.

We do not want our community to be impacted by anything in addition to what is already allowed in our community. This variance could affect our home value. It's our opinion that everyone should conform to our township's agreed upon policies.

Thank you for your consideration in this matter. Should you need anything further from us, please let us know.

Kind Regards,

Trina & Chip
16107 5th St. E.,
Redington Beach, FL 33708

June 1, 2025

JUN 0 4 2025

Deputy Clerk
Town Hall
Town of Redington Beach
105 164th Avenue
Redington Beach, FL 33708

Ref: 16100 5th St. E. Redington Beach FL 33708 - Variance application for a dock facility that encroaches into the side setback are 5.5 feet.

Deputy Clerk:

My husband and I received another notice in the mail that the property at: 16100 5th St. E. Redington Beach FL 33708 has requested a variance for a dock facility that encroaches into the side setback 5.5 feet.

We do not want our community to be impacted by anything in addition to what is already allowed in our community. We ask the Board of Adjustment to not allow any further encroaches into the lot line area already allowed. This variance could affect our home value and the waterviews we all want to maintain. It's our opinion that everyone should conform to our township's agreed upon policies or restrictions.

I hope the board realizes that many residents may not be able to respond to multiple variance request notices during this difficult time of recovery. Thank you again for your consideration in this matter. Should you need anything further from us, please let us know.

Kind Regards,

Trina & Chip
16107 5th St. E.,
Redington Beach, FL 33708

TOWN OF REDINGTON BEACH
105 164th Avenue
Redington Beach, FL 33708

Substantial Damage/Improvement Determination
Board of Adjustment Appeal Application

The following must be furnished with this application: [incomplete applications will not be accepted]

- ☐ Copy of fully-completed Board of Adjustment Substantial Damage/Improvement Determination Appeal Application form (this form) signed by the record owner of the property
- ☐ Copy of initial Substantial Damage determination
- ☐ Copy of Owner's administrative appeal of the initial determination to the Floodplain Administrator (must include all documents provided in that appeal)
- ☐ Copy of Floodplain Administrator's written denial of the administrative appeal
- ☐ Any other documents the Owner wishes the Board of Adjustment to consider at the hearing
- ☐ If the owner intends to ask the BOA to consider any new evidence or testimony not submitted to the Floodplain Administrator during the administrative appeal process, the owner's application must include copies of any such evidence, and must include a list of any witnesses the owner intends to call, with a summary of what the witness would be expected to testify to.
- ☐ Appeal Application fee: N/A

Appeal

I/we Greg + Clarissa Hughes (print name(s)) who own(s) 16115 4TH st. E, Redington Beach, FL 33708 (print street address), and who has/have satisfied the above-referenced appeal requirements, hereby contend that the Floodplain Administrator has made an error in a requirement, decision, or determination in the administration and enforcement of the Town's floodplain code (as fully set forth in this Appeal Application), and I/we appeal this error to the Board of Adjustment.

Date submitted to Clerk: 5/13/25

Owner signature: _____ Owner signature: Greg Hughes

Board of Adjustment Substantial Damage Appeal Review Standard

Pursuant to Town Code § 10-7(b), the Board of Adjustment (BOA) may hear appeals "when it is alleged there is an error in any requirement, decision, or determination made by the floodplain administrator in the administration and enforcement" of the floodplain code, including Substantial Damage or Substantial Improvement (SD/SI) Determinations.

As a prerequisite to appealing an SD/SI Determination to the BOA, an owner must first have completed the Floodplain Administrator's administrative appeal process and received a final determination from the Floodplain Administrator (or designee) after a complete administrative appeal has been made. Appeal to the BOA cannot occur until the administrative appeal process is completed. If an owner fails to provide necessary information to the Floodplain Administrator (or designee) during the administrative appeal process such that the Floodplain Administrator is unable to make a determination, the owner will be required to provide that information and obtain a final determination on the administrative appeal prior to proceeding with a BOA appeal.

Once the Town Clerk determines a complete BOA SD/SI Determination Appeal Application has been filed, the Clerk will coordinate with the owner, BOA Members, Floodplain Administrator, Building Official, and Town Attorney to schedule a BOA meeting. Once a date has been determined, the Clerk will post notice of the meeting and ensure the owner receives notice of the meeting.

It is important for owners to understand that in this setting, the BOA will not be issuing a "variance" of any kind, and so issues of "hardship" and the like will not be relevant. Rather, the BOA will review the factual and legal basis of the Floodplain Administrator's (or designee's) determination.

In this setting, the BOA will be sitting in a quasi-judicial appellate capacity. That means that it will make its determination on the record it has before it, and it will not conduct a brand new "trial" of the matter. However, it will be in the discretion of the BOA to receive additional evidence or testimony. If it does, the Town would then also be entitled to present additional evidence and testimony. Since the proceeding is quasi-judicial, any testimony the BOA decides to receive from the owner or the Town will be taken under oath. An owner wishing to offer new testimony must ensure that any witnesses he or she desires to rely on (contractors, architects, etc.) are present at the hearing and prepared to testify. Since the Town would have the right to cross-examine, testimony cannot be presented through affidavits.

To ensure compliance with Florida Statutes § 454.23 (providing that it is a felony for a person not an attorney to practice law in Florida), and to ensure owners are lawfully being represented at the BOA meeting, an owner who is a natural person may represent her or himself at a BOA hearing, or a Florida licensed attorney may represent the owner at the meeting.

However, relatives, contractors, architects, engineers, property managers, or other employees or agents of an owner who are not Florida licensed attorneys will not be permitted by the BOA to represent an owner at a meeting, including calling or cross-examining witnesses or making arguments to the Board.

Pursuant to Florida Statutes § 286.0114(3)(d), since the consideration of an appeal is a quasi-judicial process, the BOA will not hear from citizens who may be present at the meeting.

Any documentary evidence an owner would want to submit (which was not already attached to the application) may not be allowed to be presented but, if it is admitted into the record by the BOA, the owner should ensure he or she brings enough copies for the BOA members, the Town Attorney, and the Clerk's official record.

APPEAL TO RECEIVE OVER 50% SD

public records and official counts from spokespeople in more than a dozen local governments across the region, from Tampa to small beach communities like Redington Shores.

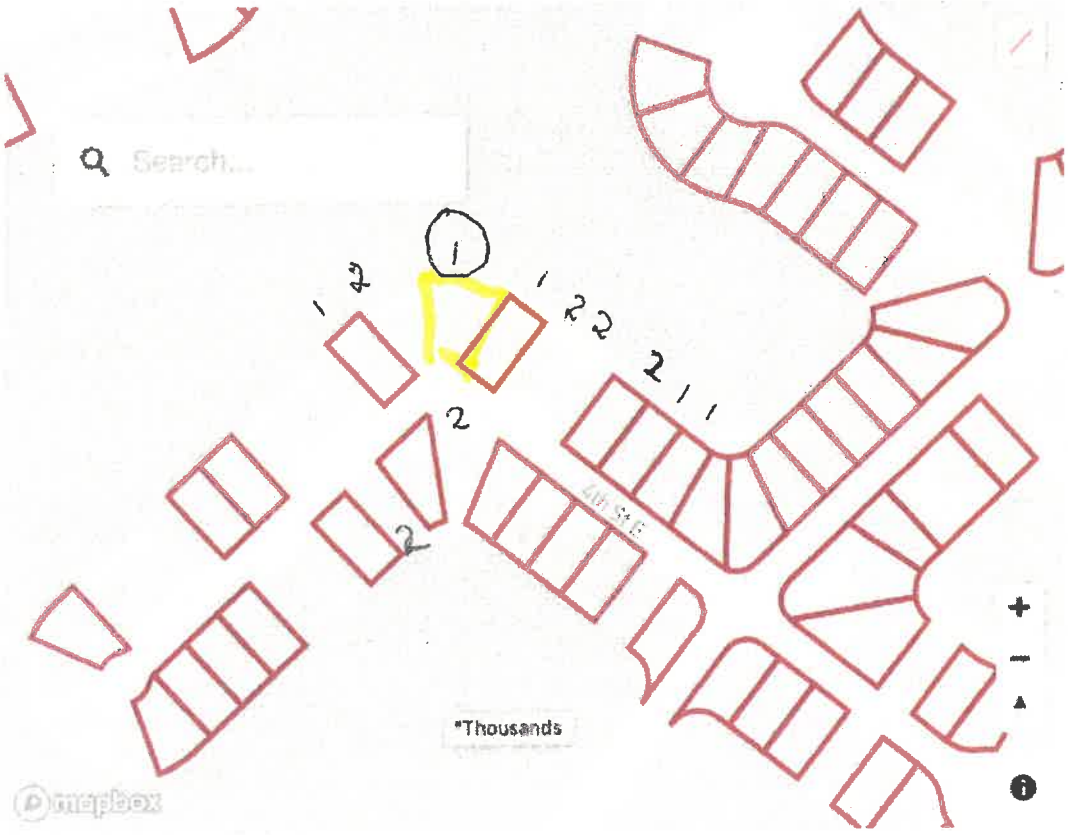
Public officials said they try to go inside homes and businesses but acknowledge that the letters are commonly based on brief external assessments by private companies they hired to do the work.

At least 10,000 properties received letters saying they could have substantial damage. See where some of them are.

2 story

1 story

1 Hughes
1 story



Some substantially damaged properties may not be included. Data as of March 25, 2025, collected from 13 local governments throughout Tampa Bay. Shaded areas represent places where the Times did not obtain specific location data.

TEGHAN SIMONTON | Times

[I zeroed in the map so you could see our street.]

Town of Redington Beach Copy

APPEAL #2

Hughes, 16115 4th St East, Redington Beach, FL 33708 727-417-2134

To Whom It May Concern:

We are appealing for over 50% Substantial Damage. Our original 46.649...% SD letter and the second appeal assessment. We believe there are inaccuracies regarding costs to repair. We have attached the following documents and emails to demonstrate these inaccuracies.

1. Clear folder - Oct 29, 2024, we received an email stating our home was demolished or partially demolished and to fill out paperwork for our future plans, which we promptly did.

2. Clear Folder - We weighed our options to take out drywall or tear down, we opted for full tear down since approx cost was about the same and there was no mandatory removal of drywall and cabinets. Chart to the left shows our immediate neighbors and 1 story homes all SD over 50% and some have no yet received their letters at the time of publishing. Our neighbors began receiving their SD letters and demos. We waited for our SD letter along with everyone else, so we could begin the permitting process and demo. We received 46.64999...% Substantial Damage Estimate.

3. Blue Folder - Our insurance company sent us a 27 page detailed letter indicating $282,600.31 in damages and cost to repair. We contacted the Pinellas County Property Appraiser for our structure value at $313,135 and cost to repair should not exceed $156,567 (#8 in folder). We realized we were Substantially Damaged.

4. Blue Folder - We were approved for an SBA loan to demolish and rebuild an elevated home and the last item they needed was our SD letter to close. We asked Tidal Basin for a breakdown, but never received one, and had to begin the process of an appeal. In the appeal they asked for one of three options: "1. Cost of repair from your insurance company." (Email included)

5. Red Folder - In early January, we filled out the request and included the 27 page report from our insurance for just home damage (not content) as requested, photos, SD letter, etc. and dropped a packet to the town of Redington Shores office. We got an email confirmation that they received the packet and our appeal was in queue. We requested to be home for the second inspection. We also supplied a link to a gallery with all the damage photos and videos of our house and content.
https://cdhphoto.smugmug.com/Business/Hurricane-Damage-Photos-All/n-6WCD4s

6. Red Folder - We didn't receive our second letter until March 5th, 2025, indicating they had already completed the inspection and did not accept the insurance cost and gave us 18% damaged with claim of $67K cost to repair everything (including tearing out drywall and cabinets which cost two friends over $20K, leaving $47K to repair). They commented that we had not removed drywall or cabinets (email in folder). Our neighbors with two stories got higher than 23%, one with two stories got 57%. One in TI had only 12" of water and got SD. The families we know with one story homes like ours got between 67% and 100% SD. *Correspondence with Rob Peebles via email and text messages.

7. Orange Folder - 4 page assessment - when asked if anyone entered for a thorough look, he stated in an email that he push his phone up against our back door and it opened (all our doors open outward only).

Turn to page 4: "I pressed my phone against the back door to take a picture through the glass, and the door opened. I looked inside to evaluate and exited. I observed no demolition of drywall or cabinet removal had taken place."

8. Orange Folder -Pinellas County Property Appraiser sent us the valuation of our home $313,135 repairs not to exceed $156,567.00 otherwise Substantially Damaged.

9. Green Folder -Licensed Contractor assessment: $ 212,861.79 (Insurance Company estimate: $282,600.31)

10. Green Folder - Substantial damage dry wall removal not required.

* The threat of flooding again is high, especially the fact that Helene was 100 miles off shore. Our home was built in 1959. We have 3 bedrooms, a bonus room, 3 bathrooms (all backed up with sewage throughout our house), 7 custom built-in closets, a large built-in wall unit and desk, plus 100 sqft of custom lower kitchen cabinetry- all were destroyed. (Photos enclosed) Recap:

- Our first **appeal** claimed it would cost us $67,000 to replace it all, including drywall and cabinet removal, and that there was 18% damage in a four page report. (Which, according to them, would put our house value at approximately $357,816)

- Our insurance company assessed $282,600.31 in home damage alone to repair in a detailed 27 page report (included in our first appeal packet in December)

- Licensed contractor assessed it would cost $ 212,861.79

- If assessment at 18.7% is $67K but remove $20K for drywall and cabinet removal, then total amount of home according to Peebles building assessment value would be $251,366.30, (without drywall removal 100% value is $357,816), all still over 50% damaged.

We are appealing for a second time for Substantial Damage Letter to over 50% to be consistent with professional assessments and to help build a safer elevated home and community.

Thank you so much for taking the extra time to hear a second appeal.

Sincerely,

Greg and Clarissa Hughes

(We have enclosed printed photos of damage as in the first appeal process, and incase needed, our Elevation Certificate and Soil Testing in the back of the folders.)

Hughes 16115 4th St East, Redington Beach, FL 33708

Witnesses:

Bryan Bettencourt – State Licensed Contractor

Jason Marquardt – (contractor) there at first entry

Guy Lindsey

Laura Minerva

Eddie Mastalerz

Lesley Mastalerz

Ross Bubolz

Nicole Bubolz

Tim Hughes

Eddie Mastalerz

Lesley Mastalerz

Nicole Bushert

Michelle Chance

Tim Hughes

Maria Bianchini
Permit Technician

Dec 22, 2024

From: Clarissa Hughes <clarissahughes@gmail.com>
Sent: Sunday, December 22, 2024 1:47 PM
To: Building Department <bldgdept@redshoresfl.com>; Leida Valdez-Marte <lvaldez-marte@pcpao.gov>
Subject: Request Reinspection (Insurance attached) - Letter of Substantial Damage Report

Hello,

We are requesting a reinspection for our property at 16115 4th Street East, Redington Beach, FL and sustained 28"-29" of flood water and sewage inside our entire home and 5' of flood water outside due to hurricane Helene. We just received our letter report of assessed substantial damage report at 46.6499999999...%. We are requesting reinspection or revaluation of our property since damage is above 50%. See insurance company assessment below (attached). We were told several times back in October (attached emails below) that our home was destroyed or partially destroyed.

Please let us know how to proceed.

Thank you for your attention to this matter.

Greg and Clarissa Hughes

<image001.jpg>

<image002.png>

From: **Clarissa Hughes** clarissahughes@gmail.com
Subject: Insurance Company Inventory
Date: January 9, 2025 at 12:01 PM
To: rpeebles@safebuilt.com

Dear Mr. Peebles,

We know you must be inundated with emails and calls similar to this - sorry to add to the bunch! Our insurance company gave us a full payout due to the extent of damage in our home. (We have a 27 page inventory document from them). But we received a "Not Substantially Damaged" letter at 46.6499999999999999% based on estimation when no one entered our home.

We would like to appeal and request a reassessment. We Just want to be sure everything is done accurately on our part and on behalf of the town and have been told our damage exceeds 50% and are planning to demolish and rebuild an elevated home, especially due to the sewage backup throughout the house.

We appreciate your time and can send any documents you may need to assist in this appeal.

Thank you so much!

Sincerely,

Greg and Clarissa Hughes
16115 4th Street East
REDINGTON BEACH, FL 33708

727-417-2134

Clarissa Hughes
clarissahughes@gmail.com

1

Clarissa Dane Hughes
PHOTOGRAPHY
www.cdhphoto.smugmug.com

CLARISSA DANE HUGHES
727-417-2134
www.cdhphoto.smugmug.com

Post a review to our profile.
https://g.page/r/Cdk8CHqKIeDFEB0/review

On Oct 29, 2024, at 9:51 AM, Valdez-Marte, Leida <lvaldez-marte@pcpao.gov> wrote:

Good Day,

Our Records indicate that your home has been fully or partially demolished. Since this property has a homestead exemption, we need to understand what your plans are for the future. Please complete, sign and return the attached document to our office as soon as possible.

Please let me know if you have additional questions or need further assistance.

Sincerely,
Leida

<image001.jpg>

Leida Valdez-Marte
Exemptions Specialist
Representing Mike Twitty, MAI, CFA | Pinellas County Property Appraiser

Main Office | County Courthouse
315 Court St - 2nd Floor | Clearwater, FL 33756
Mail: PO Box 1957 | Clearwater, FL 33757-1957
Office: (727) 464-4482 | Fax: (727) 464-3448
lvaldez-marte@pcpao.gov | www.pcpao.gov

We Value Your Opinion, Appraise Us!

Email sent to/from Pinellas County Government is subject to the Public Records provision of the Florida Statutes, and may be released as part of a public records request.

From: **CLARISSA HUGHES** cdane777@aol.com
Subject: Re: Parcel ID: 04-31-15-73962-001-0310 Form for rebuild
Date: October 29, 2024 at 1:25 PM
To: Valdez-Marte, Leida lvaldez-marte@pcpao.gov

Thank you so much!

I hope this is legible. We are currently working with other neighbors to secure General Contractor to get things under way. We just want to be certain we have crossed all our t's and i's. We will also need to build up our old seawall. Our neighbors one each side of us went up 12" plus. Where would we file to go up maybe even 18" to align with our dock? Thank you!

MIKE TWITTY, MAI, CFA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

October 29, 2024

HUGHES, CLARISSA D
HUGHES, GREGORY G
16115 4TH ST E
REDINGTON BEACH FL 33708-1613

Re Parcel 04-31-15-73962-001-0310
Site 16115 4TH ST E, REDINGTON BEACH

Owner(s) HUGHES CLARISSA D
HUGHES GREGORY G

Dear Homeowner:

Please reply within 30 days

Our records indicate that your home has been fully or partially demolished. Since this property has a homestead exemption, we need to understand what your plans are for the future use of the land and any remaining structures. It is important to us that you maintain any exemption benefits to which you are entitled during the time your property is not occupied.

Please answer the questions below and return this form to our office within 30 days. If we do not hear from you within that time, we will assume that it is your intent to cancel your homestead exemption on this property, and that you will reapply at such time as your permanent residence is reestablished at this or another location.

1. Date demolition started: 12/1/2024 as soon as we can or secure builder- hoping by 12/1/2024 or sooner
2. Is the demolition due to fire, flood or other calamity or misfortune? Yes X No ____
   Describe: Nearly 3' of water inside our house with sewage back up in all three bathrooms
3. Will a new home be built on the property? Yes X No ____
4. Will this new home be your permanent residence upon completion? Yes X No ____
5. Estimated completion date of new home: 12-31-2025 Hoping and praying within a year
6. Your address during construction: 6195 34th Ave. N, St. Pete, FL 33710
7. Do you claim Homestead exemption on the address on line 6 above? Yes ____ No X only our home in Redington

Signature: [signature] Date: 10/29/2024

Email: Clarissahughes@gmail.com

Thank you for your assistance with this information. If you have any questions, please call our Exemptions Department at (727) 464-3267.

Sincerely,

Mike Twitty, MAI, CFA

per CTP for clerk: LVALDE

COUNTY COURTHOUSE	NORTH COUNTY	MID COUNTY	SOUTH COUNTY
315 Court Street - 2nd Floor	29209 US Highway 19 N	Temporarily	2100 34th St N, 2nd Floor
Clearwater, FL 33756	Clearwater, FL 33761	Closed	St. Petersburg, FL 33713

SUBSTANTIAL DAMAGE ESTIMATE
NOT SUBSTANTIALLY DAMAGED

2

46.649...%
without entering home

Date: 12/10/2024

CLARISSA D HUGHES

16115 4TH Street E,
REDINGTON BEACH Florida 33708

PIN # 04-31-15-73962-001-0310

Disaster Event: **Hurricanes Helene/Milton**

Dear Property Owner:

On **09/27/2024 & 10/9/2024** your property located at 16115 4TH Street E was damaged by **Hurricanes Helene/Milton**. Your property is in a special flood hazard area. When a property in a special flood hazard area is damaged by any cause, we must determine whether the amount of damage meets the National Flood Insurance Program (NFIP) definition of "substantial damage." The preliminary determination for your property is 46.649999999999999 percent. This number is derived from FEMA's Substantial Damage Estimator tool by comparing the estimated cost to repair the building to its pre-damaged condition, to the estimated market value of the building before the damage occurred.

Since the property is in a regulated special flood hazard area and the preliminary determination is below the fifty percent (50%) threshold you must now apply for and obtain a building permit to repair the building to its pre-damaged condition. You must include a completed Substantial Improvement/Substantial Damage review application, including an itemized estimate of all costs, with your application. You must contact the Building Department to start the permitting process by **April 9th, 2025,** to repair or bring your building into compliance.

A permit is required, and failure to obtain a required permit is a violation of state law. Restoration work – beyond emergency work- that is done before a permit is issued will not be approved and must be removed. We regret your loss and the damage you have experienced, and our entire staff will do our best to help you through the permitting process.

WRIGHT Flood

Wright National Flood Insurance Company
P.O. Box 33064
St. Petersburg, FL 33733-8064
1-800-725-9472

FCL 99.002 0318
4900294
12/03/24
2000 11523 FLD RGLR

3

December 03, 2024

CLARISSA DANE HUGHES
GREG HUGHES
16115 4TH ST E
REDINGTON BEACH FL 33708-1613

RE: Insured: CLARISSA DANE HUGHES
GREG HUGHES
Claim Number: 24-0012270
Date of Loss: 09/26/2024
Policy Number: 09 1151442767 07
Location of Loss: 16115 4TH ST E, REDINGTON BEACH FL 33708-1613

Dear Policyholder:

It has been a pleasure to assist you with your recent flood loss. For your convenience, we are providing the payment breakdown of your 09/26/2024 flood claim payments as follows:

	BUILDING	CONTENTS
Gross Loss (RCV)	$282,600.31	$99,647.91
Less Depreciation	$24,613.53	$10,489.33
Covered Damage (ACV)	$257,986.78	$89,158.58
Less Deductible	$2,000.00	$2,000.00
Excess Over Limit	$5,986.78	$0.00
Claim Payable (ACV)	$250,000.00	$87,158.58
Total Settlement:	$250,000.00	$87,158.58

The check(s) will be mailed separately from our office within the next few working days.

We would like to kindly advise you to keep all your paid receipts. In the unfortunate event you suffer a subsequent claim, documentation is required to show repair of prior damages.

Should you have any questions or concerns, please do not hesitate to contact our claims office.

Regards,

Claims Department
Wright National Flood Insurance Services, LLC
PO BOX 33064, St Petersburg FL 33733-8064
800-725-9472

07316710911514427672433801 0000C 01468

Insured

COLONIAL CLAIMS, LLC

2200 BAYSHORE BLVD.
DUNEDIN, FL 34698

Insured:	CLARISSA DANE HUGHES	Home:	(727) 417-2134
Property:	16115 4TH ST E REDINGTON BEACH, GA 33708-1613	CONTACT:	(727) 417-2134
Home:	16115 4TH ST E REDINGTON BEACH, GA 33708-1613		
Claim Rep.:	TONY FULTZ	Business:	(727) 738-1366
Company:	COLONIAL CLAIMS LLC	E-mail:	FULTZ9059@GMAIL.COM
Business:	2200 BAYSHORE BLVD DUNEDIN , FL 34698		
Estimator:	TONY FULTZ	Business:	(727) 738-1366
Company:	COLONIAL CLAIMS LLC	E-mail:	FULTZ9059@GMAIL.COM
Business:	2200 BAYSHORE BLVD DUNEDIN , FL 34698		
Reference:		Business:	(727) 738-1366
Company:	WRIGHT NATIONAL FLOOD INSURANCE COMPANY		
Business:	801 94th Ave North St. Petersburg, FL 33702		

Claim Number: 240012270 **Policy Number:** 091151442767 07 **Type of Loss:** Flood

Date of Loss:	9/26/2024 12:00 AM	Date Received:	9/28/2024 11:10 AM
Date Inspected:	10/6/2024 9:49 AM	Date Entered:	9/28/2024 7:18 PM
Price List:	FLSP8X_NOV24 Restoration/Service/Remodel		
Estimate:	552399-HUGHES		

Net Claim Summary

Coverage		Net Claim
Building		$250,000.00
	Total Net Claim	**$250,000.00**
	Total Amount of Building Recoverable Depreciation	$0.00
	Total Net Claim if Depreciation is Recovered	**$250,000.00**

COLONIAL CLAIMS, LLC
2200 BAYSHORE BLVD.
DUNEDIN, FL 34698

Claim Number: 240012270 **Policy Number:** 091151442767 07 **Type of Loss:** Flood

Date of Loss:	9/26/2024 12:00 AM	Date Received:	9/28/2024 11:10 AM
Date Inspected:	10/6/2024 9:49 AM	Date Entered:	9/28/2024 7:18 PM

Price List: FLSP8X_NOV24
Restoration/Service/Remodel
Estimate: 552399-HUGHES

Building

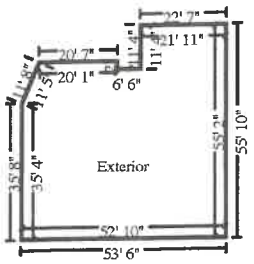
Net Claim Summary

Replacement Cost Value	Less Recoverable Depreciation	Less Non-recoverable Depreciation	Actual Cash Value
$282,600.31	(23,593.65)	<1,019.88>	$257,986.78
Less Deductible			(2,000.00)
Less Amount Over Limit(s)			(5,986.78)
Net Claim			**$250,000.00**
Total Recoverable Depreciation			$0.00
Net Claim if Depreciation is Recovered			**$250,000.00**

Building

552399-HUGHES

EXTERIOR

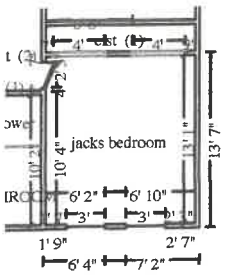


Exterior **Height: 8'**

1731.99 SF Walls	2590.03 SF Ceiling
4322.01 SF Walls & Ceiling	2590.03 SF Floor
287.78 SY Flooring	216.50 LF Floor Perimeter
216.50 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
1. Dumpster load - Approx. 40 yards, 7-8 tons of debris	3.00 EA	1,250.00	0.00	0.00	3,750.00	(0.00)	3,750.00
2. Clean more than the floor perimeter with pressure steam	1,082.49 SF	1.44	16.67	0.00	1,575.46	(0.00)	1,575.46
REMOVE FLOOD DEBRIS TO HEIGHT OF CONTACT							
3. R&R Rigid foam insulation board - 3/4"	1,082.49 SF	1.73	64.41	387.42	2,324.53	(182.22)	2,142.31
4. R&R Central air conditioning unit - 3.5 ton - up to 13 SEER	1.00 EA	4,777.60	150.98	0.00	4,928.58	(618.61)	4,309.97
MODEL AND SERIAL ON THE BACK SIDE NEXT TO WALL COULD NOT RETRIEVE							
5. R&R Disconnect box - 60 amp - non fused	1.00 EA	244.12	1.33	49.08	294.53	(29.11)	265.42
Totals: Exterior			**233.39**	**436.50**	**12,873.10**	**829.94**	**12,043.16**
Total: EXTERIOR			**233.39**	**436.50**	**12,873.10**	**829.94**	**12,043.16**

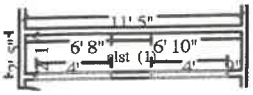
Main Level



jacks bedroom **Height: 9'**

387.67 SF Walls	149.37 SF Ceiling
537.03 SF Walls & Ceiling	149.37 SF Floor
16.60 SY Flooring	41.00 LF Floor Perimeter
49.00 LF Ceil. Perimeter	

(2)



Subroom: clst (1) **Height: 9'**

189.67 SF Walls	23.78 SF Ceiling
213.45 SF Walls & Ceiling	23.78 SF Floor
2.64 SY Flooring	19.00 LF Floor Perimeter
27.00 LF Ceil. Perimeter	

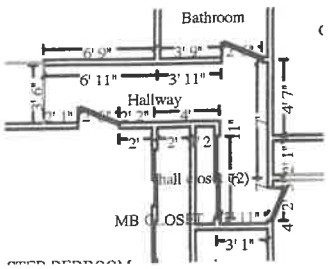
Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into JACKS_BEDRO2**

Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into JACKS_BEDRO2**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
6. Structural Dry Out	173.15 SF	1.35	0.00	0.00	233.75	(0.00)	233.75
7. Muck-out/Flood loss cleanup	173.15 SF	2.75	0.00	0.00	476.16	(0.00)	476.16
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
8. Clean floor - tile - Heavy clean	173.15 SF	1.25	0.85	0.00	217.29	(0.00)	217.29
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
9. Apply anti-microbial agent to the floor	173.15 SF	0.37	0.61	0.00	64.68	(0.00)	64.68
10. Regrout tile	173.15 SF	4.02	3.64	139.94	839.64	(0.00)	839.64
11. Grout sealer	173.15 SF	1.37	2.30	47.90	287.42	(0.00)	287.42
12. R&R Baseboard - 4 1/4"	60.00 LF	6.65	12.35	82.28	493.63	(48.58)	445.05
13. Seal (1 coat) & paint (2 coats) baseboard	60.00 LF	2.75	0.88	33.18	199.06	(22.00)	177.06
14. Clean stud wall	240.00 SF	1.21	0.34	0.00	290.74	(0.00)	290.74
15. Tear out wet plaster, no bagging	240.00 SF	3.42	0.00	164.16	984.96	(0.00)	984.96
16. Two coat plaster over 1/2" gypsum core blueboard	240.00 SF	12.18	31.92	591.02	3,546.14	(391.85)	3,154.29
17. Scrape the floor perimeter & prep for paint	60.00 SF	0.82	0.04	9.84	59.08	(0.00)	59.08
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
18. Texture drywall - heavy hand texture	300.00 SF	1.79	4.62	108.32	649.94	(71.82)	578.12
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
19. Seal/prime then paint more than the floor perimeter (2 coats)	300.00 SF	1.07	4.20	65.04	390.24	(43.12)	347.12
20. Paint the walls - one coat	577.33 SF	0.86	6.87	100.68	604.05	(66.75)	537.30

CONTINUED - jacks bedroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
21. R&R 110 volt copper wiring run, box and outlet	6.00 EA	107.44	9.05	130.74	784.43	(79.66)	704.77
22. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89
23. R&R Interior door unit	1.00 EA	516.59	28.72	109.06	654.37	(68.73)	585.64
24. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
25. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
26. Door knob/lockset - Detach & reset	1.00 EA	30.97	0.00	6.20	37.17	(0.00)	37.17
27. R&R Door opening (jamb & casing) - 36"to60"wide - paint grade	2.00 EA	262.72	22.93	109.66	658.03	(69.97)	588.06
28. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	40.51	1.78	32.76	196.58	(21.73)	174.85
29. R&R Bypass (sliding) door set - panel	2.00 EA	583.33	64.83	246.28	1,477.77	(156.76)	1,321.01
30. Paint bypass door set - slab only - 2 coats (per side)	4.00 EA	62.48	5.65	51.12	306.69	(33.89)	272.80
31. R&R Vinyl window - double hung, 13-19 sf	2.00 EA	486.95	46.46	204.08	1,224.44	(125.44)	1,099.00
32. Add. charge for a retrofit window, 12-23 sf - difficult	2.00 EA	330.62	4.51	133.14	798.89	(0.00)	798.89
33. R&R Sill - cultured marble on 2" x 6" wall	6.00 LF	12.42	2.75	15.46	92.73	(9.41)	83.32
34. R&R Window blind - PVC - 2" - 14.1 to 20 SF	2.00 EA	166.25	12.53	69.00	414.03	(41.36)	372.67
35. R&R Closet Organizer - Melamine	10.00 LF	189.66	59.41	391.20	2,347.21	(245.07)	2,102.14
Totals: jacks bedroom			**332.69**	**2,921.00**	**18,808.75**	**1,546.80**	**17,261.95**

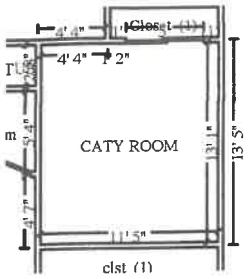


Hallway **Height: 9'**

390.25 SF Walls	66.53 SF Ceiling
456.78 SF Walls & Ceiling	66.53 SF Floor
7.39 SY Flooring	43.36 LF Floor Perimeter
43.36 LF Ceil. Perimeter	

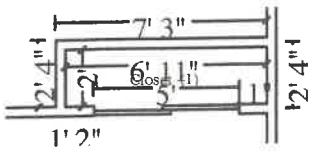
Missing Wall **3' 6 5/16" X 9'** **Opens into LIVING_ROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
36. Structural Dry Out	66.53 SF	1.35	0.00	0.00	89.82	(0.00)	89.82
37. Muck-out/Flood loss cleanup	66.53 SF	2.75	0.00	0.00	182.96	(0.00)	182.96
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
38. Clean floor - tile - Heavy clean	66.53 SF	1.25	0.33	0.00	83.49	(0.00)	83.49
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
39. Apply anti-microbial agent to the floor	66.53 SF	0.37	0.23	0.00	24.85	(0.00)	24.85
40. Regrout tile	66.53 SF	4.02	1.40	53.78	322.63	(0.00)	322.63
41. Grout sealer	66.53 SF	1.37	0.88	18.42	110.45	(0.00)	110.45
42. R&R Baseboard - 4 1/4"	43.36 LF	6.65	8.92	59.44	356.70	(35.10)	321.60
43. Seal (1 coat) & paint (2 coats) baseboard	43.36 LF	2.75	0.64	23.96	143.84	(15.89)	127.95
44. Clean stud wall	173.44 SF	1.21	0.24	0.00	210.10	(0.00)	210.10
45. Tear out wet plaster, no bagging	173.44 SF	3.42	0.00	118.64	711.80	(0.00)	711.80
46. Two coat plaster over 1/2" gypsum core blueboard	173.44 SF	12.18	23.07	427.12	2,562.69	(283.18)	2,279.51
47. Scrape the floor perimeter & prep for paint	43.36 SF	0.82	0.03	7.12	42.71	(0.00)	42.71
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
48. Texture drywall - heavy hand texture	216.80 SF	1.79	3.34	78.28	469.69	(51.90)	417.79
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
49. Seal/prime then paint more than the floor perimeter (2 coats)	216.80 SF	1.07	3.04	47.00	282.02	(31.16)	250.86
50. Paint the walls - one coat	390.25 SF	0.86	4.64	68.04	408.30	(45.12)	363.18
51. R&R 110 volt copper wiring run, box and outlet	2.00 EA	107.44	3.02	43.56	261.46	(26.55)	234.91
52. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89
53. R&R Door opening (jamb & casing) - 36"to60"wide - paint grade	1.00 EA	262.72	11.47	54.86	329.05	(34.98)	294.07
54. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
55. R&R Bypass (sliding) door set - panel	1.00 EA	583.33	32.42	123.16	738.91	(78.38)	660.53
56. Paint bypass door set - slab only - 2 coats (per side)	2.00 EA	62.48	2.83	25.56	153.35	(16.95)	136.40
57. R&R Closet Organizer - Melamine	5.00 LF	189.66	29.70	195.60	1,173.60	(122.54)	1,051.06
Totals: Hallway			**130.20**	**1,404.86**	**9,020.40**	**779.41**	**8,240.99**



CATY ROOM **Height: 9'**

441.00 SF Walls	149.37 SF Ceiling
590.37 SF Walls & Ceiling	149.37 SF Floor
16.60 SY Flooring	49.00 LF Floor Perimeter
49.00 LF Ceil. Perimeter	



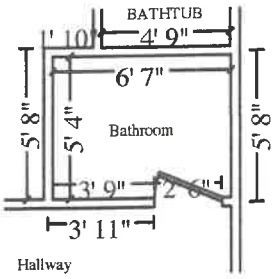
Subroom: Closet (1) **Height: 9'**

161.21 SF Walls	13.91 SF Ceiling
175.12 SF Walls & Ceiling	13.91 SF Floor
1.55 SY Flooring	17.91 LF Floor Perimeter
17.91 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
58. Structural Dry Out	163.28 SF	1.35	0.00	0.00	220.43	(0.00)	220.43
59. Muck-out/Flood loss cleanup	163.28 SF	2.75	0.00	0.00	449.02	(0.00)	449.02
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
60. Apply anti-microbial agent to the floor	163.28 SF	0.37	0.57	0.00	60.98	(0.00)	60.98
61. Tear out wet carpet pad, no bagging	163.28 SF	0.35	0.00	0.00	57.15	(0.00)	57.15
62. Carpet pad	163.28 SF	0.69	6.17	0.00	118.83	<15.76>	103.07
63. Tear out wet non-salvageable carpet, no bag	163.28 SF	0.75	0.00	0.00	122.46	<0.00>	122.46
64. Carpet	187.77 SF	4.04	39.17	0.00	797.76	<105.78>	691.98
15 % waste added for Carpet.							
65. R&R Baseboard - 4 1/4"	66.91 LF	6.65	13.77	91.76	550.48	(54.18)	496.30
66. Seal (1 coat) & paint (2 coats) baseboard	66.91 LF	2.75	0.98	37.00	221.98	(24.53)	197.45
67. Clean stud wall	267.65 SF	1.21	0.37	0.00	324.23	(0.00)	324.23
68. Tear out wet plaster, no bagging	267.65 SF	3.42	0.00	183.08	1,098.44	(0.00)	1,098.44
69. Two coat plaster over 1/2" gypsum core blueboard	267.65 SF	12.18	35.60	659.12	3,954.70	(436.99)	3,517.71
70. Scrape the floor perimeter & prep for paint	66.91 SF	0.82	0.05	11.00	65.92	(0.00)	65.92
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
71. Texture drywall - heavy hand texture	334.56 SF	1.79	5.15	120.82	724.83	(80.09)	644.74
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
72. Seal/prime then paint more than the floor perimeter (2 coats)	334.56 SF	1.07	4.68	72.54	435.20	(48.09)	387.11
73. Paint the walls - one coat	602.21 SF	0.86	7.17	105.02	630.09	(69.62)	560.47
74. R&R 110 volt copper wiring run, box and outlet	6.00 EA	107.44	9.05	130.74	784.43	(79.66)	704.77
75. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89

CONTINUED - CATY ROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
76. R&R Interior door unit	1.00 EA	516.59	28.72	109.06	654.37	(68.73)	585.64
77. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
78. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
79. Door knob/lockset - Detach & reset	1.00 EA	30.97	0.00	6.20	37.17	(0.00)	37.17
80. R&R Door opening (jamb & casing) - 36"to60"wide - paint grade	1.00 EA	262.72	11.47	54.86	329.05	(34.98)	294.07
81. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
82. R&R Bypass (sliding) door set - panel	1.00 EA	583.33	32.42	123.16	738.91	(78.38)	660.53
83. Paint bypass door set - slab only - 2 coats (per side)	2.00 EA	62.48	2.83	25.56	153.35	(16.95)	136.40
84. R&R Closet Organizer - Melamine	5.00 LF	189.66	29.70	195.60	1,173.60	(122.54)	1,051.06
Totals: CATY ROOM			**234.21**	**2,021.84**	**14,281.30**	**1,297.80**	**12,983.50**



Bathroom **Height: 9'**

214.02 SF Walls
248.95 SF Walls & Ceiling
3.88 SY Flooring
23.78 LF Ceil. Perimeter

34.94 SF Ceiling
34.94 SF Floor
23.78 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
85. Structural Dry Out	34.94 SF	1.35	0.00	0.00	47.17	(0.00)	47.17
86. Clean floor - tile - Heavy clean	34.94 SF	1.25	0.17	0.00	43.85	(0.00)	43.85
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
87. Apply anti-microbial agent to the floor	34.94 SF	0.37	0.12	0.00	13.05	(0.00)	13.05
88. Regrout tile	34.94 SF	4.02	0.73	28.24	169.43	(0.00)	169.43
89. Grout sealer	34.94 SF	1.37	0.46	9.68	58.01	(0.00)	58.01
90. Clean stud wall	95.12 SF	1.21	0.13	0.00	115.23	(0.00)	115.23
91. R&R 1/2" Cement board	107.01 SF	7.08	14.23	154.38	926.25	(80.36)	845.89
92. R&R Ceramic/porcelain tile	107.01 SF	17.61	41.65	385.24	2,311.33	(208.71)	2,102.62
93. R&R 110 volt copper wiring run, box and outlet	2.00 EA	107.44	3.02	43.56	261.46	(26.55)	234.91
94. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89

CONTINUED - Bathroom

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
95. R&R Interior door unit	1.00 EA	516.59	28.72	109.06	654.37	(68.73)	585.64
96. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
97. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
98. Door knob/lockset - Detach & reset	1.00 EA	30.97	0.00	6.20	37.17	(0.00)	37.17
99. Toilet - Detach & reset	1.00 EA	316.26	0.68	63.40	380.34	(0.00)	380.34
100. Toilet tank repair kit - interior components	1.00 EA	84.62	1.89	17.30	103.81	(11.47)	92.34
101. Clean toilet	1.00 EA	34.55	0.00	0.00	34.55	(0.00)	34.55
102. R&R Toilet seat	1.00 EA	73.73	2.20	15.18	91.11	(8.58)	82.53
103. Remove Angle stop valve	1.00 EA	8.22	0.00	1.64	9.86	(0.00)	9.86
104. Install Angle stop valve	1.00 EA	35.15	0.00	7.04	42.19	(0.00)	42.19
105. R&R Plumbing fixture supply line	1.00 EA	33.03	0.51	6.70	40.24	(3.36)	36.88
106. R&R Vanity	3.00 LF	265.43	41.11	167.48	1,004.88	(106.13)	898.75
107. R&R Vanity top - one sink - cultured marble	3.00 LF	107.36	12.95	67.02	402.05	(41.60)	360.45
108. R&R Sink faucet - Bathroom	1.00 EA	290.19	10.39	60.12	360.70	(0.00)	360.70
109. P-trap assembly - Detach & reset	1.00 EA	77.34	0.00	15.46	92.80	(0.00)	92.80
110. Remove Angle stop valve	2.00 EA	8.22	0.00	3.28	19.72	(0.00)	19.72
111. Install Angle stop valve	2.00 EA	35.15	0.00	14.06	84.36	(0.00)	84.36
112. R&R Plumbing fixture supply line	2.00 EA	33.03	1.01	13.40	80.47	(6.71)	73.76
113. Toilet paper holder	1.00 EA	27.79	0.87	5.74	34.40	(3.80)	30.60
Totals: Bathroom			**166.29**	**1,274.12**	**7,898.43**	**616.66**	**7,281.77**



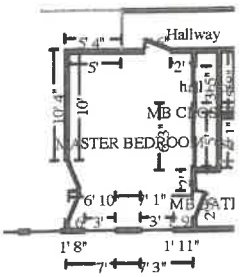
BATHTUB **Height: 9'**

133.71 SF Walls
146.40 SF Walls & Ceiling
1.41 SY Flooring
14.86 LF Ceil. Perimeter
12.70 SF Ceiling
12.70 SF Floor
14.86 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
114. Structural Dry Out- Per FEMA Guidance 13025A	12.70 SF	1.35	0.00	0.00	17.15	(0.00)	17.15
115. Muck-out/Flood loss cleanup	12.70 SF	2.75	0.00	0.00	34.93	(0.00)	34.93

CONTINUED - BATHTUB
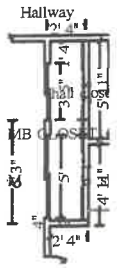
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
116. Apply anti-microbial agent to the floor	12.70 SF	0.37	0.04	0.00	4.74	(0.00)	4.74
117. Clean stud wall	59.42 SF	1.21	0.08	0.00	71.98	(0.00)	71.98
118. Apply anti-microbial agent to more than the floor perimeter	59.42 SF	0.37	0.21	0.00	22.20	(0.00)	22.20
119. R&R 1/2" Cement board	75.00 SF	7.08	9.98	108.22	649.20	(56.32)	592.88
120. R&R Tile tub surround - 60 to 75 SF	1.00 EA	1,905.95	37.88	388.78	2,332.61	(225.09)	2,107.52
121. Bathtub - Detach & reset	1.00 EA	740.03	0.00	148.00	888.03	(0.00)	888.03
122. Clean tub	1.00 EA	33.42	0.00	0.00	33.42	(0.00)	33.42
123. Tub/shower faucet	1.00 EA	388.20	10.26	79.70	478.16	(52.84)	425.32
Totals: BATHTUB			**58.45**	**724.70**	**4,532.42**	**334.25**	**4,198.17**



MASTER BEDROOM — **Height: 9'**

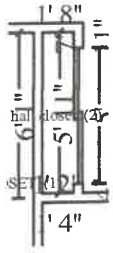
504.01 SF Walls	190.17 SF Ceiling
694.18 SF Walls & Ceiling	190.17 SF Floor
21.13 SY Flooring	56.00 LF Floor Perimeter
56.00 LF Ceil. Perimeter	

Door — **2' 6" X 6' 8"** — **Opens into MB_BATHROOM**



Subroom: MB CLOSET (1) — **Height: 9'**

231.01 SF Walls	21.67 SF Ceiling
252.68 SF Walls & Ceiling	21.67 SF Floor
2.41 SY Flooring	25.67 LF Floor Perimeter
25.67 LF Ceil. Perimeter	



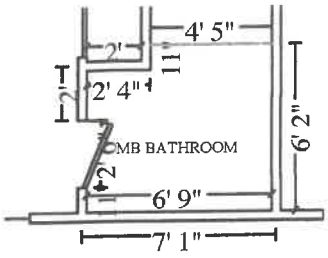
Subroom: hall closet (2) — **Height: 9'**

127.23 SF Walls	6.81 SF Ceiling
134.04 SF Walls & Ceiling	6.81 SF Floor
0.76 SY Flooring	14.14 LF Floor Perimeter
14.14 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
124. Structural Dry Out	218.65 SF	1.35	0.00	0.00	295.18	(0.00)	295.18
125. Muck-out/Flood loss cleanup	218.65 SF	2.75	0.00	0.00	601.29	(0.00)	601.29
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
126. Clean floor - tile - Heavy clean	218.65 SF	1.25	1.07	0.00	274.38	(0.00)	274.38
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
127. Apply anti-microbial agent to the floor	218.65 SF	0.37	0.77	0.00	81.67	(0.00)	81.67
128. Regrout tile	218.65 SF	4.02	4.59	176.72	1,060.28	(0.00)	1,060.28
129. Grout sealer	218.65 SF	1.37	2.91	60.50	362.96	(0.00)	362.96
130. R&R Baseboard - 4 1/4"	95.81 LF	6.65	19.72	131.38	788.24	(77.58)	710.66
131. Seal (1 coat) & paint (2 coats) baseboard	95.81 LF	2.75	1.41	52.98	317.87	(35.13)	282.74
132. Clean stud wall	383.22 SF	1.21	0.54	0.00	464.24	(0.00)	464.24
133. Tear out wet plaster, no bagging	383.22 SF	3.42	0.00	262.12	1,572.73	(0.00)	1,572.73
134. Two coat plaster over 1/2" gypsum core blueboard	383.22 SF	12.18	50.97	943.72	5,662.31	(625.69)	5,036.62

CONTINUED - MASTER BEDROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
135. Scrape the floor perimeter & prep for paint	95.81 SF	0.82	0.07	15.74	94.37	(0.00)	94.37
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
136. Texture drywall - heavy hand texture	479.03 SF	1.79	7.38	172.98	1,037.82	(114.68)	923.14
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
137. Seal/prime then paint more than the floor perimeter (2 coats)	479.03 SF	1.07	6.71	103.86	623.13	(68.86)	554.27
138. Paint the walls - one coat	862.25 SF	0.86	10.26	150.36	902.16	(99.69)	802.47
139. R&R 110 volt copper wiring run, box and outlet	6.00 EA	107.44	9.05	130.74	784.43	(79.66)	704.77
140. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89
141. R&R Interior door unit	1.00 EA	516.59	28.72	109.06	654.37	(68.73)	585.64
142. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
143. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
144. Door knob/lockset - Detach & reset	1.00 EA	30.97	0.00	6.20	37.17	(0.00)	37.17
145. R&R Door opening (jamb & casing) - 36"to60"wide - paint grade	2.00 EA	262.72	22.93	109.66	658.03	(69.97)	588.06
146. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	40.51	1.78	32.76	196.58	(21.73)	174.85
147. R&R Bypass (sliding) door set - panel	2.00 EA	583.33	64.83	246.28	1,477.77	(156.76)	1,321.01
148. Paint bypass door set - slab only - 2 coats (per side)	4.00 EA	62.48	5.65	51.12	306.69	(33.89)	272.80
149. R&R French double door set - Interior - pre-hung unit	1.00 EA	1,099.18	66.04	233.04	1,398.26	(150.11)	1,248.15
150. Paint door slab only - 2 coats (per side)	4.00 EA	48.29	2.90	39.22	235.28	(25.99)	209.29
PAINT DOUBLE DOORS 2 COATS PER SIDE							
151. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	47.65	1.05	19.28	115.63	(12.78)	102.85
152. Door dummy knob - Detach & reset	2.00 EA	10.84	0.00	4.34	26.02	(0.00)	26.02
153. R&R Vinyl window - double hung, 13-19 sf	2.00 EA	486.95	46.46	204.08	1,224.44	(125.44)	1,099.00
154. Add. charge for a retrofit window, 12-23 sf - difficult	2.00 EA	330.62	4.51	133.14	798.89	(0.00)	798.89
155. R&R Sill - cultured marble on 2" x 6" wall	6.00 LF	12.42	2.75	15.46	92.73	(9.41)	83.32
156. R&R Window blind - PVC - 2" - 14.1 to 20 SF	2.00 EA	166.25	12.53	69.00	414.03	(41.36)	372.67
157. R&R Closet Organizer - Melamine	10.00 LF	189.66	59.41	391.20	2,347.21	(245.07)	2,102.14
Totals: MASTER BEDROOM			**440.46**	**3,944.88**	**25,385.79**	**2,113.19**	**23,272.60**



MB BATHROOM **Height: 9'**

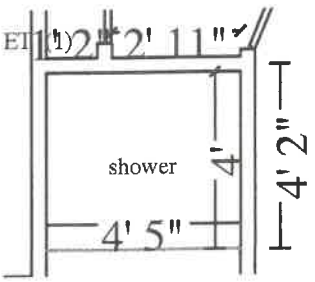
192.77 SF Walls	39.50 SF Ceiling
232.27 SF Walls & Ceiling	39.50 SF Floor
4.39 SY Flooring	21.42 LF Floor Perimeter
21.42 LF Ceil. Perimeter	

Missing Wall	**4' 5" X 9'**	**Opens into SHOWER**
Door	**2' 6" X 6' 8"**	**Opens into MASTER_BEDRO**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
158. Structural Dry Out	39.50 SF	1.35	0.00	0.00	53.33	(0.00)	53.33
159. Muck-out/Flood loss cleanup	39.50 SF	2.75	0.00	0.00	108.63	(0.00)	108.63
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
160. Clean floor - tile - Heavy clean	39.50 SF	1.25	0.19	0.00	49.57	(0.00)	49.57
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
161. Apply anti-microbial agent to the floor	39.50 SF	0.37	0.14	0.00	14.76	(0.00)	14.76
162. Regrout tile	39.50 SF	4.02	0.83	31.92	191.54	(0.00)	191.54
163. Grout sealer	39.50 SF	1.37	0.53	10.92	65.57	(0.00)	65.57
164. R&R Baseboard - 4 1/4"	21.42 LF	6.65	4.41	29.38	176.24	(17.34)	158.90
165. Seal (1 coat) & paint (2 coats) baseboard	21.42 LF	2.75	0.32	11.84	71.07	(7.85)	63.22
166. Clean stud wall	85.68 SF	1.21	0.12	0.00	103.79	(0.00)	103.79
167. Tear out wet plaster, no bagging	85.68 SF	3.42	0.00	58.60	351.63	(0.00)	351.63
168. Two coat plaster over 1/2" gypsum core blueboard	85.68 SF	12.18	11.40	211.00	1,265.98	(139.89)	1,126.09
169. Scrape the floor perimeter & prep for paint	21.42 SF	0.82	0.01	3.52	21.09	(0.00)	21.09
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
170. Texture drywall - heavy hand texture	107.10 SF	1.79	1.65	38.68	232.04	(25.64)	206.40
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
171. Seal/prime then paint more than the floor perimeter (2 coats)	107.10 SF	1.07	1.50	23.22	139.32	(15.40)	123.92
172. Paint the walls - one coat	192.77 SF	0.86	2.29	33.62	201.69	(22.28)	179.41
173. R&R 110 volt copper wiring run, box and outlet	2.00 EA	107.44	3.02	43.56	261.46	(26.55)	234.91
174. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89
175. R&R Interior door unit	1.00 EA	516.59	28.72	109.06	654.37	(68.73)	585.64
176. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
177. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43

CONTINUED - MB BATHROOM

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
178. Door knob/lockset - Detach & reset	1.00 EA	30.97	0.00	6.20	37.17	(0.00)	37.17
179. Toilet - Detach & reset	1.00 EA	316.26	0.68	63.40	380.34	(0.00)	380.34
180. Toilet tank repair kit - interior components	1.00 EA	84.62	1.89	17.30	103.81	(11.47)	92.34
181. Clean toilet	1.00 EA	34.55	0.00	0.00	34.55	(0.00)	34.55
182. R&R Toilet seat	1.00 EA	73.73	2.20	15.18	91.11	(8.58)	82.53
183. Remove Angle stop valve	1.00 EA	8.22	0.00	1.64	9.86	(0.00)	9.86
184. Install Angle stop valve	1.00 EA	35.15	0.00	7.04	42.19	(0.00)	42.19
185. R&R Plumbing fixture supply line	1.00 EA	33.03	0.51	6.70	40.24	(3.36)	36.88
186. R&R Vanity	5.00 LF	265.43	68.51	279.14	1,674.80	(176.87)	1,497.93
187. R&R Vanity top - two sinks - cultured marble	5.00 LF	147.55	35.65	154.70	928.10	(97.85)	830.25
188. P-trap assembly - Detach & reset	2.00 EA	77.34	0.00	30.94	185.62	(0.00)	185.62
189. Remove Angle stop valve	4.00 EA	8.22	0.00	6.58	39.46	(0.00)	39.46
190. Install Angle stop valve	4.00 EA	35.15	0.00	28.12	168.72	(0.00)	168.72
191. R&R Plumbing fixture supply line	4.00 EA	33.03	2.02	26.82	160.96	(13.43)	147.53
192. R&R Sink faucet - Bathroom	2.00 EA	290.19	20.78	120.24	721.40	(72.57)	648.83
Totals: MB BATHROOM			**192.82**	**1,449.26**	**9,060.04**	**758.47**	**8,301.57**



shower **Height: 9'**

111.77 SF Walls
129.45 SF Walls & Ceiling
1.96 SY Flooring
12.42 LF Ceil. Perimeter
17.68 SF Ceiling
17.68 SF Floor
12.42 LF Floor Perimeter

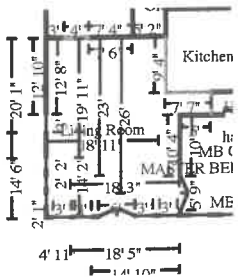
Missing Wall **4' 5" X 9'** **Opens into MB_BATHROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
193. Structural Dry Out- Per FEMA Guidance 13025A	17.68 SF	1.35	0.00	0.00	23.87	(0.00)	23.87
194. Muck-out/Flood loss cleanup	17.68 SF	2.75	0.00	0.00	48.62	(0.00)	48.62

INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING

CONTINUED - shower

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
195. Clean floor - tile - Heavy clean	17.68 SF	1.25	0.09	0.00	22.19	(0.00)	22.19
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
196. Apply anti-microbial agent to the floor	17.68 SF	0.37	0.06	0.00	6.60	(0.00)	6.60
197. Regrout tile	17.68 SF	4.02	0.37	14.30	85.74	(0.00)	85.74
198. Grout sealer	17.68 SF	1.37	0.24	4.88	29.34	(0.00)	29.34
199. Clean stud wall	49.68 SF	1.21	0.07	0.00	60.18	(0.00)	60.18
200. Apply anti-microbial agent to more than the floor perimeter	49.68 SF	0.37	0.17	0.00	18.55	(0.00)	18.55
201. R&R 1/2" Cement board	111.77 SF	7.08	14.87	161.24	967.44	(83.93)	883.51
202. R&R Tile shower - 61 to 100 SF	1.00 EA	2,582.38	47.23	525.92	3,155.53	(306.63)	2,848.90
203. R&R Tile framed shower curb - per LF	4.00 LF	113.79	6.52	92.34	554.02	(53.04)	500.98
204. Tub/shower faucet	1.00 EA	577.65	23.52	120.24	721.41	(79.72)	641.69
205. R&R Custom shower door & partition - 1/2" glass - frameless	24.00 SF	94.84	94.77	474.20	2,845.13	(305.80)	2,539.33
Totals: shower			**187.91**	**1,393.12**	**8,538.62**	**829.12**	**7,709.50**



Living Room **Height: 9'**

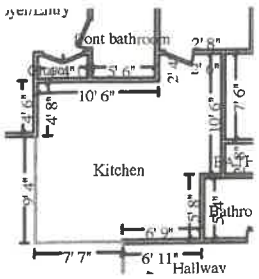
821.62 SF Walls	660.71 SF Ceiling
1482.34 SF Walls & Ceiling	660.71 SF Floor
73.41 SY Flooring	90.25 LF Floor Perimeter
94.25 LF Ceil. Perimeter	

Missing Wall	**3' 6 5/16" X 9'**	**Opens into HALLWAY**
Missing Wall	**7' 7" X 9'**	**Opens into KITCHEN2**
Missing Wall	**9' 3 11/16" X 9'**	**Opens into KITCHEN2**
Missing Wall - Goes to Floor	**4' X 6' 8"**	**Opens into OFFICE**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
206. Structural Dry Out	660.71 SF	1.35	0.00	0.00	891.96	(0.00)	891.96
207. Muck-out/Flood loss cleanup	660.71 SF	2.75	0.00	0.00	1,816.95	(0.00)	1,816.95

CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
208. Clean floor - tile - Heavy clean	660.71 SF	1.25	3.24	0.00	829.13	(0.00)	829.13
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
209. Apply anti-microbial agent to the floor	660.71 SF	0.37	2.31	0.00	246.77	(0.00)	246.77
210. Regrout tile	660.71 SF	4.02	13.87	534.00	3,203.92	(0.00)	3,203.92
211. Grout sealer	660.71 SF	1.37	8.79	182.80	1,096.76	(0.00)	1,096.76
212. R&R Baseboard - 4 1/4"	90.25 LF	6.65	18.57	123.76	742.50	(73.07)	669.43
213. Seal (1 coat) & paint (2 coats) baseboard	90.25 LF	2.75	1.33	49.90	299.42	(33.09)	266.33
214. Clean stud wall	361.02 SF	1.21	0.51	0.00	437.34	(0.00)	437.34
215. Tear out wet plaster, no bagging	361.02 SF	3.42	0.00	246.94	1,481.63	(0.00)	1,481.63
216. Two coat plaster over 1/2" gypsum core blueboard	361.02 SF	12.18	48.02	889.04	5,334.28	(589.44)	4,744.84
217. Scrape the floor perimeter & prep for paint	90.25 SF	0.82	0.06	14.82	88.89	(0.00)	88.89
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
218. Texture drywall - heavy hand texture	451.27 SF	1.79	6.95	162.96	977.68	(108.03)	869.65
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
219. Seal/prime then paint more than the floor perimeter (2 coats)	451.27 SF	1.07	6.32	97.84	587.02	(64.87)	522.15
220. Paint the walls - one coat	821.62 SF	0.86	9.78	143.28	859.65	(94.99)	764.66
221. R&R 110 volt copper wiring run, box and outlet	6.00 EA	107.44	9.05	130.74	784.43	(79.66)	704.77
222. R&R 110 volt copper wiring run, box and switch	4.00 EA	108.32	6.22	87.90	527.40	(53.59)	473.81
223. R&R Andersen Frenchwood Door	1.00 EA	4,299.80	27.66	865.52	5,192.98	(568.82)	4,624.16
QUOTE ATTACHED							
224. Paint casing - two coats	17.00 LF	1.88	0.24	6.44	38.64	(4.27)	34.37
225. R&R Vinyl window - casement, 9-13 sf	7.00 EA	912.73	386.96	1,355.22	8,131.29	(868.37)	7,262.92
226. Add. charge for a retrofit window, 12-23 sf - difficult	7.00 EA	330.62	15.77	466.02	2,796.13	(0.00)	2,796.13
227. R&R Sill - cultured marble on 2" x 6" wall	21.00 LF	12.42	9.63	54.08	324.53	(32.97)	291.56
228. R&R Fireplace, zero clnce, direct vent, w/ venting	1.00 EA	3,300.11	156.58	691.34	4,148.03	(410.24)	3,737.79
Totals: Living Room			**731.86**	**6,102.60**	**40,837.33**	**2,981.41**	**37,855.92**



Kitchen **Height: 9'**

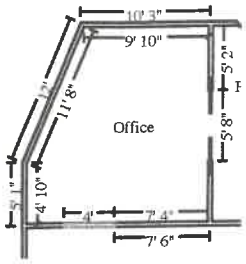
429.31 SF Walls	226.08 SF Ceiling
655.39 SF Walls & Ceiling	226.08 SF Floor
25.12 SY Flooring	47.70 LF Floor Perimeter
47.70 LF Ceil. Perimeter	

Missing Wall **9' 3 11/16" X 9'** **Opens into LIVING_ROOM**
Missing Wall **7' 7" X 9'** **Opens into LIVING_ROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
229. Structural Dry Out	226.08 SF	1.35	0.00	0.00	305.21	(0.00)	305.21
230. Muck-out/Flood loss cleanup	226.08 SF	2.75	0.00	0.00	621.72	(0.00)	621.72
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
231. Clean floor - tile - Heavy clean	226.08 SF	1.25	1.11	0.00	283.71	(0.00)	283.71
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
232. Apply anti-microbial agent to the floor	226.08 SF	0.37	0.79	0.00	84.44	(0.00)	84.44
233. Regrout tile	226.08 SF	4.02	4.75	182.72	1,096.31	(0.00)	1,096.31
234. Grout sealer	226.08 SF	1.37	3.01	62.54	375.28	(0.00)	375.28
235. R&R Baseboard - 4 1/4"	14.70 LF	6.65	3.03	20.14	120.93	(11.90)	109.03
DEDUCTED FOR BASE CABINETS							
236. Seal (1 coat) & paint (2 coats) baseboard	14.70 LF	2.75	0.22	8.12	48.77	(5.39)	43.38
237. Clean stud wall	190.81 SF	1.21	0.27	0.00	231.15	(0.00)	231.15
238. Tear out wet plaster, no bagging	190.81 SF	3.42	0.00	130.52	783.09	(0.00)	783.09
239. Two coat plaster over 1/2" gypsum core blueboard	190.81 SF	12.18	25.38	469.90	2,819.35	(311.54)	2,507.81
240. Scrape the floor perimeter & prep for paint	47.70 SF	0.82	0.03	7.82	46.96	(0.00)	46.96
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
241. Texture drywall - heavy hand texture	238.51 SF	1.79	3.67	86.12	516.72	(57.10)	459.62
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
242. Seal/prime then paint more than the floor perimeter (2 coats)	238.51 SF	1.07	3.34	51.70	310.25	(34.28)	275.97
243. Paint the walls - one coat	429.31 SF	0.86	5.11	74.86	449.18	(49.64)	399.54
244. R&R 110 volt copper wiring run, box and outlet	4.00 EA	107.44	6.03	87.16	522.95	(53.11)	469.84
245. R&R 110 volt copper wiring run, box and switch	3.00 EA	108.32	4.67	65.94	395.57	(40.20)	355.37
246. R&R Cabinetry - lower (base) units	33.00 LF	645.27	1,349.83	4,528.74	27,172.48	(2,955.35)	24,217.13
247. R&R Cabinetry - full height unit	3.00 LF	714.43	133.98	455.46	2,732.73	(296.82)	2,435.91
248. Cabinet knob or pull	32.00 EA	10.83	7.93	70.90	425.39	(47.00)	378.39

CONTINUED - Kitchen

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
249. R&R Countertop - Granite or Marble	70.00 SF	139.41	424.10	2,036.56	12,219.36	(1,278.22)	10,941.14
250. Sink - single	1.00 EA	324.41	11.51	67.18	403.10	(44.55)	358.55
SINGLE SINK IN CORNER							
251. P-trap assembly - Detach & reset	1.00 EA	77.34	0.00	15.46	92.80	(0.00)	92.80
252. Remove Angle stop valve	2.00 EA	8.22	0.00	3.28	19.72	(0.00)	19.72
253. Install Angle stop valve	2.00 EA	35.15	0.00	14.06	84.36	(0.00)	84.36
254. R&R Plumbing fixture supply line	2.00 EA	33.03	1.01	13.40	80.47	(6.71)	73.76
255. R&R Sink - double basin	1.00 EA	642.12	30.94	134.62	807.68	(85.43)	722.25
256. P-trap assembly - Detach & reset	1.00 EA	77.34	0.00	15.46	92.80	(0.00)	92.80
257. Remove Angle stop valve	2.00 EA	8.22	0.00	3.28	19.72	(0.00)	19.72
258. Install Angle stop valve	2.00 EA	35.15	0.00	14.06	84.36	(0.00)	84.36
259. R&R Plumbing fixture supply line	2.00 EA	33.03	1.01	13.40	80.47	(6.71)	73.76
260. R&R Garbage disposer	1.00 EA	406.78	9.79	0.00	416.57	<49.54>	367.03
MODEL/ badger3 SERIAL/ 41567317							
261. R&R Cooktop - electric	1.00 EA	616.90	31.43	0.00	648.33	<80.94>	567.39
NO MODEL OR SERIAL							
262. R&R Dishwasher	1.00 EA	746.19	37.38	0.00	783.57	<98.06>	685.51
NO MODEL OR SERIAL NUMBER							
263. Dishwasher connection	1.00 EA	179.80	2.50	36.46	218.76	(24.17)	194.59
264. R&R Built-in double oven	1.00 EA	2,329.00	144.69	0.00	2,473.69	<322.07>	2,151.62
JENN AIR BRAND NO MODEL OR SERIAL							
265. R&R Refrigerator - bottom freezer - 25 to 30 cf	1.00 EA	2,525.34	168.00	0.00	2,693.34	<347.73>	2,345.61
MODEL/mf12568aes SERIAL/11344619jt							
Totals: Kitchen			**2,415.51**	**8,669.86**	**60,561.29**	**6,206.46**	**54,354.83**



Office **Height: 10'**

537.32 SF Walls
737.57 SF Walls & Ceiling
22.25 SY Flooring
56.40 LF Ceil. Perimeter

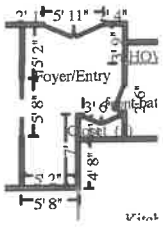
200.25 SF Ceiling
200.25 SF Floor
52.40 LF Floor Perimeter

Missing Wall - Goes to Floor **4' X 6' 8"** **Opens into LIVING_ROOM**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
266. Structural Dry Out	200.25 SF	1.35	0.00	0.00	270.34	(0.00)	270.34
267. Muck-out/Flood loss cleanup	200.25 SF	2.75	0.00	0.00	550.69	(0.00)	550.69
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
268. Clean floor - tile - Heavy clean	200.25 SF	1.25	0.98	0.00	251.29	(0.00)	251.29
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
269. Apply anti-microbial agent to the floor	200.25 SF	0.37	0.70	0.00	74.79	(0.00)	74.79
270. Regrout tile	200.25 SF	4.02	4.21	161.84	971.06	(0.00)	971.06
271. Grout sealer	200.25 SF	1.37	2.66	55.40	332.40	(0.00)	332.40
272. R&R Baseboard - 4 1/4"	44.40 LF	6.65	9.14	60.88	365.28	(35.95)	329.33
DEDUCTED FOR BASE CABINETS							
273. Seal (1 coat) & paint (2 coats) baseboard	44.40 LF	2.75	0.65	24.56	147.31	(16.28)	131.03
274. Clean stud wall	209.60 SF	1.21	0.29	0.00	253.91	(0.00)	253.91
275. Tear out wet plaster, no bagging	209.60 SF	3.42	0.00	143.36	860.19	(0.00)	860.19
276. Two coat plaster over 1/2" gypsum core blueboard	209.60 SF	12.18	27.88	516.16	3,096.97	(342.22)	2,754.75
277. Scrape the floor perimeter & prep for paint	52.40 SF	0.82	0.04	8.60	51.61	(0.00)	51.61
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
278. Texture drywall - heavy hand texture	261.99 SF	1.79	4.03	94.60	567.59	(62.71)	504.88
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
279. Seal/prime then paint more than the floor perimeter (2 coats)	261.99 SF	1.07	3.67	56.80	340.80	(37.66)	303.14
280. Paint the walls - one coat	537.32 SF	0.86	6.39	93.70	562.19	(62.12)	500.07
281. R&R 110 volt copper wiring run, box and outlet	4.00 EA	107.44	6.03	87.16	522.95	(53.11)	469.84
282. R&R 110 volt copper wiring run, box and switch	3.00 EA	108.32	4.67	65.94	395.57	(40.20)	355.37
283. R&R Cabinetry - full height unit	8.00 LF	714.43	357.28	1,214.54	7,287.26	(791.51)	6,495.75
284. R&R Vinyl window - double hung, 13-19 sf	1.00 EA	486.95	23.23	102.04	612.22	(62.72)	549.50
285. Add. charge for a retrofit window, 12-23 sf - difficult	1.00 EA	330.62	2.25	66.58	399.45	(0.00)	399.45

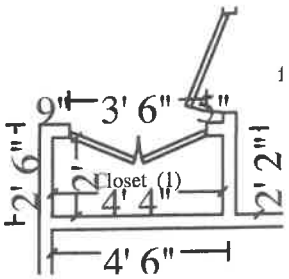
CONTINUED - Office

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
286. R&R Sill - cultured marble on 2" x 6" wall	3.00 LF	12.42	1.38	7.72	46.36	(4.71)	41.65
287. R&R Window trim set (casing & stop)	16.00 LF	8.72	4.11	28.72	172.35	(17.29)	155.06
288. Seal & paint trim - two coats	19.00 LF	1.62	0.17	6.20	37.15	(4.10)	33.05
Totals: Office			**459.76**	**2,794.80**	**18,169.73**	**1,530.58**	**16,639.15**



Foyer/Entry **Height: 10'**

510.20 SF Walls	121.54 SF Ceiling
631.74 SF Walls & Ceiling	121.54 SF Floor
13.50 SY Flooring	51.02 LF Floor Perimeter
51.02 LF Ceil. Perimeter	



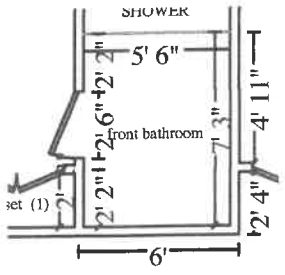
Subroom: Closet (1) **Height: 10'**

126.69 SF Walls	8.67 SF Ceiling
135.35 SF Walls & Ceiling	8.67 SF Floor
0.96 SY Flooring	12.67 LF Floor Perimeter
12.67 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
289. Structural Dry Out	130.21 SF	1.35	0.00	0.00	175.78	(0.00)	175.78
290. Muck-out/Flood loss cleanup	130.21 SF	2.75	0.00	0.00	358.08	(0.00)	358.08
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
291. Clean floor - tile - Heavy clean	130.21 SF	1.25	0.64	0.00	163.40	(0.00)	163.40
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
292. Apply anti-microbial agent to the floor	130.21 SF	0.37	0.46	0.00	48.64	(0.00)	48.64
293. R&R Baseboard - 4 1/4"	63.69 LF	6.65	13.11	87.34	523.99	(51.57)	472.42
294. Seal (1 coat) & paint (2 coats) baseboard	63.69 LF	2.75	0.94	35.22	211.31	(23.34)	187.97
295. Clean stud wall	254.76 SF	1.21	0.36	0.00	308.62	(0.00)	308.62
296. Tear out wet plaster, no bagging	254.76 SF	3.42	0.00	174.26	1,045.54	(0.00)	1,045.54

CONTINUED - Foyer/Entry

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
297. Two coat plaster over 1/2" gypsum core blueboard	254.76 SF	12.18	33.88	627.38	3,764.24	(415.95)	3,348.29
298. Scrape the floor perimeter & prep for paint	63.69 SF	0.82	0.04	10.44	62.71	(0.00)	62.71
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
299. Texture drywall - heavy hand texture	318.44 SF	1.79	4.90	114.98	689.89	(76.23)	613.66
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
300. Seal/prime then paint more than the floor perimeter (2 coats)	318.44 SF	1.07	4.46	69.04	414.23	(45.77)	368.46
301. Paint the walls - one coat	636.89 SF	0.86	7.58	111.06	666.37	(73.64)	592.73
302. R&R 110 volt copper wiring run, box and outlet	3.00 EA	107.44	4.52	65.38	392.22	(39.83)	352.39
303. R&R 110 volt copper wiring run, box and switch	3.00 EA	108.32	4.67	65.94	395.57	(40.20)	355.37
304. R&R Door opening (jamb & casing) - 36"to60"wide - paint grade	1.00 EA	262.72	11.47	54.86	329.05	(34.98)	294.07
305. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
306. R&R Bypass (sliding) door set - panel	1.00 EA	583.33	32.42	123.16	738.91	(78.38)	660.53
307. Paint bypass door set - slab only - 2 coats (per side)	2.00 EA	62.48	2.83	25.56	153.35	(16.95)	136.40
308. R&R Closet Organizer - Melamine	5.00 LF	189.66	29.70	195.60	1,173.60	(122.54)	1,051.06
309. R&R Andersen double door unit prepainted 6-0x8-0	1.00 EA	5,787.52	106.36	1,178.78	7,072.66	(776.33)	6,296.33
310. Paint casing - two coats	20.00 LF	1.88	0.28	7.58	45.46	(5.03)	40.43
Totals: Foyer/Entry			**259.51**	**2,962.96**	**18,831.91**	**1,811.60**	**17,020.31**

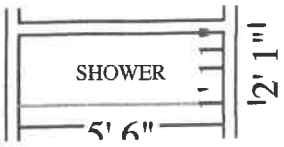


front bathroom **Height: 10'**

200.00 SF Walls	39.88 SF Ceiling
239.88 SF Walls & Ceiling	39.88 SF Floor
4.43 SY Flooring	20.00 LF Floor Perimeter
20.00 LF Ceil. Perimeter	

Missing Wall **5' 6" X 10'** **Opens into SHOWER1**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
311. Structural Dry Out	39.88 SF	1.35	0.00	0.00	53.84	(0.00)	53.84
312. Clean floor - tile - Heavy clean	39.88 SF	1.25	0.20	0.00	50.05	(0.00)	50.05
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
313. Apply anti-microbial agent to the floor	39.88 SF	0.37	0.14	0.00	14.90	(0.00)	14.90
314. Regrout tile	39.88 SF	4.02	0.84	32.22	193.38	(0.00)	193.38
315. Grout sealer	39.88 SF	1.37	0.53	11.02	66.19	(0.00)	66.19
316. Clean stud wall	80.00 SF	1.21	0.11	0.00	96.91	(0.00)	96.91
317. R&R 1/2" Cement board	100.00 SF	7.08	13.30	144.26	865.56	(75.09)	790.47
318. R&R Ceramic/porcelain tile	100.00 SF	17.61	38.92	359.98	2,159.90	(195.04)	1,964.86
319. R&R 110 volt copper wiring run, box and outlet	2.00 EA	107.44	3.02	43.56	261.46	(26.55)	234.91
320. R&R 110 volt copper wiring run, box and switch	2.00 EA	108.32	3.11	43.94	263.69	(26.80)	236.89
321. R&R Interior door unit	1.00 EA	516.59	28.72	109.06	654.37	(68.73)	585.64
322. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
323. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	40.51	0.89	16.38	98.29	(10.86)	87.43
324. Door knob/lockset - Detach & reset	1.00 EA	30.97	0.00	6.20	37.17	(0.00)	37.17
325. Toilet - Detach & reset	1.00 EA	316.26	0.68	63.40	380.34	(0.00)	380.34
326. Toilet tank repair kit - interior components	1.00 EA	84.62	1.89	17.30	103.81	(11.47)	92.34
327. Clean toilet	1.00 EA	34.55	0.00	0.00	34.55	(0.00)	34.55
328. R&R Toilet seat	1.00 EA	73.73	2.20	15.18	91.11	(8.58)	82.53
329. Remove Angle stop valve	1.00 EA	8.22	0.00	1.64	9.86	(0.00)	9.86
330. Install Angle stop valve	1.00 EA	35.15	0.00	7.04	42.19	(0.00)	42.19
331. R&R Plumbing fixture supply line	1.00 EA	33.03	0.51	6.70	40.24	(3.36)	36.88
332. R&R Vanity	3.00 LF	265.43	41.11	167.48	1,004.88	(106.13)	898.75
333. R&R Vanity top - one sink - cultured marble	3.00 LF	107.36	12.95	67.02	402.05	(41.60)	360.45
334. R&R Sink faucet - Bathroom	1.00 EA	290.19	10.39	60.12	360.70	(36.28)	324.42
335. P-trap assembly - Detach & reset	1.00 EA	77.34	0.00	15.46	92.80	(0.00)	92.80
336. Remove Angle stop valve	2.00 EA	8.22	0.00	3.28	19.72	(0.00)	19.72
337. Install Angle stop valve	2.00 EA	35.15	0.00	14.06	84.36	(0.00)	84.36
338. R&R Plumbing fixture supply line	2.00 EA	33.03	1.01	13.40	80.47	(6.71)	73.76
339. Toilet paper holder	1.00 EA	27.79	0.87	5.74	34.40	(3.80)	30.60
Totals: front bathroom			**162.84**	**1,244.06**	**7,714.84**	**634.00**	**7,080.84**

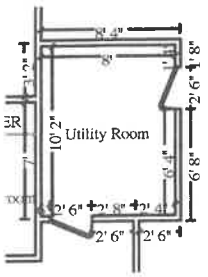


SHOWER **Height: 10'**

93.33 SF Walls	10.54 SF Ceiling
103.88 SF Walls & Ceiling	10.54 SF Floor
1.17 SY Flooring	9.33 LF Floor Perimeter
9.33 LF Ceil. Perimeter	

Missing Wall **5' 6" X 10'** **Opens into FRONT_BATHRO**

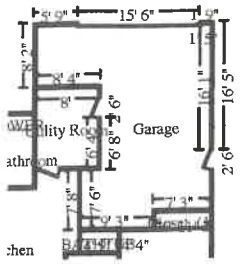
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
340. Structural Dry Out- Per FEMA Guidance 13025A	10.54 SF	1.35	0.00	0.00	14.23	(0.00)	14.23
341. Muck-out/Flood loss cleanup	10.54 SF	2.75	0.00	0.00	28.99	(0.00)	28.99
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
342. Clean floor - tile - Heavy clean	10.54 SF	1.25	0.05	0.00	13.23	(0.00)	13.23
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
343. Apply anti-microbial agent to the floor	10.54 SF	0.37	0.04	0.00	3.94	(0.00)	3.94
344. Regrout tile	10.54 SF	4.02	0.22	8.52	51.11	(0.00)	51.11
345. Grout sealer	10.54 SF	1.37	0.14	2.90	17.48	(0.00)	17.48
346. Clean stud wall	37.33 SF	1.21	0.05	0.00	45.22	(0.00)	45.22
347. Apply anti-microbial agent to more than the floor perimeter	37.33 SF	0.37	0.13	0.00	13.94	(0.00)	13.94
348. R&R 1/2" Cement board	93.33 SF	7.08	12.41	134.64	807.82	(70.09)	737.73
349. R&R Tile shower - 61 to 100 SF	1.00 EA	2,582.38	47.23	525.92	3,155.53	(306.63)	2,848.90
350. R&R Tile framed shower curb - per LF	4.00 LF	113.79	6.52	92.34	554.02	(53.04)	500.98
351. Tub/shower faucet	1.00 EA	577.65	23.52	120.24	721.41	(79.72)	641.69
352. R&R Custom shower door & partition - 1/2" glass - frameless	24.00 SF	94.84	94.77	474.20	2,845.13	(305.80)	2,539.33
Totals: SHOWER			**185.08**	**1,358.76**	**8,272.05**	**815.28**	**7,456.77**



Utility Room **Height: 10'**

363.33 SF Walls	81.33 SF Ceiling
444.67 SF Walls & Ceiling	81.33 SF Floor
9.04 SY Flooring	36.33 LF Floor Perimeter
36.33 LF Ceil. Perimeter	

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
353. Structural Dry Out	81.33 SF	1.35	0.00	0.00	109.80	(0.00)	109.80
354. Muck-out/Flood loss cleanup	81.33 SF	2.75	0.00	0.00	223.66	(0.00)	223.66
INITIAL FLOOD LOSS CLEANUP TO REMOVE DEBRIS DEPOSITED BY FLOODING							
355. Clean floor - tile - Heavy clean	81.33 SF	1.25	0.40	0.00	102.06	(0.00)	102.06
CHEMICALLY CLEAN THE FLOOR AFTER DEBRIS IS REMOVED							
356. Apply anti-microbial agent to the floor	81.33 SF	0.37	0.28	0.00	30.37	(0.00)	30.37
357. Regrout tile	81.33 SF	4.02	1.71	65.74	394.40	(0.00)	394.40
358. Grout sealer	81.33 SF	1.37	1.08	22.50	135.00	(0.00)	135.00
359. R&R Baseboard - 4 1/4"	36.33 LF	6.65	7.48	49.84	298.92	(29.41)	269.51
360. Seal (1 coat) & paint (2 coats) baseboard	36.33 LF	2.75	0.53	20.08	120.52	(13.32)	107.20
361. Clean stud wall	145.33 SF	1.21	0.20	0.00	176.05	(0.00)	176.05
362. Tear out wet plaster, no bagging	145.33 SF	3.42	0.00	99.40	596.43	(0.00)	596.43
363. Two coat plaster over 1/2" gypsum core blueboard	145.33 SF	12.18	19.33	357.88	2,147.33	(237.28)	1,910.05
364. Scrape the floor perimeter & prep for paint	36.33 SF	0.82	0.03	5.96	35.78	(0.00)	35.78
SCRAPE AND REMOVE TEXTURE FROM TAPE LINE UP 1'							
365. Texture drywall - heavy hand texture	181.67 SF	1.79	2.80	65.60	393.59	(43.49)	350.10
TEXTURE NEWLY REPLACED DRYWALL PLUS 1' FOR BLENDING							
366. Seal/prime then paint more than the floor perimeter (2 coats)	181.67 SF	1.07	2.54	39.38	236.31	(26.12)	210.19
367. Paint the walls - one coat	363.33 SF	0.86	4.32	63.36	380.14	(42.00)	338.14
368. R&R 110 volt copper wiring run, box and outlet	3.00 EA	107.44	4.52	65.38	392.22	(39.83)	352.39
369. R&R 110 volt copper wiring run, box and switch	3.00 EA	108.32	4.67	65.94	395.57	(40.20)	355.37
370. R&R Exterior door - metal - insulated - flush or panel style	1.00 EA	560.37	27.66	117.62	705.65	(72.97)	632.68
371. R&R Door lite insert - half lite	1.00 EA	305.04	11.39	63.30	379.73	(37.87)	341.86
372. Paint door slab only - 2 coats (per side)	2.00 EA	48.29	1.45	19.62	117.65	(13.00)	104.65
373. Paint casing - two coats	17.00 LF	1.88	0.24	6.44	38.64	(4.27)	34.37
374. Door lockset & deadbolt - exterior	1.00 EA	101.35	4.57	21.20	127.12	(14.05)	113.07
Totals: Utility Room			**95.20**	**1,149.24**	**7,536.94**	**613.81**	**6,923.13**



Garage **Height: 8'**

813.52 SF Walls
1243.23 SF Walls & Ceiling
47.75 SY Flooring
101.69 LF Ceil. Perimeter

429.72 SF Ceiling
429.72 SF Floor
101.69 LF Floor Perimeter

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	O&P	RCV	DEPREC.	ACV
375. Structural Dry Out- Per FEMA Guidance 13025A	429.72 SF	0.85	0.00	0.00	365.26	(0.00)	365.26
376. Muck-out/Flood loss cleanup	429.72 SF	2.75	0.00	0.00	1,181.73	(0.00)	1,181.73
INITIAL FLOOD LOSS CLEANUP TO REMOVE MUD, SILT, SAND, AND MUCK							
377. Apply anti-microbial agent to the floor	429.72 SF	0.37	1.50	0.00	160.50	(0.00)	160.50
378. Clean masonry	406.76 SF	0.99	0.57	0.00	403.26	(0.00)	403.26
379. Apply anti-microbial agent to more than the floor perimeter	406.76 SF	0.37	1.42	0.00	151.92	(0.00)	151.92
380. R&R Furnace - forced air - 140,000 BTU	1.00 EA	3,195.02	142.46	0.00	3,337.48	(428.83)	2,908.65
MODEL/WAXM604A2 SERIAL/A131986627							
381. R&R Exterior door - metal - insulated - flush or panel style	2.00 EA	560.37	55.33	235.20	1,411.27	(145.94)	1,265.33
382. Paint door slab only - 2 coats (per side)	4.00 EA	48.29	2.90	39.22	235.28	(25.99)	209.29
383. Paint casing - two coats	34.00 LF	1.88	0.48	12.88	77.28	(8.54)	68.74
384. Door lockset & deadbolt - exterior	2.00 EA	101.35	9.13	42.36	254.19	(28.09)	226.10
385. R&R Overhead door & hardware - 16' x 7'	1.00 EA	2,031.26	102.20	426.70	2,560.16	(264.72)	2,295.44
386. R&R Overhead (garage) door opener - sensors only (per pair)	1.00 EA	112.47	3.39	23.18	139.04	(12.64)	126.40
Totals: Garage			**319.38**	**779.54**	**10,277.37**	**914.75**	**9,362.62**
Total: Main Level			**6,372.17**	**40,195.60**	**269,727.21**	**23,783.59**	**245,943.62**
Line Item Totals: 552399-HUGHES			**6,605.56**	**40,632.10**	**282,600.31**	**24,613.53**	**257,986.78**

Summary for Building

Line Item Total		235,362.65
Material Sales Tax		6,605.56
Subtotal		241,968.21
Overhead		20,316.05
Profit		20,316.05
Replacement Cost Value		**$282,600.31**
Less Depreciation		(24,613.53)
Actual Cash Value		**$257,986.78**
Less Deductible		(2,000.00)
Less Amount Over Limit(s)		(5,986.78)
Net Claim		**$250,000.00**
Total Depreciation	24,613.53	
Less Non-Recoverable Depreciation	<1,019.88>	
Less Residual Amount Over Limit(s)	(23,593.65)	
Total Recoverable Depreciation		0.00
Net Claim if Depreciation is Recovered		**$250,000.00**

TONY FULTZ

Recap by Category with Depreciation

O&P Items	RCV	Deprec.	ACV
CABINETRY	41,000.06	5,436.62	35,563.44
GENERAL DEMOLITION	15,898.28		15,898.28
DOORS	21,752.89	2,884.43	18,868.46
DRYWALL	5,171.96	685.80	4,486.16
ELECTRICAL	7,739.72	1,026.27	6,713.45
FLOOR COVERING - CERAMIC TILE	2,423.87		2,423.87
FINISH CARPENTRY / TRIMWORK	11,321.17	1,501.19	9,819.98
FINISH HARDWARE	567.13	47.68	519.45
FIREPLACES	2,937.24	389.48	2,547.76
INSULATION	1,309.81	173.68	1,136.13
MARBLE - CULTURED OR NATURAL	1,713.49	227.20	1,486.29
MIRRORS & SHOWER DOORS	4,422.72	586.46	3,836.26
INTERIOR LATH & PLASTER	28,154.20	3,733.26	24,420.94
PLUMBING	7,207.63	565.46	6,642.17
PAINTING	12,979.22	1,658.22	11,321.00
TILE	19,747.53	1,675.44	18,072.09
WINDOWS - ALUMINUM	3,967.44		3,967.44
WINDOW TREATMENT	598.80	79.40	519.40
WINDOWS - VINYL	8,410.77	1,115.26	7,295.51
O&P Items Subtotal	197,323.93	21,785.85	175,538.08

Non-O&P Items	RCV	Deprec.	ACV
APPLIANCES	6,383.37	846.44	5,536.93
CLEANING	7,658.88		7,658.88
GENERAL DEMOLITION	11,220.69		11,220.69
FLOOR COVERING - CARPET	871.25	115.53	755.72
HEAT, VENT & AIR CONDITIONING	7,605.81	1,008.53	6,597.28
WATER EXTRACTION & REMEDIATION	4,298.72		4,298.72
Non-O&P Items Subtotal	38,038.72	1970.50	36,068.22
O&P Items Subtotal	197,323.93	21,785.85	175,538.08
Material Sales Tax	6,605.56	857.18	5,748.38
Overhead	20,316.05		20,316.05
Profit	20,316.05		20,316.05
Total	282,600.31	24,613.53	257,986.78

5

From: **Rob Peebles** rpeebles@safebuilt.com
Subject: RE: Appeal Documentation
Date: January 21, 2025 at 12:40 PM
To: Clarissa Dane cdhphotography727@gmail.com

Your appeal has been added to the queue and will be addressed as soon as possible.

Thanks,

Robert Peebles, CBO, MBA
Building Official

SAFEbuilt®

13550 Village Park Dr | Suite 120 | Orlando, FL 32837
cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

From: Clarissa Dane <cdhphotography727@gmail.com>
Sent: Friday, January 17, 2025 12:19 PM
To: Rob Peebles <rpeebles@safebuilt.com>
Subject: Re: Appeal Documentation

Hello Mr. Peebles,

No rush in getting back to us, we know you are swamped. Just checking in to be sure we provided everything you need for our appeal on property 16115 4th Street East, Redington Beach, FL 33708 to simply ensure accuracy in the substantial damage report.

Thanks again!

Greg and Clarissa Hughes

Clarissa Dane Hughes Photography & Films

www.cdhphoto.smugmug.com
Cdane777@me.com
727-417-9124

PEEBLES 6

* Go to Page 4

See newest film here: https://youtu.be/3VKEP10rLXU

www.cdhphoto.smugmug.com

Cdane777@me.com

727-417-2134

On Mar 5, 2025, at 11:17 AM, Rob Peebles <rpeebles@safebuilt.com> wrote:

I conducted a Substantial Damage Reassessment at your home today. The results of the assessment are attached. I have determined that your home is Not Substantially Damaged as follows:

Foundation – 0%

Superstructure – 0%

Roof Covering – 0%

Exterior Finish – 0%

Doors and Windows – 0%

Cabinets and Countertops – 50% - base cabinets should be removed/replaced

Floor Finish – 0%

Plumbing – 10% - covers install of new fixtures when cabinets are replaced

Electrical – 25% - all low outlets and wires must be replaced

Appliances - 100% – refrigerator, stove, wall oven must be replaced

Interior Finish – 27% - remove replace interior doors, base and 4' of drywall

HVAC – 75% - replace air handler and compressor/heat pump

Thank you,

Robert Peebles, CBO, MBA

Building Official

SAFEbuilt®

INTERWEST

Calvin, Giordano & Associates, Inc
A SAFEbuilt COMPANY

M.T. CAUSLEY, LLC.

MTCI
PRIVATE PROVIDER SERVICES, LLC

winston services, inc

DAL-TECH
ENGINEERING, INC

13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

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Robert Peebles, CBO, MBA

Building Official



13550 Village Park Dr | Suite 120 | Orlando, FL 32837

cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

From: CLARISSA HUGHES <cdane777@aol.com>
Sent: Thursday, March 6, 2025 3:31 PM
To: Rob Peebles <rpeebles@safebuilt.com>
Subject: Re: PS-Re: Request Reinspection (Insurance attached) - Letter of Substantial Damage Report

We were not there and I don't believe anyone entered our home. If they did, we were not informed.

Clarissa Dane Hughes Photography & Films

6

From: **Rob Peebles** rpeebles@safebuilt.com
Subject: RE: PS-Re: Request Reinspection (Insurance attached) - Letter of Substantial Damage Report
Date: March 6, 2025 at 3:49 PM
To: Clarissa Dane Hughes www.cdhphoto.smugmug.com cdane777@aol.com

I pressed my phone against the back door to take a picture through the glass, and the door opened. I looked inside to evaluate and exited. I observed no demolition of drywall or cabinet removal had taken place.

Thanks,

ALL DOORS OPEN OUTWARD

Robert Peebles, CBO, MBA
Building Official

SAFEbuilt.

#10

13550 Village Park Dr | Suite 120 | Orlando, FL 32837
cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

From: Clarissa Dane Hughes www.cdhphoto.smugmug.com <cdane777@aol.com>
Sent: Thursday, March 6, 2025 3:44 PM
To: Rob Peebles <rpeebles@safebuilt.com>
Subject: Re: PS-Re: Request Reinspection (Insurance attached) - Letter of Substantial Damage Report

Did you go inside the house?

Sent from the all new AOL app for iOS

On Thursday, March 6, 2025, 3:43 PM, Rob Peebles <rpeebles@safebuilt.com> wrote:

I did the reassessment myself. I was able to see everything I needed to make the determination.

Thanks,

6

From: **CLARISSA HUGHES** cdane777@aol.com
Subject: Re: PS-Re: Request Reinspection (Insurance attached) - Letter of Substantial Damage Report
Date: March 7, 2025 at 7:17 AM
To: Rob Peebles rpeebles@safebuilt.com, Maria Bianchini mbianchini@redshoresfl.com, lvaldez-marte@pcpao.gov, Yvonne Williams ywilliams@redshoresfl.com, GREG ghughes727@aol.com

Mr. Peebles,

All of our doors only open outward.

> On Mar 6, 2025, at 3:49 PM, Rob Peebles <rpeebles@safebuilt.com> wrote:
>
> I pressed my phone against the back door to take a picture through the glass, and the door opened. I looked inside to evaluate and exited. I observed no demolition of drywall or cabinet removal had taken place.

Below is our insurance gross loss estimate and attached is the 27 page damage report from our insurance company. That 27 page assessment is only for house, not content. (That was separate).

WRIGHT Flood

Wright National Flood Insurance Company
P.O. Box 33064
St. Petersburg, FL 33733-8064
1-800-725-9472

FCL 99.002 0318
4900294
12/03/24
2000 11523 FLD RGLR

December 03, 2024

CLARISSA DANE HUGHES
GREG HUGHES
16115 4TH ST E
REDINGTON BEACH FL 33708-1613

RE:	Insured:	CLARISSA DANE HUGHES GREG HUGHES
	Claim Number:	24-0012270
	Date of Loss:	09/26/2024
	Policy Number:	09 1151442767 07
	Location of Loss:	16115 4TH ST E, REDINGTON BEACH FL 33708-1613

Dear Policyholder:

It has been a pleasure to assist you with your recent flood loss. For your convenience, we are providing the payment breakdown of your 09/26/2024 flood claim payments as follows:

	BUILDING	CONTENTS
Gross Loss (RCV)	$282,600.31	$99,647.91

Gross Loss (ACV)	[illegible]	[illegible]
Less Depreciation	$24,613.53	$10,489.33
Covered Damage (ACV)	$257,986.78	$89,158.58
Less Deductible	$2,000.00	$2,000.00
Excess Over Limit	$5,986.78	$0.00
Claim Payable (ACV)	$250,000.00	$87,158.58
Total Settlement:	$250,000.00	$87,158.58

The check(s) will be mailed separately from our office within the next few working days.

We would like to kindly advise you to keep all your paid receipts. In the unfortunate event you suffer a subsequent claim, documentation is required to show repair of prior damages.

Should you have any questions or concerns, please do not hesitate to contact our claims office.

Regards,

Claims Department
Wright National Flood Insurance Services, LLC
PO BOX 33064, St Petersburg FL 33733-8064
800-725-9472

0731671091151442672433801 0000C Insured 01468

We were only thinking (or weren't at all due to trauma) about salvaging whatever was left of personal and sentimental belongings.

We know people had to spend anywhere from 10K-20K to rip out drywall. This made no sense to me then just throwing away money like that when we were told it was destroyed.

Thank you all for your time and patience with all of us as we try to rebuild for the good of our entire community. We appreciate you more than you may know.

Regards,

Clarissa Hughes

16115 4th St E
727-417-2134

PDF

NFIP BUILDING ESTIMATE.pdf

> On Mar 6, 2025, at 3:49 PM, Rob Peebles <rpeebles@safebuilt.com> wrote:
>
> I pressed my phone against the back door to take a picture through the glass, and the door opened. I looked inside to evaluate

and exited. I observed no demolition of drywall or cabinet removal had taken place.

Thanks,

Robert Peebles, CBO, MBA

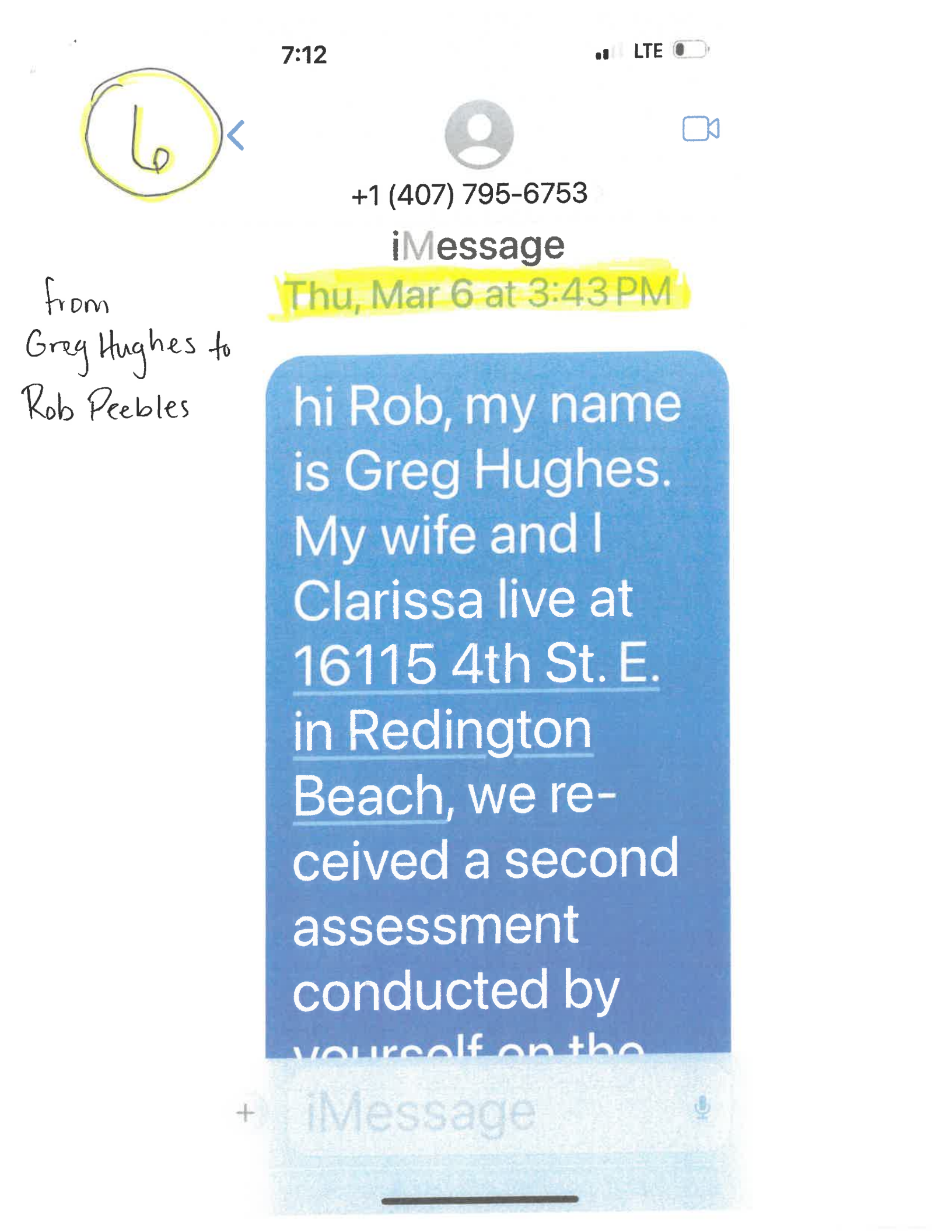
Building Official

null

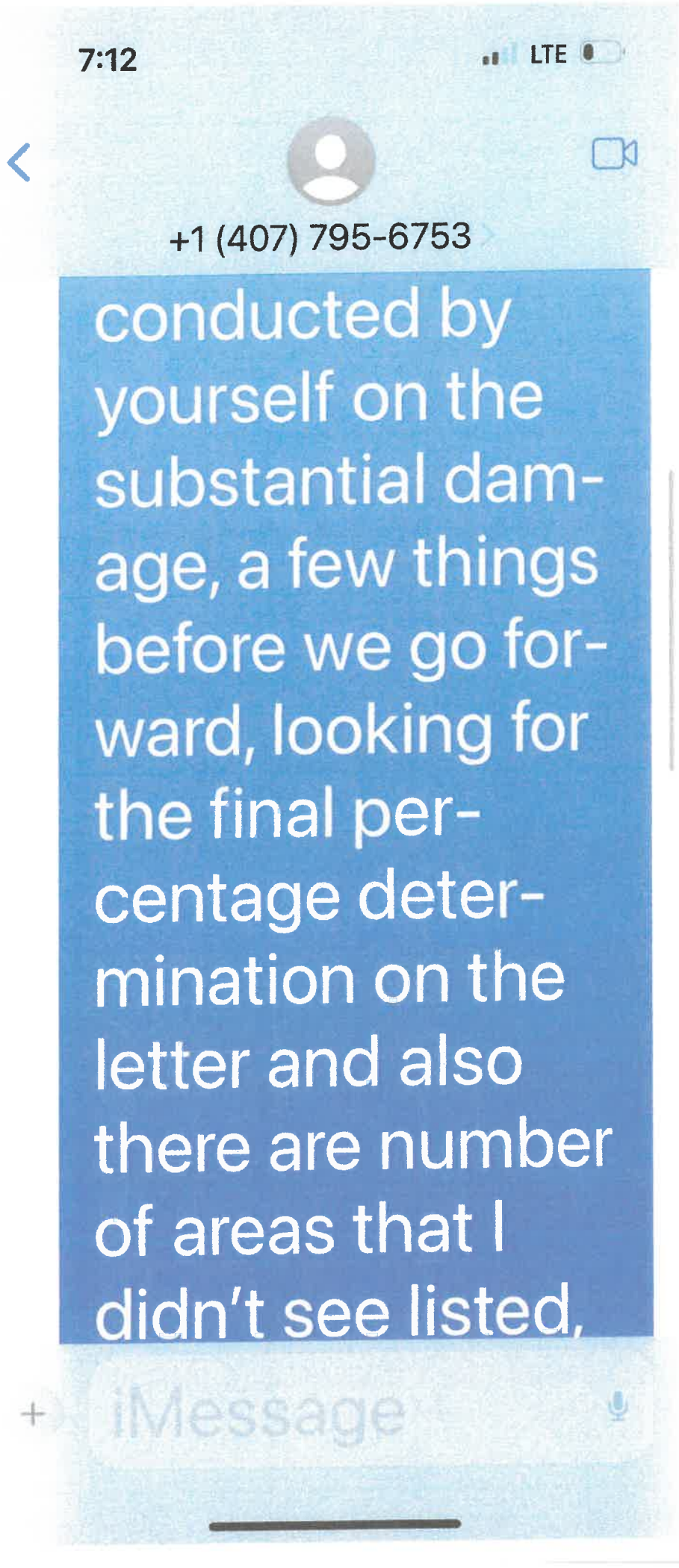
13550 Village Park Dr | Suite 120 | Orlando, FL 32837

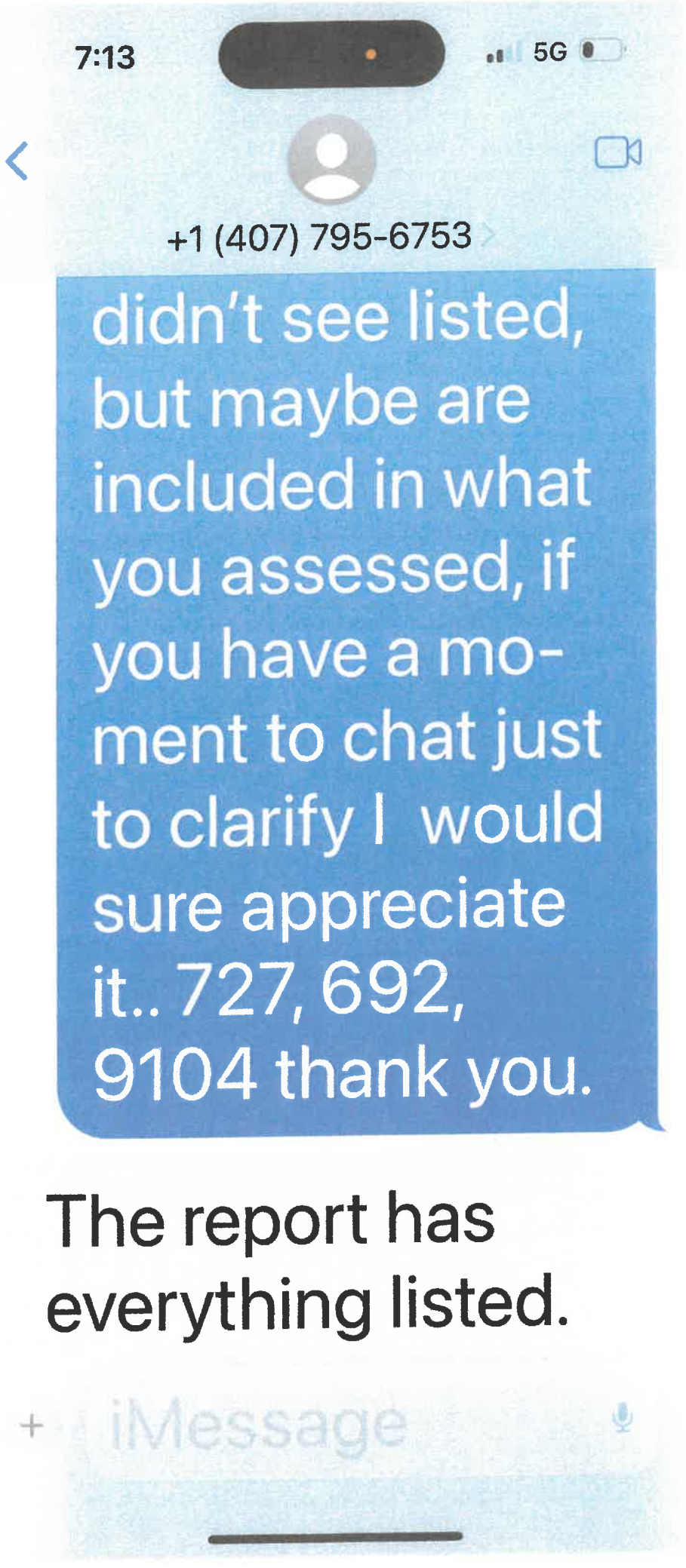
cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

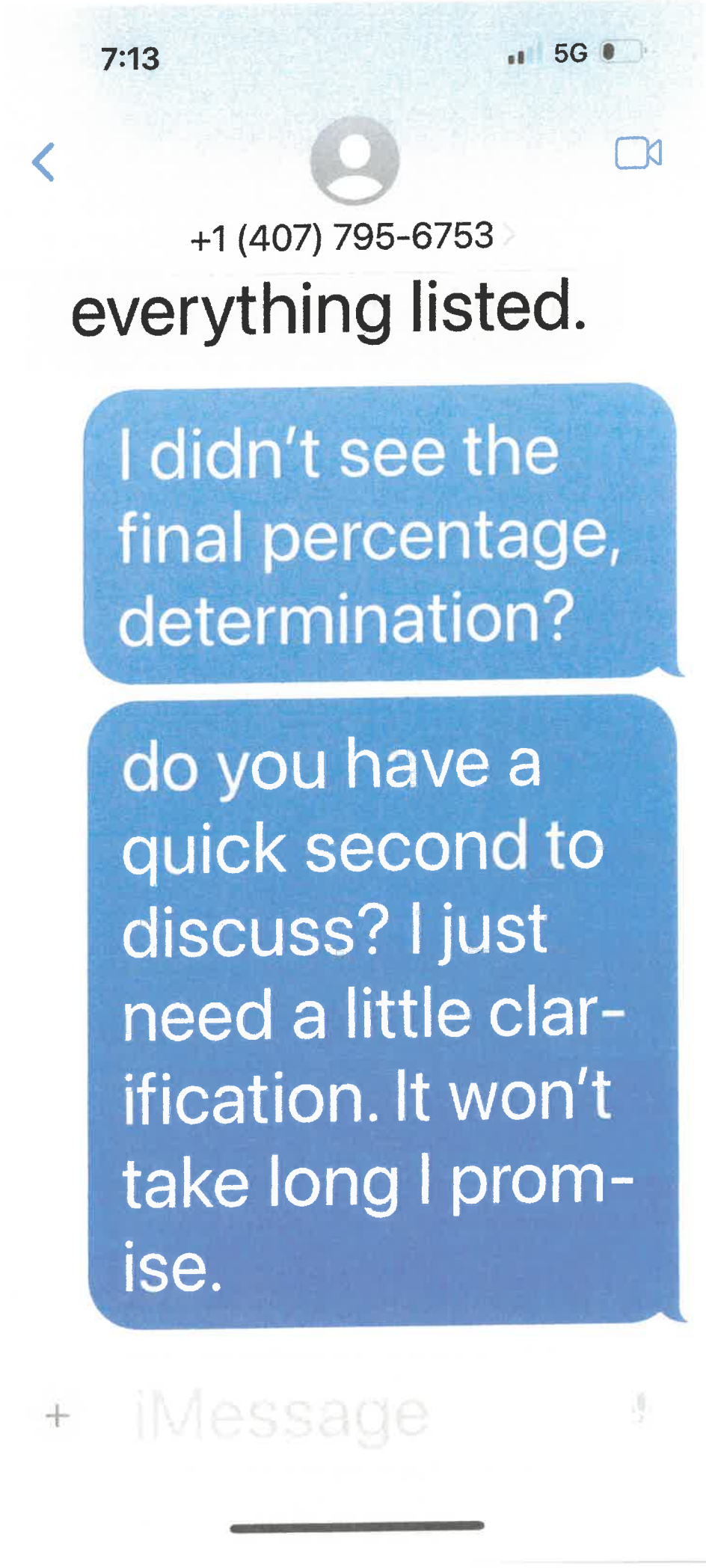


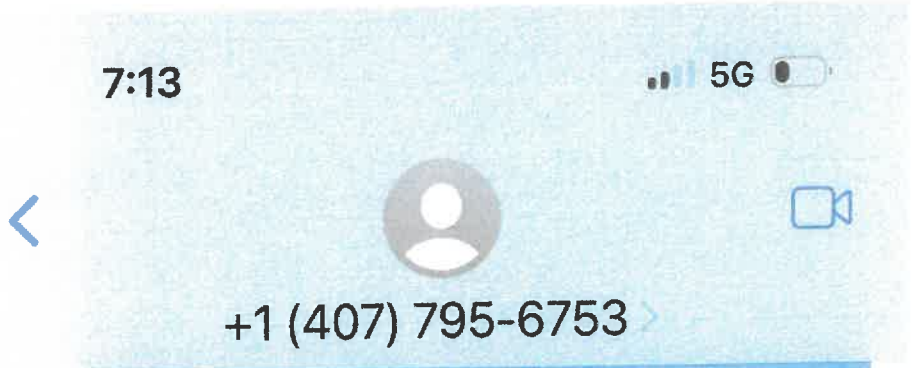
from Greg Hughes to Rob Peebles


7:12
LTE
+1 (407) 795-6753
conducted by yourself on the substantial damage, a few things before we go forward, looking for the final percentage determination on the letter and also there are number of areas that I didn't see listed,
iMessage



The report has everything listed.


7:13
5G
+1 (407) 795-6753
everything listed.
I didn't see the final percentage, determination?
do you have a quick second to discuss? I just need a little clar-ification. It won't take long I prom-ise.
iMessage



take long I prom-
ise.

It's on the last page. 18.7%

18.7% dam-
aged? Going
from 46% from
the previous
assessment?

Delivered

No answer

RB

Robert Peebles B... 11:36 AM

To: Clarissa Dane Hughes >

RE: Insurance Evaluation

I completed the assessment myself. The results are accurate.

FEMA does not permit Insurance cost.

Thanks,

Robert Peebles, CBO, MBA
Building Official

SAFEbuilt®

13550 Village Park Dr | Suite 120 | Orlando, FL 32837
cell: 407-795-6753

CORE VALUES: Integrity – Improvement – Service – Teamwork – Respect

7 Peebles

18.7%

apparently without entering home

Substantial Damage Estimator

Subdivision

Subdivision		**Elev. of Lowest Floor**	
Parcel #	04-31-15-73962-001-0310		4.20 ft.
Lot #		**Datum**	Navd88

Community

NFIP Community Name	
Redington Shores	
Latitude	**Longitude**

Structure Address

Owner's Name	HUGHES, CLARISSA D
Street Address	16115 4th Street
City	Redington Shores
County/Parish	Pinellas
State	Florida
Zip	33708
Phone	

Mailing Address

Owner's Name	HUGHES, CLARISSA D
Street Address	16115 4th Street
City	Redington Shores
County/Parish	Pinellas
State	Florida
Zip	33708
Phone	
Care Of	



(Default Image)



(Additional Image)

Substantial Damage Estimator

Structure/Damage/NFIP Information

Year of Construction	1959	**Cause of Damage**	Flood
Date of Damage	09/26/2024	**Duration of Flood**	24 Hours
Residence Information			
Residence Type	Single Family Residence	**Structure Type**	Residential
Foundation	Slab - on - Grade	**Exterior Finish**	Siding or Stucco (Standard)
Superstructure	Masonry	**HVAC**	
Roofing	Shingles - Asphalt, Wood (Standard)	**Story**	One Story (Standard)
Quality	Good	**Flood Elevation**	41.00
Date of Assessment	12/06/2024	**Est. Depth of Flood Above Lowest Floor**	35.00
Inspector Name			
Inspector Phone			

NFIP Community ID

125141

Firm Panel #	Suffix	Date of FIRM Panel	Firm Zone	BFE	Regulatory Floodway
12103C0183H	H	08/24/2021	VE	12.00	No

Community Specific Information

Custom Field

Custom Field Name

Custom Field 1

Custom Field Value

Custom Field

Custom Field Name

Custom Field 2

Custom Field Value

Custom Field

Custom Field Name

Custom Field 3

Custom Field Value

ing / Cooling	0	Ea	$0.00	$0.00
liances	0	Ea	$0.00	$0.00
olaces	0	Ea	$0.00	$0.00
:h / Breezeways	0	Sq Ft	$0.00	$0.00
ıge	0	Sq Ft	$0.00	$0.00

itional Adjustments

0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00
0	Sq Ft	$0.00	$0.00

Total Adjustments *	$0.00
Total Replacement Cost	$445,596.20
Replacement Cost Per Square Foot	$200.90

* Total Adjustment calculation includes the Geographical Adjustment.

nputed Actual Cash Value

Data Reference	Cost Data Date
ıciation Determination	4 - Average Condition
ıciation Percentage	24.20 %
ıuted Actual Cash Value	$337,761.92
Depreciation Explanation	

Substantial Damage Estimator

Element Percentages

Element	Percent Damaged	Element Percentage	Element Cost	Damage Values
Foundation	0	7.4	$32,974.12	$0.00
Superstructure	0	22.4	$99,813.55	$0.00
Roof Covering	0	4	$17,823.85	$0.00
Exterior Finish	0	6.5	$28,963.75	$0.00
Interior Finish	27	12.2	$54,362.74	$14,677.94
Doors and Windows	0	14.6	$65,057.05	$0.00
Cabinets and Countertops	50	4.1	$18,269.44	$9,134.72
Floor Finish	0	7.3	$32,528.52	$0.00
Plumbing	10	7.9	$35,202.10	$3,520.21
Electrical	25	4.5	$20,051.83	$5,012.96
Appliances	100	3.9	$17,378.25	$17,378.25
HVAC	75	5.2	$23,171.00	$17,378.25
		100 %	Total Replacement Cost	Total Estimated Damages
			$445,596.20	$67,102.33

Substantial Damage Estimator

Percent Damaged

Basis for Value of Structure	Percent Damaged	Basis for Cost of Repairs
Adj. Tax Assessed Value	18.7 %	Computed Damages

Not Substantially Damaged

Damage Summary

Replacement Cost	$445,596.20	**Total Estimated Damages**	$67,102.33
Depreciation Percentage	24.20 %	**Percent of Existing Improvements and Repairs Pre-Disaster**	0.0 %
Computed Actual Cash Value	$337,761.92	**Repair/Reconstruction Percentage**	17.3 %

*** Per FEMA Publication 213, Actual Cash Value may be used as Market Value.**

Optional User Entered Data

Professional Market Appraisal	$0.00	**Contractor Estimate**	$0.00
Adjusted Tax Value			
Tax Assessed Value	$313,134.12	**Community Estimate**	$146,061.67
Factor Adjustment	1.00		
Adjusted Tax Assessed Value	$313,134.12		

Authorized Local Official : _____ (Date)
Signature

Authorized Local Official : _____ (Date)
Print Name

MIKE TWITTY, MAI, CPA
Pinellas County Property Appraiser
www.pcpao.gov mike@pcpao.gov

8

HUGHES, CLARISSA D
HUGHES, GREGORY G
16115 4TH ST E
REDINGTON BEACH, FL 33708-1613

RE: 04-31-15-73962-001-0310 Situs: 16115 4TH ST E

Windstorm Loss Mitigation (WLM)
Section 553.844, Florida Statutes: "Windstorm loss mitigation; requirements for roofs and opening protection," requires the use of "Just Value" from the Property Appraiser's office for Ad Valorem tax purposes.

For the referenced parcel, the values are: Structure(s): $266,164; Extra Features: $20,770; and Land: $1,041,066. Extra Feature values include improvements such as patios, pools, decks and docks, etc.

Federal Emergency Management (FEMA) "50% Rule"
FEMA Substantial Improvement/Damage determinations require the use of "Just Value", developed by the Property Appraiser's office for Ad Valorem taxation purposes, be adjusted to approximate market value. This is accomplished in our office by dividing the Just Value of the structure by 0.85. This yields the following values: **Structure(s): $313,135;** Extra Features: $24,435; and Land: $1,224,784.

The preceding value allocation to the structure **would allow repairs/improvements not to exceed $156,567 based on the "50% Rule".**

If you disagree with the Property Appraiser's valuation of the structure, you may engage an independent state-certified real estate appraiser to appraise the depreciated value of the structure (building). This type of appraisal is referred to as an Actual Cash Value (aka FEMA "50% Rule") appraisal. The Building Official and/or Floodplain Manager within the property's jurisdiction will review the appraisal and if approved, the depreciated value of the structure (building) may be used in lieu of the Pinellas County Property Appraiser's value estimate.

Private appraisers should familiarize themselves with the jurisdiction's appraisal review checklist and have experience or gain competency in performing these specialized appraisal assignments. A copy of Pinellas County's Appraisal Review Checklist is available at: https://pinellas.gov/appraisals. Other jurisdictions (Cities) may have their own review checklist.

Please visit https://pinellas.gov/substantial-damage-substantial-improvement for more information and FAQ's regarding the FEMA "50% (or 49%) Rule".

Value Use Limitations
The above values are effective for the 2024 Final Property Tax Roll as of the date of this letter and does not include the value of any improvements completed after January 1st of 2024. This information is provided solely for the purposes stated above. It is invalid for any other purpose.

Printed 04/14/2025

Town of Redington Shores
17425 Gulf Boulevard
Redington Shores, FL 33708
727.397.5538 Phone
www.bldgdept@townofredingtonshores.com

SUBSTANTIAL IMPROVEMENT / DAMAGE PACKET

Permit Number: _____

ITEMS REQUIRED TO DETERMINE SUBSTANTIAL IMPROVEMENT/DAMAGE

Applicant must submit the following (*Make sure you have an extra copy for your files*):

~~$$8,695.33~~

1. The completed building permit and substantial improvement/damage packet including the required 2 sets of (minimum) plans and documents.
2. An estimated Cost of Reconstruction/Improvement form, completed by a Licensed General Contractor, Architect, Engineer, or owner builder and signed by the Owner/Contractor or Contractor with a copy of his license certificate attached.
3. Pre-FIRM properties (built prior to December 31, 1974) undergoing alteration of a value that exceeds 25% of thePinellas County approximate market value shall provide staff with an independent appraisal report.
4. Current photos of the structure, or photos before and after the storm.
5. Highlighted floor plan drawing showing area of structure to be repaired or altered.
6. Substantial Improvement/Construction Affidavit completed, signed, and dated.
7. An independent appraisal of the depreciated value of the structure will be used as the market value. It shall be noted on the appraisal that it is for FEMA purposes.
8. Any additions or new construction require a geotechnical report.
9. (3) Elevation Certificates (FEMA Form 81-31) are required for new construction and additions. An Elevation Certificate is required for showing the lowest living level at base flood elevation (BFE) plus 3 feet of freeboard and at final construction prior to receiving a Certificate of Occupancy.
10. A recorded Declaration of Land Restriction (Non-conversion Agreement), completed, signed, and dated for new construction and additions to Post-FIRM structures.
11. NOTE: For Improvement value the most recent Property Appraiser assessment of Just Improved Value will be used. In cases where the assessment level is unacceptably low or where the projected ratio of cost of proposed construction to market value is close to 49 percent, adjustments for assessment level may be made. Adjustments cannot exceed 115 percent of tax assessed value. If the use of assessed value is questioned, an appeal is warranted, but the burden of proof can be placed on the permit applicant who can submit an independent appraisal by a qualified appraiser establishing actual cash value (replacement cost depreciated for age and quality of construction of building). The building value must be fairly depreciated to reflect the age of the building and the deterioration of building components. These appraisals are subject to review by outside appraisal firms of the Town's selection. Cost for such independent review will be borne by the applicant.

Tax Appraiser's Parcel ID# 04-31-73962-0001-0310

Property Address: 16115 4th St E. Redington Beach Fl. 33708

Owner's Name: Greg Hughes

Co-Owner's Name: Clarissa Hughes

Owner's Mailing Address: 16115 4th St E. Redington Beach Fl. 33708

Owner's Phone Number: 727-692-9104

FIRM Panel: 12103C0179H

Flood Zone: VE

Base Flood Elevation: 10

Lowest Floor Elevation (excluding garage): 4

(GO TO WWW.MSC.FEMA.GOV FOR FLOOD MAPS AND INFORMATION)

Initial ____ I am attaching an independent appraisal report of my property.

Initial GH I accept Pinellas County's Approximate Market Value

Initial ____ I accept the attached estimated cost of construction as a fair cost of repair or improvement for my structure.

Signature of Owner ***Signature of Co-Owner***

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization this 12th day of May, 2025, by Greg & Clarissa who is personally known to me or has produced FL DL as identification.

Notary Public

GERALDINE GILGAG
Notary Public
State of Florida
Comm# HH492908
Expires 2/14/2028

SUBSTANTIAL IMPROVEMENTS/DAMAGES

Items to be included:

All structural elements, including:

- Spread or continuous foundation footings and pilings
- Monolithic or other types of concrete slabs
- Bearing walls, tie beams, and trusses
- Wood or reinforced concrete decking or roofing
- Floors and ceilings
- Attached decks and porches
- Interior partition walls
- Exterior wall finishes (e.g. brick, stucco or siding)
- Windows and doors
- Re-shingling or re-tiling a roof
- Hardware

All interior finish elements, including:

- Tiling, linoleum, stone, or carpet over sub-flooring
- Bathroom tiling and fixtures
- Wall finishes, including drywall, painting, stucco, plaster, paneling, marble or other decorative finishes
- Kitchen, utility and bathroom cabinets
- Built-in book cases, cabinets and furniture
- Hardware

All utility and service equipment

- HVAC equipment
- Repair or reconstruction of plumbing and electrical services
- Light fixtures and ceiling fans
- Security systems
- Built-in kitchen appliances
- Central vacuum systems
- Water filtration, conditioning or recirculation systems

Also:

- Labor and other costs associated with demolishing, removing, or altering building components
- Construction supervision and/or management
- Equivalent costs of work done by owner and volunteers
- Overhead and profit

Items to be excluded:

- Plans and specifications
- Survey costs
- Permit fees
- Debris removal (e.g. removal of debris from building or lot, dumpster rental, transport fees to landfill tipping fees) and cleanup (e.g. dirt and mud removal, building dry-out, etc.)
- Items not considered real property, such as throw rugs, furniture, refrigerator, stoves not built-in, etc.
- Landscaping
- Sidewalks
- Fences
- Yard lights
- Swimming pools
- Screened pool enclosures
- Sheds
- Gazebos
- Detached structures (including garages)
- Landscape irrigation

ESTIMATED COST OF IMPROVEMENTS/RECONSTRUCTION

Parcel ID#: 04-31-73962-0001-0310

Property Address: 16115 4th St E. Redington Beach Fl. 33708

This Cost of Estimate of Improvement/Reconstruction must be prepared and signed by a licensed General Contractor, Architect, Engineer or Owner/Builder $$4428,048.40

BUILDING

(Materials and Labor Cost are required) ~~59,536868.72~~

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Demolition			$20,000
Foundation, Slab(s)			
Drywall	$1,850	$7,380	$9,230
Bearing Walls, Tie Beams, Trusses			
Framing, Joists, Beams, Subflooring			
Interior Non-Bearing Walls			
Exterior Finishes (Stucco, Siding, Painting, Trim, Brick, etc.)			
Windows and Exterior Doors	$25,550	$12,800	$38,350
Cabinets / Vanities / Countertops	$45,000	$8,000	$53,000
Hardware	$450.00	$350.00	$800
Attached Decks & Porches			
Floor Covering	$15,744	$11,808	$27,552
Bathroom Tile / Kitchen Tile	$3,550	$6,800	$10,350
Wall Finish / Painting / Covering			
Built-In Appliances	$9,100	$1,200	$10,300
Built-In Cabinets, Bookcases, Furniture, Mirrors, Closet Shelving			
Interior Doors	$3,050	$1,850	$4,900
Baseboards / Crown Molding / Trim Boards	$880	$1,760	$2,640
Hardware (Strapping, bolts, screws, etc)			
Insulation	$345	$525	$870

Fireplace / Hearth / Mantel / Chimney			
Stairs / Handrails / Guardrails			

BUILDING TOTAL $ 85,492

ELECTRICAL

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Electrical Wiring			$22,400
Electrical Fixtures, Ceiling Fans, Outlets, Switches			
Security System, Intercom System			
Smoke Detectors			
Electrical Panel(s) & Meter Base(s)			$1,850

ELECTRICAL TOTAL $ $24,250

PLUMBING

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Plumbing Piping	$1,850	$6,650	$8,500
Plumbing Fixtures	$3,800		$3,800
Water Heaters	$1,850	$400	$2,250
Water Filtration, Conditioning and Recirculation Systems	$850	$350	1,200

PLUMBING TOTAL $ 15,750

MECHANICAL

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
HVAC Equipment	$7,500	$3,200	$10,700
Ductwork, Grills	$8,695.33		
Bathroom Fan(s), Range Hood, Central Vacuum, Dryer Exhaust	$2,850	$1,200	$4,050
MECHANICAL TOTAL			$ 14,750

GAS

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Gas Piping			
Gas Tank			
GAS TOTAL			$ 00.00

ROOF

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Shingles, Underlayment, Mod Bit			
Gutters, Downspouts			
ROOF TOTAL			$ 00.00

MISCELLANEOUS

(Materials and Labor Cost are required)

ITEMS	MATERIALS COST	LABOR COST	TOTAL COST
Construction Management & Supervision			$16,525
Overhead & Profit			$28,048.40
Sales Tax on Materials	$8,695.33		$8,695.33
ITEMS PURCHASED BY HOMEOWNER			
MISCELLANEOUS TOTAL			$ 53,268.73

TOTALS	
BUILDING TOTAL	$ 85,492
ELECTRIC TOTAL	$ 24,250
PLUMBING TOTAL	$ 15,750
MECHANICAL TOTAL	$ 14,750
GAS TOTAL	$
ROOF TOTAL	$
MISCELLANEOUS TOTAL	$ 53,268.72
TOTAL	193,510.72
(THE 10% CONTINGENCY IS REQUIRED) CONTINGENCY 10%	$ 19,351.07
GRAND TOTAL	$212,861.79

The value placed on all donated or discounted materials should be equal to the actual or estimated cost of such materials and must be included in the total cost. Where materials or servicing equipment are donated or discounted below normal market values, the value should be adjusted to an amount that would be equivalent to that estimated through normal market transactions. *Section 4.4.4**

The situation described above that involves donated or discounted materials may also involve volunteer labor. Also, property owners may undertake fairly significant improvement and repair projects on their own. In both cases, the normal "market" value or "going rate" for labor must be included in the estimates of the cost of improvement and the costs to repair. *Section 4.4.5**

I understand that I am subject to enforcement, penalties and / or fines for violation if inspection of the property reveals that I have made additions, renovations or remodeling to the property which were not included in the permit documents.

Violating the FEMA improvement threshold may result in removal of improvement work, revocation of the Certificate of Occupancy for the building, and/or an order to remove the structure.

(**PLEASE** attach any additional information)

Contractor's Name: Bryan Bettencourt License #: CBC1251063

Address: 2901 1st Ave No. St. Petersburg Fl. 33713 Phone: 727-329-8803

Contractor's Signature: Date: 5/7/2025

FEMA P-758/May 2010 "Substantial Improvement/Substantial Damage Desk Reference", Chapter 4, Making Substantial Improvement and Substantial Damage Determinations.

CONTRACTOR
IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: 04-31-15-73962-001-0310

Owner's Name: Greg & Clarissa Hughes

Phone: 727-692-9104 Email: ghuhes727@aolcom

Address: 16115 4th St. E. Redington Beach Fl. 33708

Contractor's Name: Bryan Bettencourt License #: CBC1251063

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the **SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW**. These listed damages/improvements are **ALL of the improvements/damages** sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

I understand that I am subject to enforcement action and/or fines if inspection of the property reveals that I have made repairs **NOT included on the attached list of improvements/repairs**, or improvements or illegal structures/additions to the existing structure without having present plans for such additions. I understand that any permit issued by the Town of Redington Shores pursuant to this affidavit does not authorize the reconstruction, repair or maintenance of any illegal additions, fences, sheds or non-conforming uses or structures on the subjectproperty.

Total Labor and Materials	$ 193,510.72
Overhead and Profit	$ 19,351.07
TOTAL COST	$ 212,861.79

Contractor Signature

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ___ physical presence or ✓ online notarization this 7 day of May, 2025, by Bryan Bettencourt who is personally known to me or has produced _____ as identification.

Notary Public

CYNTHIA D. ARMSDEN NOTARY PUBLIC MY COMMISSION EXPIRES 10-22-2027 STATE OF FLORIDA COMMISSION NUMBER HH 414414

OWNER

IMPROVEMENT/RECONSTRUCTION AFFIDAVIT

Parcel ID#: 04-31-15-73962-001-0310

Owner's Name: Greg & Clarissa Hughes

Phone: 727-692-9104 Email: ghuhes727@aolcom

Address: 16115 4th St. E. Redington Beach Fl. 33708

Contractor's Name: Bryan Bettencourt License #: CBC1251063

I hereby attest to the fact that I, or a member of my staff, personally inspected the above-mentioned property and produced the attached itemized list of repairs/reconstructions and/or remodeling which is hereby submitted for the **SUBSTANTIAL IMPROVEMENT/DAMAGE REVIEW**. These listed damages/improvements are **ALL of the improvements/damages** sustained by this structure and all additions, improvements, or repairs proposed on the subject building are included in this estimate.

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TOTAL COST $ 212,861.79

Greg Hughes
Co-Owner Signature

Co-Owner Signature

STATE OF FLORIDA
COUNTY OF Pinellas

The foregoing instrument was acknowledged before me by means of ✓ physical presence or ___ online notarization this 12th day of May, 2025, by Greg & Clarissa Hughes who is personally known to me or has produced FL DL as identification.

Notary Public

GERALDINE GILGAG
Notary Public
State of Florida
Comm# HH492908
Expires 2/14/2028

FEMA – IMPROVEMENT VALUATION WORKSHEET

(Substantial Improvement / Substantial Damage)

PROPERTY ADDRESS: _____

PINELLAS COUNTY PROPERTY APPRAISER:

Just Market Value $_____- Land Adjusted Value $_____

=Value of Structure $_____

VALUE OF STRUCTURE: $_____X 49% = $_____(a)

PERMITS WITHIN 1 YEAR:

	Permit #	Permit Type	Job Value
Current permit			
Other			

Total Permit Values: &_____(b)

Therefore: (b) $_____< (a) $ _____

OK: (Y)_____or (N) _____

VERIFIED BY: _____

If value exceeds 49% the customer needs to provide one of the following:

_____ Elevation Certificate

_____ Survey showing the finished floor elevation

_____ Current Appraisal using the depreciated value

STAFF USE ONLY

10

SUBSTANTIAL DAMAGE

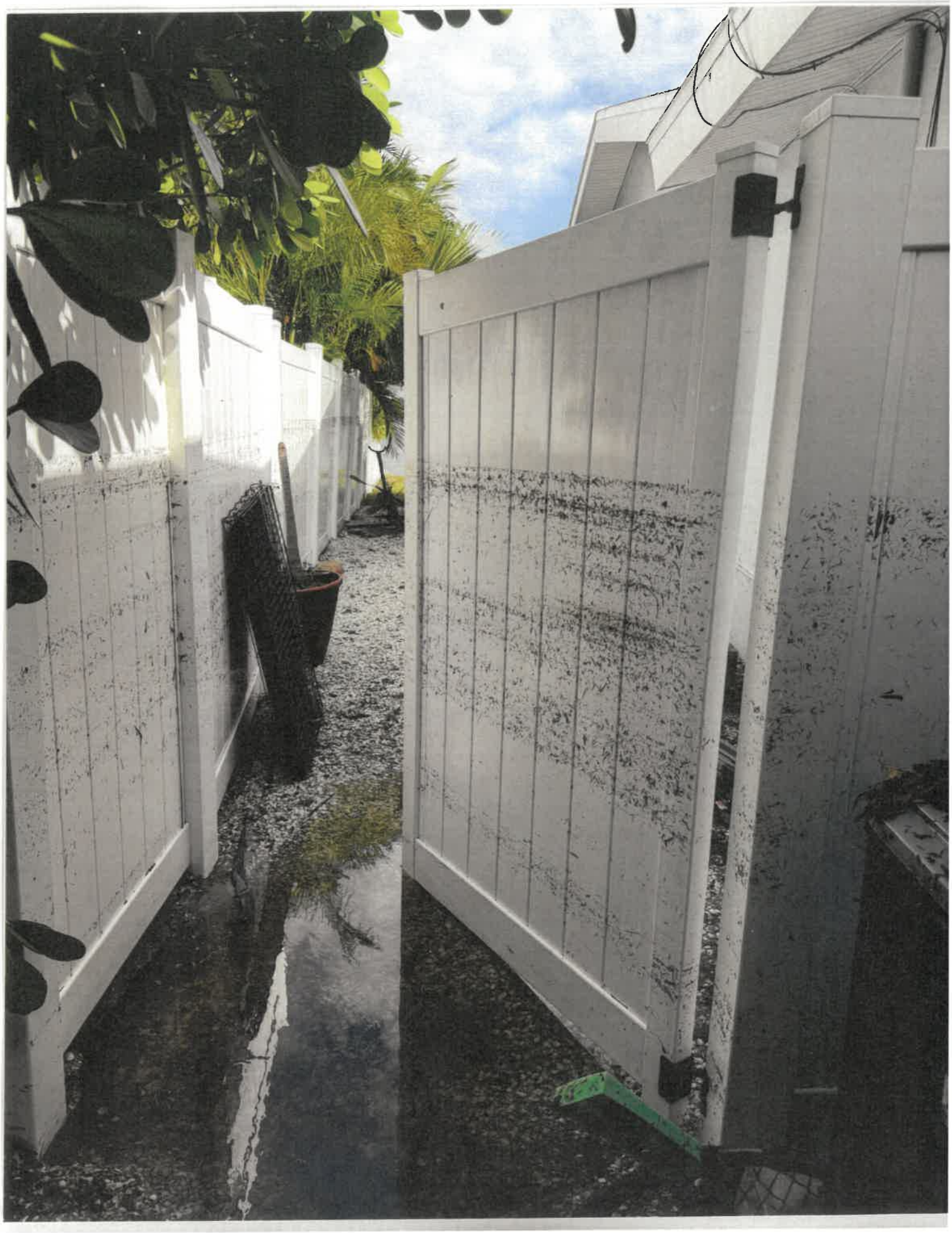
There isn't a specific ordinance that mandates drywall removal as a prerequisite for being considered substantially damaged. However, the FEMA 50% rule defines "substantially damaged" as a structure where the cost to repair it exceeds 50% of its pre-damage market value. This rule, along with other flood regulations, may require certain improvements like elevating the structure, even if the drywall isn't the sole criterion.

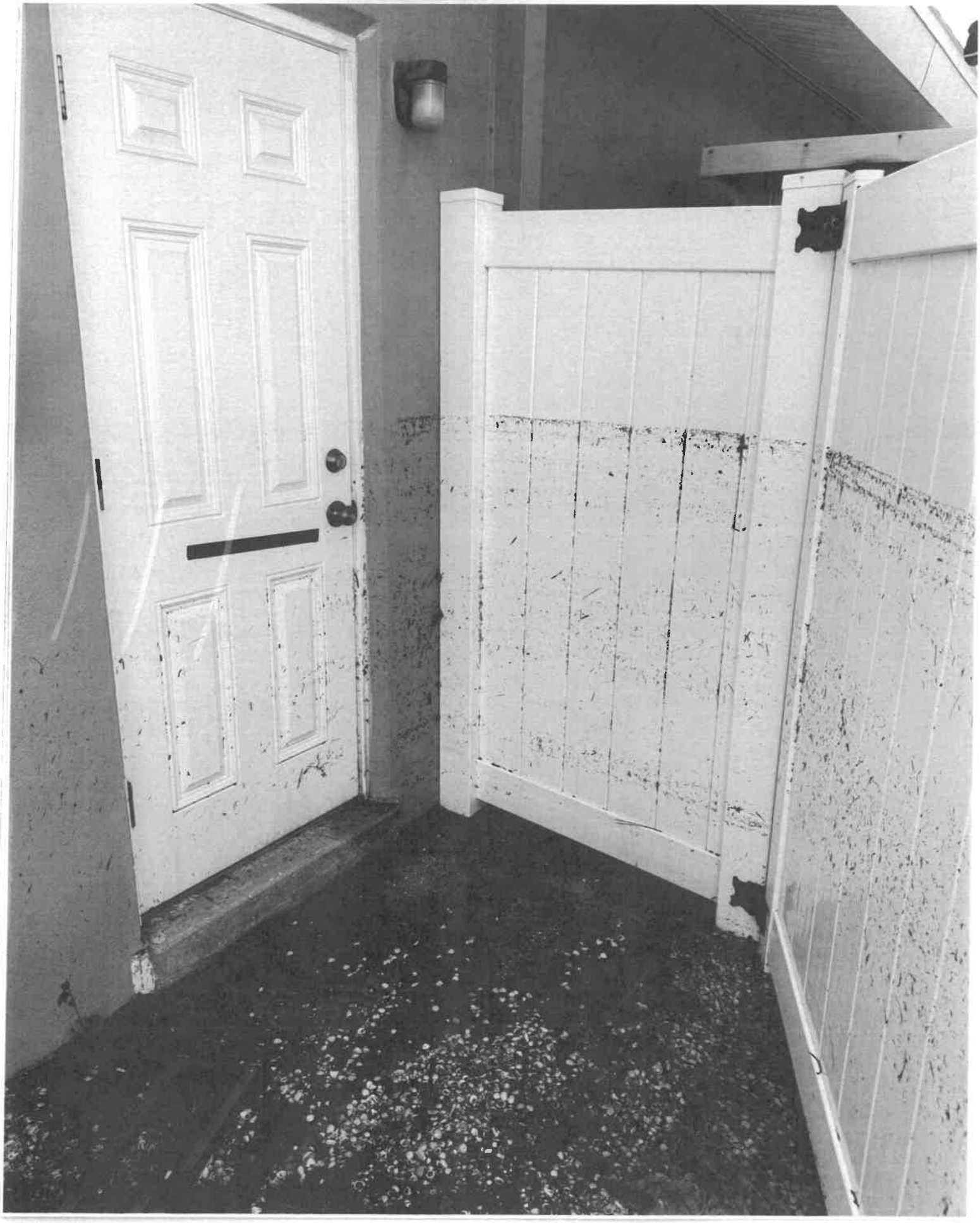
Elaboration:

- **FEMA 50% Rule:** This federal regulation dictates that if the cost to repair a structure after a disaster (like flooding) exceeds 50% of its market value before the damage, the structure is considered "substantially damaged".
- **Substantial Damage Determination:** The City's Building Services department will determine if a structure has been substantially damaged based on the cost of repair, not necessarily on the presence or absence of drywall.
- **Floodplain Management:** If a structure is deemed substantially damaged, it must be brought into compliance with local floodplain management regulations, which may include elevating the structure or using flood-resistant materials.
- **Drywall Removal:** While drywall removal is a common component of repairs after flood damage, it's not the defining factor in determining substantial damage.

- **Substantial Damage Determination:**
  The City's Building Services department will determine if a structure has been substantially damaged based on the cost of repair, not necessarily on the presence or absence of drywall.

- **Drywall Removal:**
  While drywall removal is a common component of repairs after flood damage, it's not the defining factor in determining substantial damage.

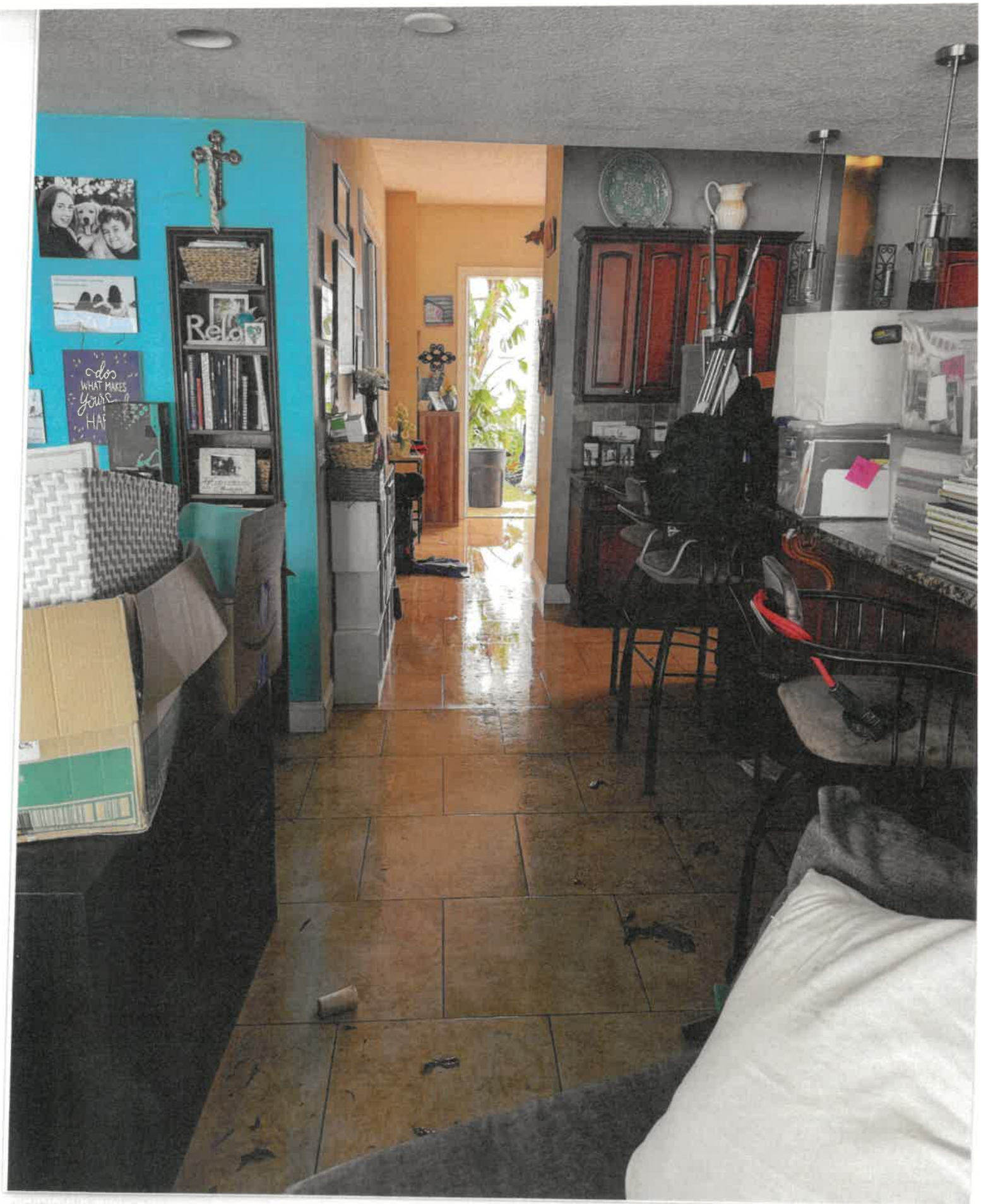


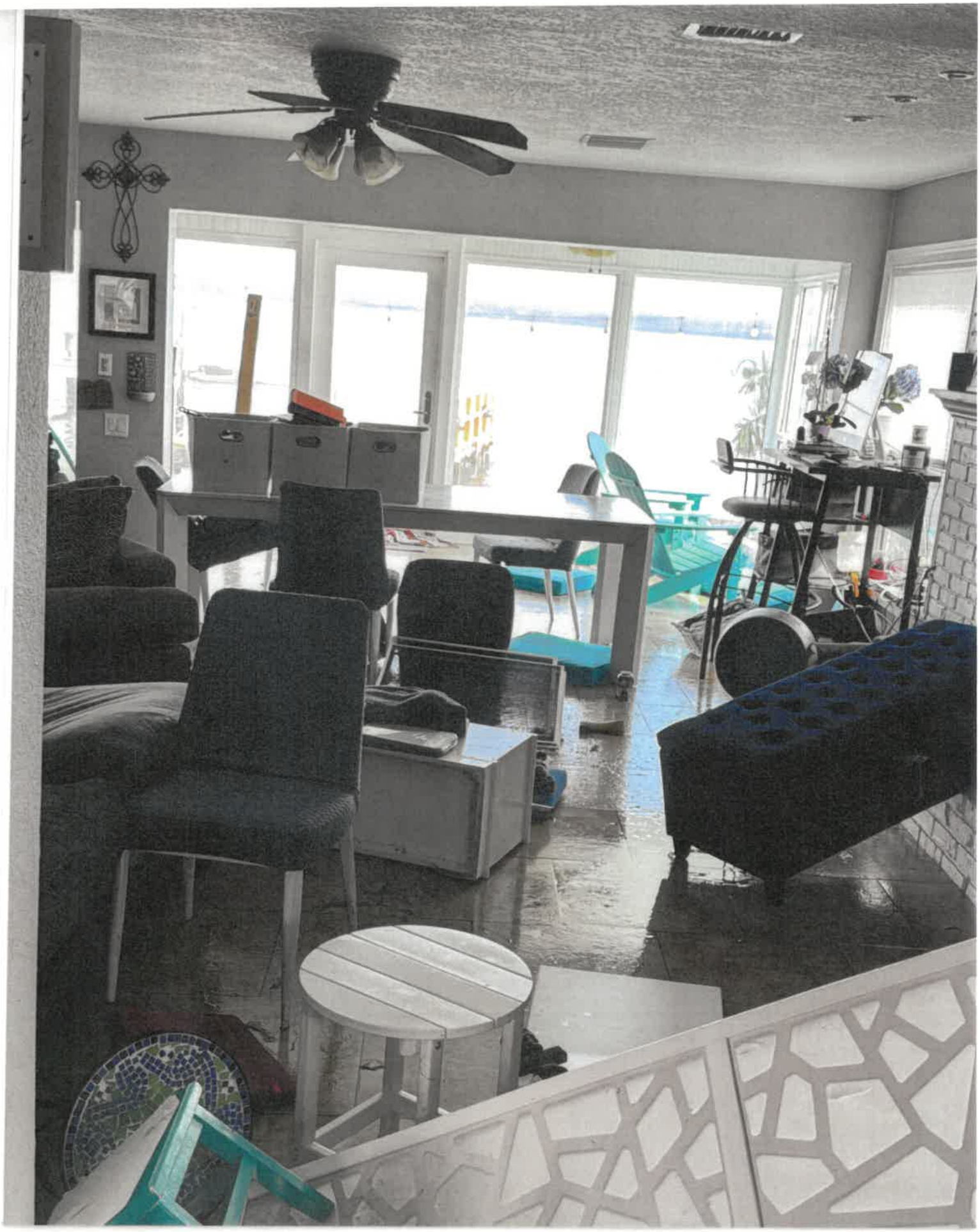





Ed Temp

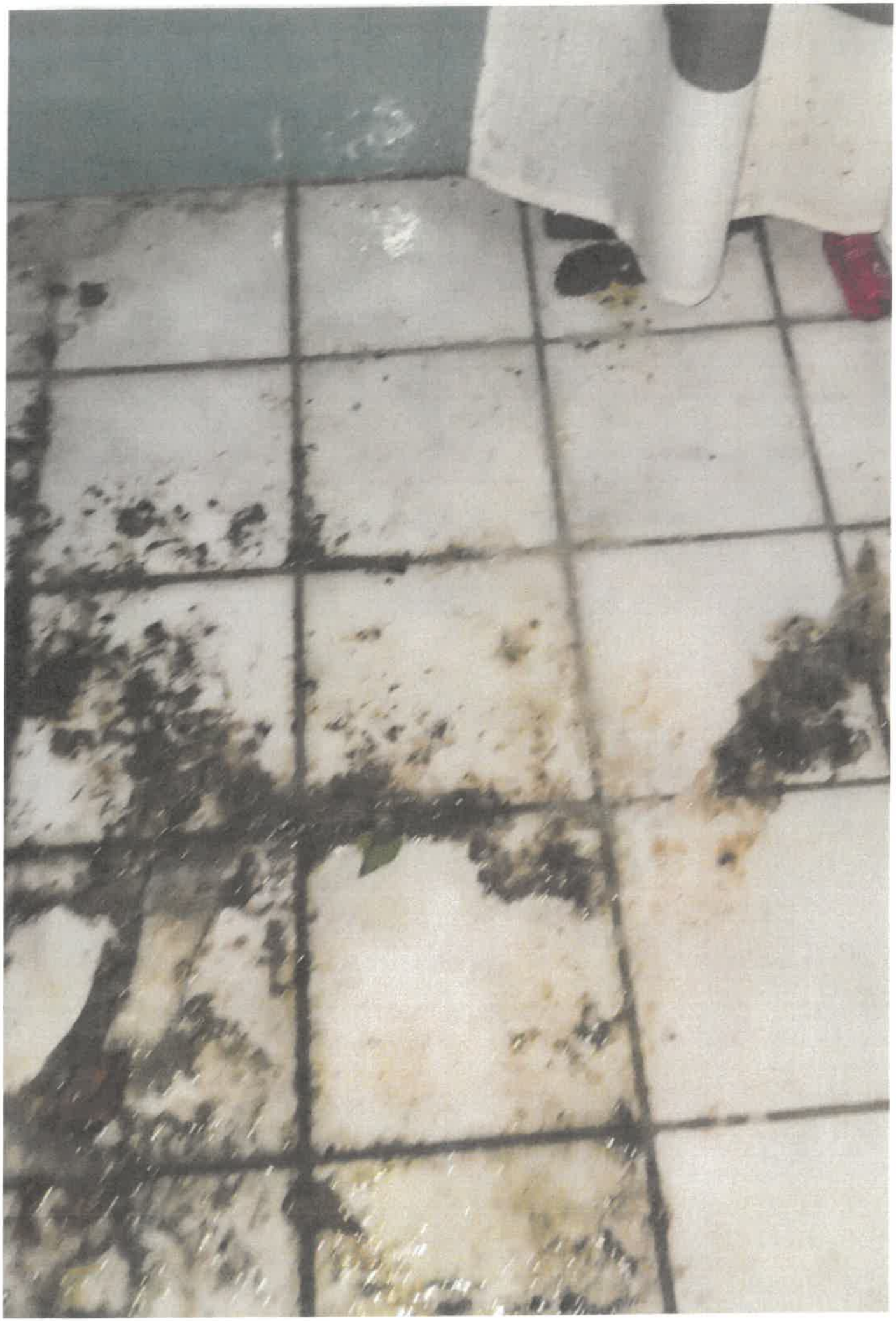

LET'S
STAY
HOME

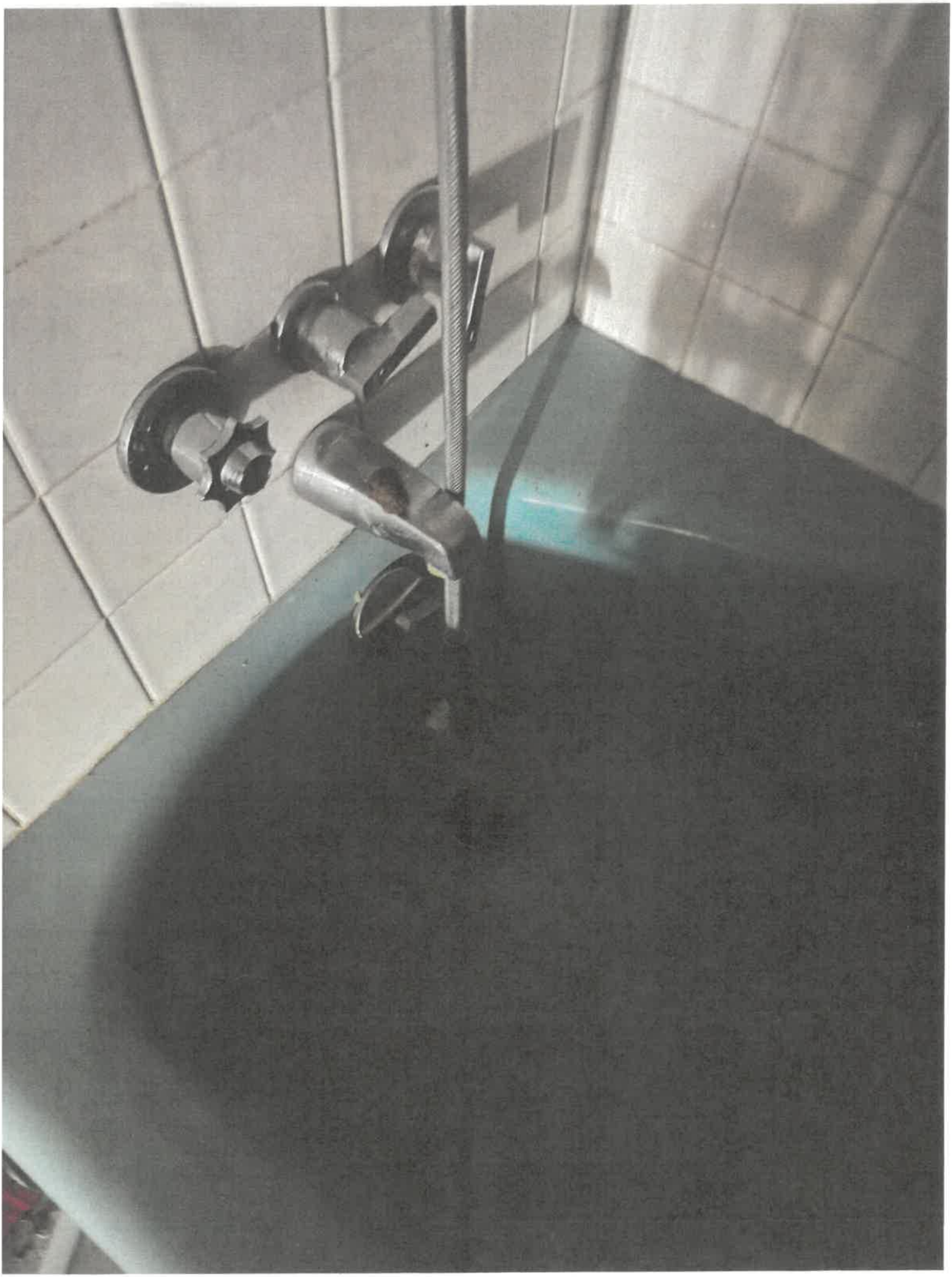

Rela
do
WHAT MAKES
your
















PICTIONARY
Super Scrabble
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MONOPOLY
DOMINO RALLY
SORRY!
BATTLESHIP
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CHECKERS










SentrySafe











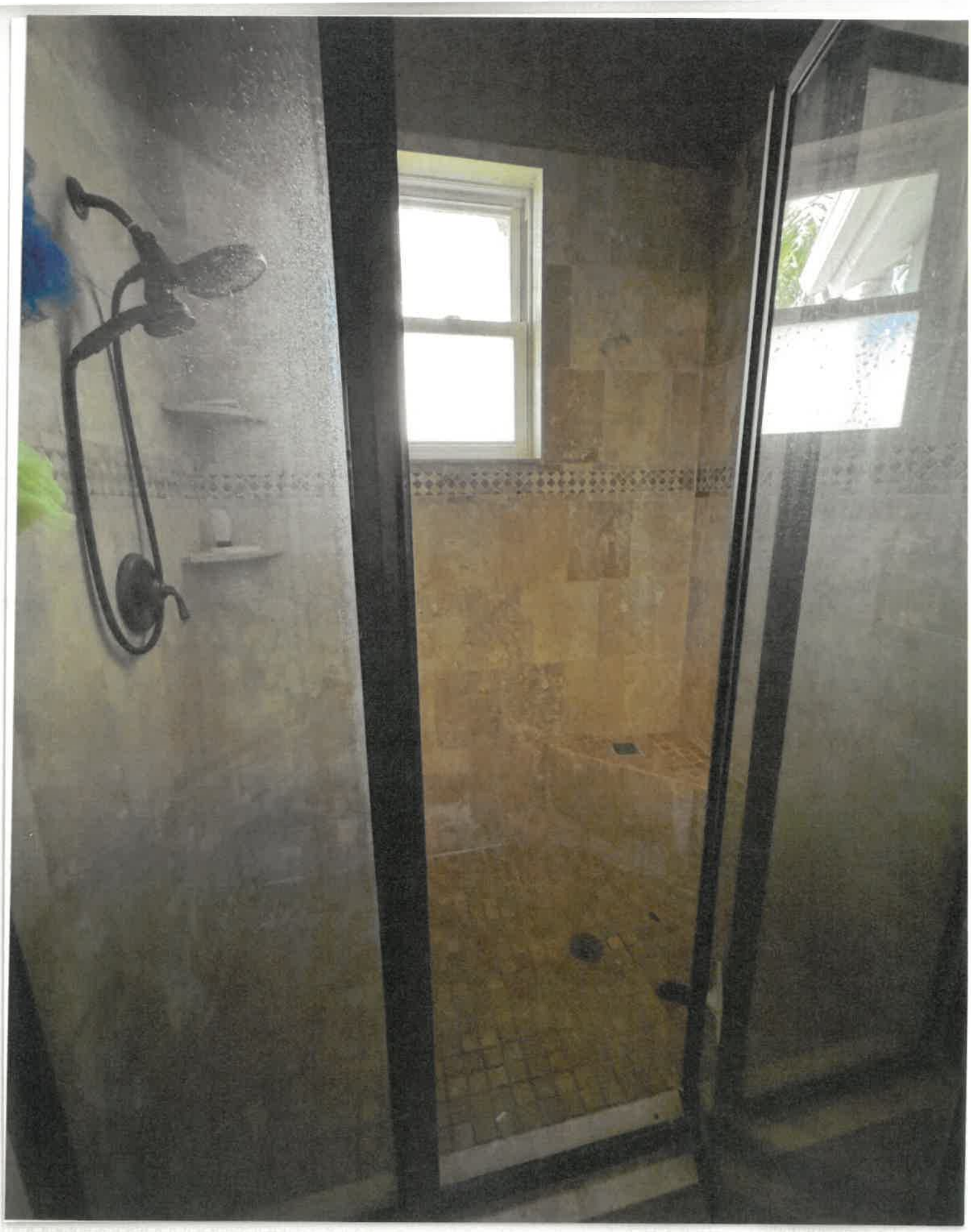






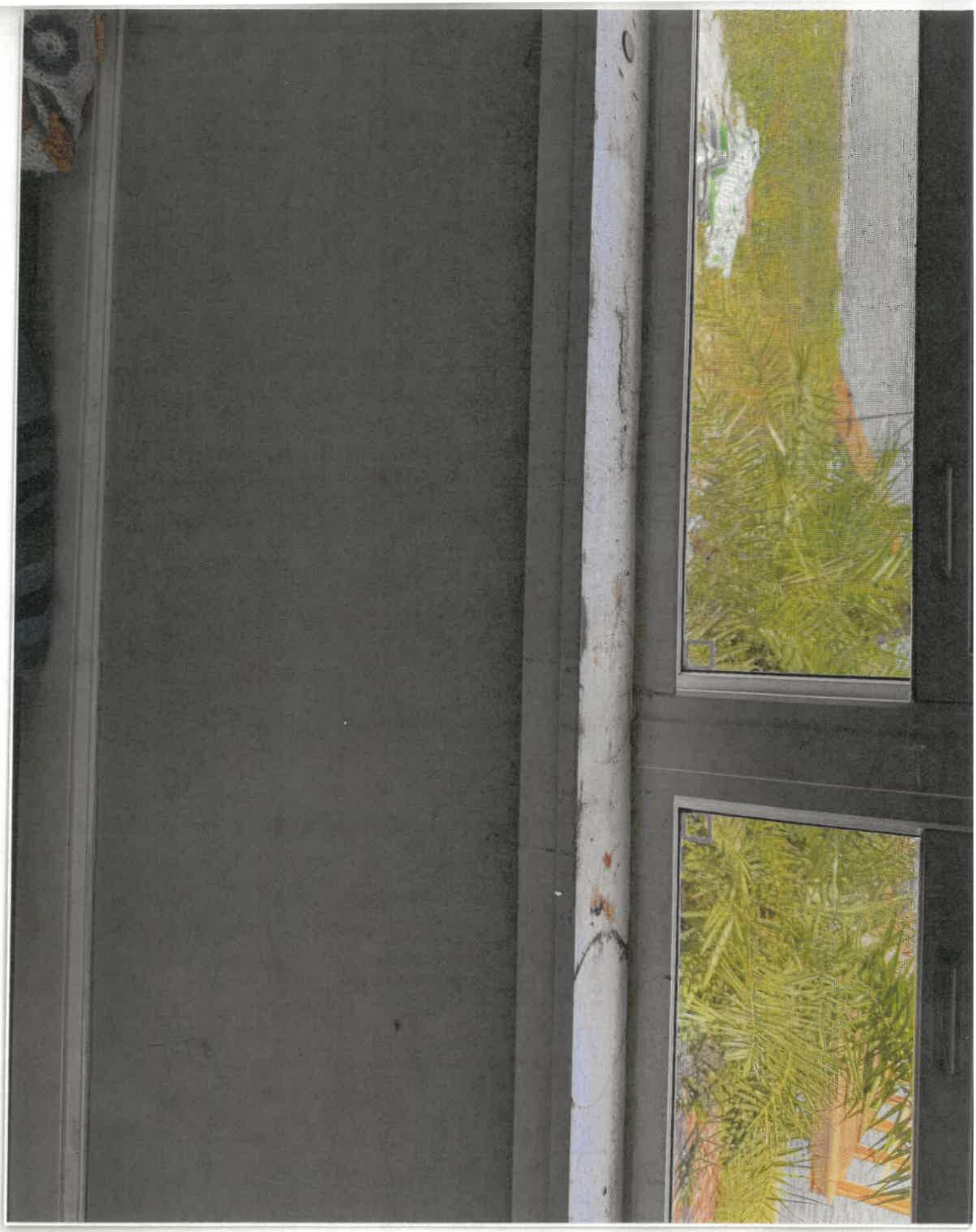



OdoB
Eliminates O
Disinfectan












OdoBan
Eliminates Odors
Disinfectant
LEMON

Central Florida Testing Laboratories, Inc.
Testing, Development and Research
12625 - 40th Street North Clearwater, Florida 33762
ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224
TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

Hughes Residence
16115 - 4th Street East, Redington Beach
Redington Beach Homes 6th Add Block 1, Lot 31
& Rip Rts, Pinellas County, Florida
Geotechnical Services
January/February 2025

Report No. 251242

Prepared
for

Gregory and Clarissa Hughes
c/o Bodziak/Hayes Architects, PLLC
5665 Central Avenue
St. Petersburg, Florida 33710

Central Florida Testing Laboratories, Inc.

Testing Development and Research

12625 – 40TH STREET NORTH • CLEARWATER, FL 33762

ENGINEERING BUSINESS NO. 1066 GEOLOGY BUSINESS NO. 224

TAMPA BAY AREA (727) 572-9797 FLORIDA 1-800-248-CFTL FAX (727) 299-0023

February 17, 2025

Gregory and Clarissa Hughes
c/o Bodziak Hayes Architects, PLLC
5665 Central Avenue
St. Petersburg, Florida 33710

Re: Geotechnical Investigation of Hughes Residence
16115 - 4th Street East, Redington Beach, Florida
(Redington Beach Homes 6th Add., Block 1, Lot 24, Pinellas County)
CFTL Report No. 251242

Dear Mr. & Mrs. Hughes,

As authorized, our office has conducted a subsurface soils investigation on your above referenced property. Our investigation consisted of two standard penetration test (SPT) borings drilled at the approximate locations represented on the enlarged aerial photograph of the property included in the report. It is our understanding that the existing home on the property is to be demolished to make way for your new residential construction project.

Site Description

The subject property, located at 16115 4th Street East in Redington Beach, is positioned on a series of artificially created peninsulas and islands that were dredged and filled to extend the natural barrier islands into the Intracoastal Waterway.



The Redington Beach Homes neighborhood was developed in the 1940s and 1950s through a land reclamation process that involved dredging material from the Intracoastal Waterway to raise previously submerged land for residential use.

Your property is approximately 1.2 miles north of the Tom Stuart Causeway and 0.4 of a mile northeast of Gulf Boulevard. The current home on the property was reportedly constructed in 1959. Situated along the waterfront, the property features a seawall and a dock at its rear extending into navigable waters that provide access to the Intracoastal Waterway.

For further reference, we have included an area map illustrating the property's location in relation to the surrounding geographical features. Additionally, we have provided both large- and small-scale aerial photographs of the property, along with a current National Flood Hazard Layer map depicting the updated FEMA flood zoning designation for the site.



According to the current FEMA map, the lot is classified partially in a Coastal Floodplain VE-12 Flood Zone, and partially within a Coastal Floodplain AE-11 Flood Zone. The entire property is located seaward or outside of the Limit of Moderate Wave Action (LiMWA) line.

It is our understanding that properties classified as Coastal Floodplain AE and located outside or seaward of the Limit of Moderate Wave Action (LiMWA) line are required to utilize a pile foundation for structural support, regardless of soil conditions. In contrast, properties situated inside or landward of the LiMWA line are not mandated to use a pile foundation unless soil conditions necessitate it. Additionally, all Coastal Floodplain VE properties are required to be supported by a pile foundation.

According to the Florida Building Code (FBC), when a property spans multiple flood hazard areas, the code mandates adherence to the provisions of the most restrictive zone. This ensures that the structure meets the highest safety standards applicable to its location. Based on the VE zoning and the location of the property being seaward of the LiMWA line, we assume that a pile foundation is required for support of new construction regardless of soil conditions.

We recommend that all building requirements for your new home construction be discussed with the Town of Redington Shores Building Department. It is our understanding that all building department services for the Town of Redington Beach and the Town of Redington Shores will be administered by the Town of Redington Shores Building Department.

Purpose

Therefore, with a pile foundation required for support of the new construction, the purpose of these borings is to provide engineering properties of the soils and to allow us to make general recommendations as to safe support capacities for pile foundation types versus their size and length.

Test Methods

The borings were completed using sampling intervals in excess of those required by ASTM Specifications, D-1586, describing the Standard Penetration Test or "split-spoon" method of sampling. Additional samples were taken in the upper ten feet to provide greater definition within this zone.

The penetration resistance testing and sample taking was accomplished with the use of a 2" O.D. sampler seated six inches into the bottom of the borehole and advanced an additional one-foot under the effort of a 140 pound hammer falling freely thirty inches. The number of blows required of the hammer to advance the sampler one foot into undisturbed material was noted as the blow count (N) of that particular stratum. Portions of each soil sample so taken, were classified, sealed in moisture-proof containers and returned to our laboratories for verification of field classification.



The borings were advanced using a compact, track mounted, rotary drill rig, utilizing a recirculating bentonite drill fluid to maintain the borehole in noncohesive soils and to remove cuttings created by the drill bit. Upon completion the boreholes were sealed in accordance with SWFWMD regulations.

Boring Results

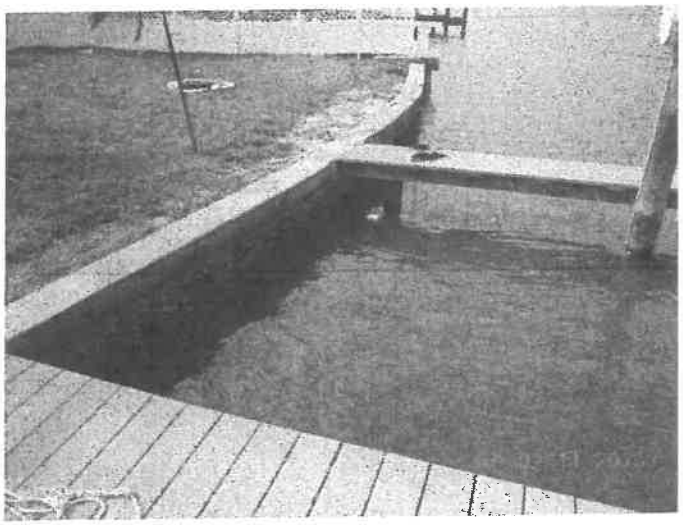
The soil profiles defined by each boring will be described separately.

Boring B-1, located in front of the home, encountered a subsurface profile characterized by approximately 7 feet of loose to medium dense sand with shell, underlain by a well-defined layer of very loose baybottom sandy silt extending to a depth of 19 feet. From 19 to 25 feet, the soil transitioned to slightly loose clayey sand, followed by medium dense to dense sand extending to 33 feet. At 33 feet, very stiff sandy marine clay was encountered, which continued to the termination depth of the boring, 40 feet below the surface. Throughout the boring process, no loss of drilling fluid circulation was observed.

Boring B-2, located off the right-rear corner of the home, encountered a similar soil profile consisting of approximately 7 feet of loose to very loose sand with shell, underlain by a well-defined layer of very loose baybottom sandy silt extending to 19 feet. At this depth, medium dense clayey sand was encountered,

transitioning to dense to very dense silty sand from 25 to 33 feet. Below 33 feet, very stiff sandy marine clay was present, continuing to the termination depth of the boring, 40 feet below the surface. No loss of drilling fluid circulation was observed during the boring.

The shallow groundwater table beneath this waterfront property is tidally influenced and can be expected to rise and fall with the level of the water in the adjacent Intercoastal Waterway. Sea level was measured at a depth of approximately 1.8 feet below the rear seawall cap at the time of our testing.



Recommendations

Based upon the soil profiles defined by both borings, and the VE Flood Zone requirements, we recommend that the new residential construction be supported on a pile and grade beam foundation that transfers the loads of the structure past the intermediate weak soils and into the underlying stable, dense to very dense sands and very stiff marine clays. Based on the data provided by our SPT borings, a sufficient support capacity should be developed between 30 and 40 feet by pile seated into the dense sands and stiff clays found between these depths. To be sure of sufficient embedment in the clays, account for variations in the consistency of the clays and without having to splice shorter piling to extend their lengths we are recommending that the starting length of the pile be 40 feet long.

The following safe support capacities versus pile composition and length apply:

Pile Type	Size	Approx. Length	Safe Support
Treated Timber	8" tip diam.	40'	20 tons
	10" tip diam.	40'	35 tons

Lateral load capacities for conventional timber piling may be expected to be approximately five percent (5%) of the axial compressive load capacity for individual pile due to the extent of the intermediate weak soils. Uplift resistance may be assumed at fifty percent (50%) of the axial compressive load capacity if the piles are driven to the full support capacities and a depth of approximately 40 feet.

To facilitate installation and minimize vibrations associated with the pile driving process we recommend that pilot holes to 15 feet deep be used to start the piling.

Actual pile support capacities require verification by monitoring of the driving

resistance and correlation to the hammer energy at the time of installation or by load testing. We are available to provide this service, if needed.

We recommend that your Structural Engineer, Architect or Pile Contractor consult with us to determine applicable recommended lengths of pile to order prior to job commencement. Pile lengths depend on the cut-off elevation of the proposed pile above existing grade, the possibility of fill placement in the area, variations in soil conditions and expected support capacities of individual piling. If cut-off elevations are above existing ground and pile design capacities are those shown above for any specific length, pile lengths should be calculated to place the tips at least 40 feet below existing ground elevations.

Non-living Area Floor Slab Recommendations

Based on the widespread extent of the weak soils as shown in both boring logs, we recommend that bearing walls and interior living area floor slabs be supported by pile and grade beam construction to eliminate differential settlement between these two elements of construction. We also recommend that if an in-ground swimming pool is planned for the site, it be supported by a pile matrix incorporated into the bottom of a reinforced pool shell.

However, if the lower or ground floor of the planned new home is a non-living area and planned to be a floating floor slab used for storage and/or parking, it may be a soil supported slab designed for an allowable soil pressure of 1,000 psf after some densification efforts have increased the density and uniformity of the upper 5 feet of the soil profile.

The densification process for non-living floating floor slabs can be made by **static proof-rolling** with a roller weighing at least 8 tons dead weight until medium dense conditions represented by a relative density or 95% of Modified Proctor has been confirmed for the upper 5 feet of the soil profile. The target densification can also be verified by correlating a relative density to hand cone penetrometer readings with the latter testing method used to verify the density of the soils between 2 and 5 feet below the surface. We do not recommend that vibratory rolling be used in the densification process due to the potential for existing adjacent structures to be negatively impacted by the vibrations associated with vibratory compaction.

Please be aware even with this low allowable soil pressure, minor differential settlement may be experienced between soil supported and pile supported elements of the new construction if one abuts the other.

Additional Structural Fill Recommendations

For any fill placed above ground and beneath patios, pool decks and/or driveways, we recommend that above ground fill should be placed after adequate stripping and grubbing operations have been completed for the new construction envelope. Fill placement should be in thin lifts not exceeding one foot in depth and compacted to a minimum density of at least ninety-five percent (95%) of the soils maximum dry density as established by the Modified Proctor Test, ASTM D-1557. Each lift should achieve satisfactory density results prior to placement and

compaction of subsequent lifts to eliminate the possibility of dense soil bridging over loose insufficiently compacted soils.

We are available to monitor and certify the pile installation program and to conduct any recommended testing for soil density determinations to show compliance with the above recommendations have been met.

Limitations

This investigation and report deals only with the soil zones and strata located within the area represented from the ground surface to the termination depth of the boring.

It is not intended to predict or accept responsibility for sinkhole development. Other means of subsurface investigations including, but not limited to, deep structural borings, rock coring, geophysical studies, ground penetrating radar or resistivity surveys are used for sinkhole potential determinations and are out of the scope of this investigation.

Generally accepted soil mechanics and foundation engineering practices were utilized in the preparation of this report; and no other warranty, either expressed or implied is made as to the recommendations provided.

This report is for the exclusive use of our client and may not contain sufficient information for other uses, such as quantity take-offs, or for interpretation by other parties for bidding purposes. In the event conclusions and/or recommendations based on our data are made by others, such conclusions and/or recommendations are not our responsibility unless we have been given an opportunity to review and concur with them.

If borings were not staked by a registered land surveyor but were located by our drill crews, the following method was used:

Distances are generally measured using a 100-foot tape measure with right angle approximation used to turn corners. Scaling from prints or surveys with reference points shown on the plan or geographical references will produce a degree of accuracy that is typically +/- 5% for length and +/- 10 degrees for angles.

Soil strata delineations are estimated in the field by color changes, texture differences and penetration resistance values. These may be more gradual transitions than those shown on the boring log representations of strata delineations.

The ground water depth determination shown on the bottom of the boring log was measured in the borehole at the time of drilling, unless noted otherwise. This depth does not reflect seasonal high water levels and would fluctuate as expected with variations in rainfall or other factors not present at the time of our soils investigation.

The boring data represents only that data obtained during this investigation at the approximate locations shown on the site schematic or plan.

Should significant variations of soil or subsurface conditions exist between boring

locations and be encountered by future exploratory work or site preparation efforts, our office should be notified so that supplemental borings or data gathering determinations can be made to update our report and recommendations at a minimal expense to our client.

It is the responsibility of our client to inform our office of these variations if possible modifications of the report is warranted.

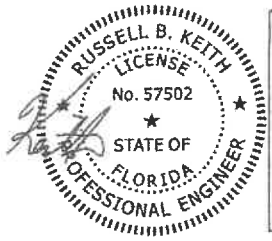
This report is general in nature, unless specific geotechnical data or recommendations were asked to be addressed. However, we would be pleased to answer any questions concerning comments or recommendations made in this report.

We appreciate the opportunity to have been of service. If any further evaluation of the site or testing services are needed, either prior to or during construction, please do not hesitate to contact our office.

Sincerely,

CENTRAL FLORIDA TESTING LABORATORIES, INC.

Digitally signed by
Russell B Keith
Date: 2025.02.18
11:18:23 -05'00'



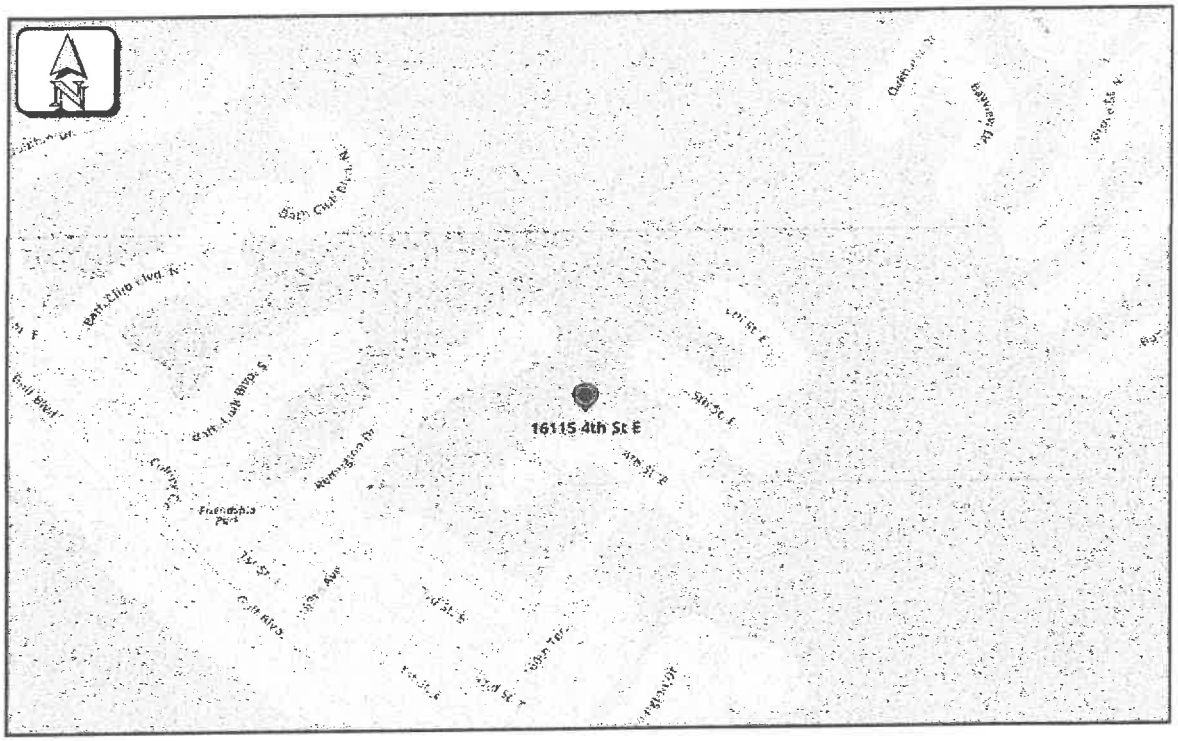
This item has been digitally signed and sealed by Russell B. Keith PE, on the date adjacent to the seal.
Printed copies of this document are not considered signed and sealed and the signature must be verified on any electronic copies.

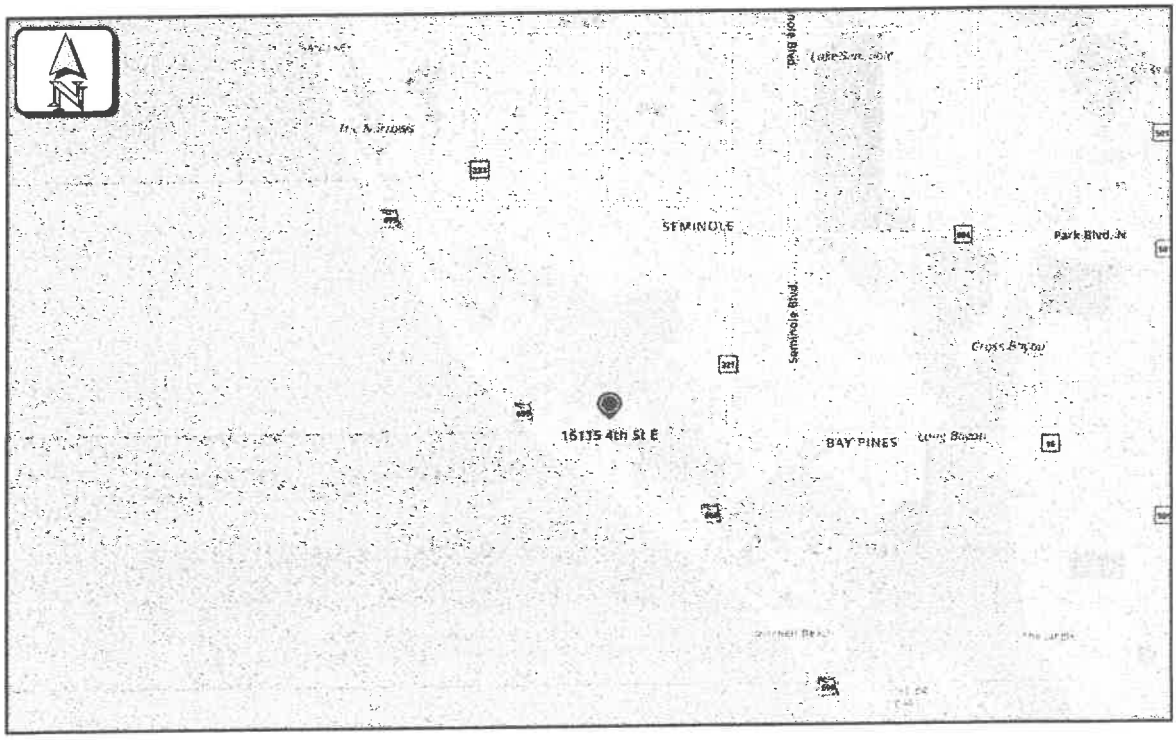
Russell B. Keith, P.E.
Senior Project Engineer
FLN 57502
RBK/rk

Attachments

Maps

Various



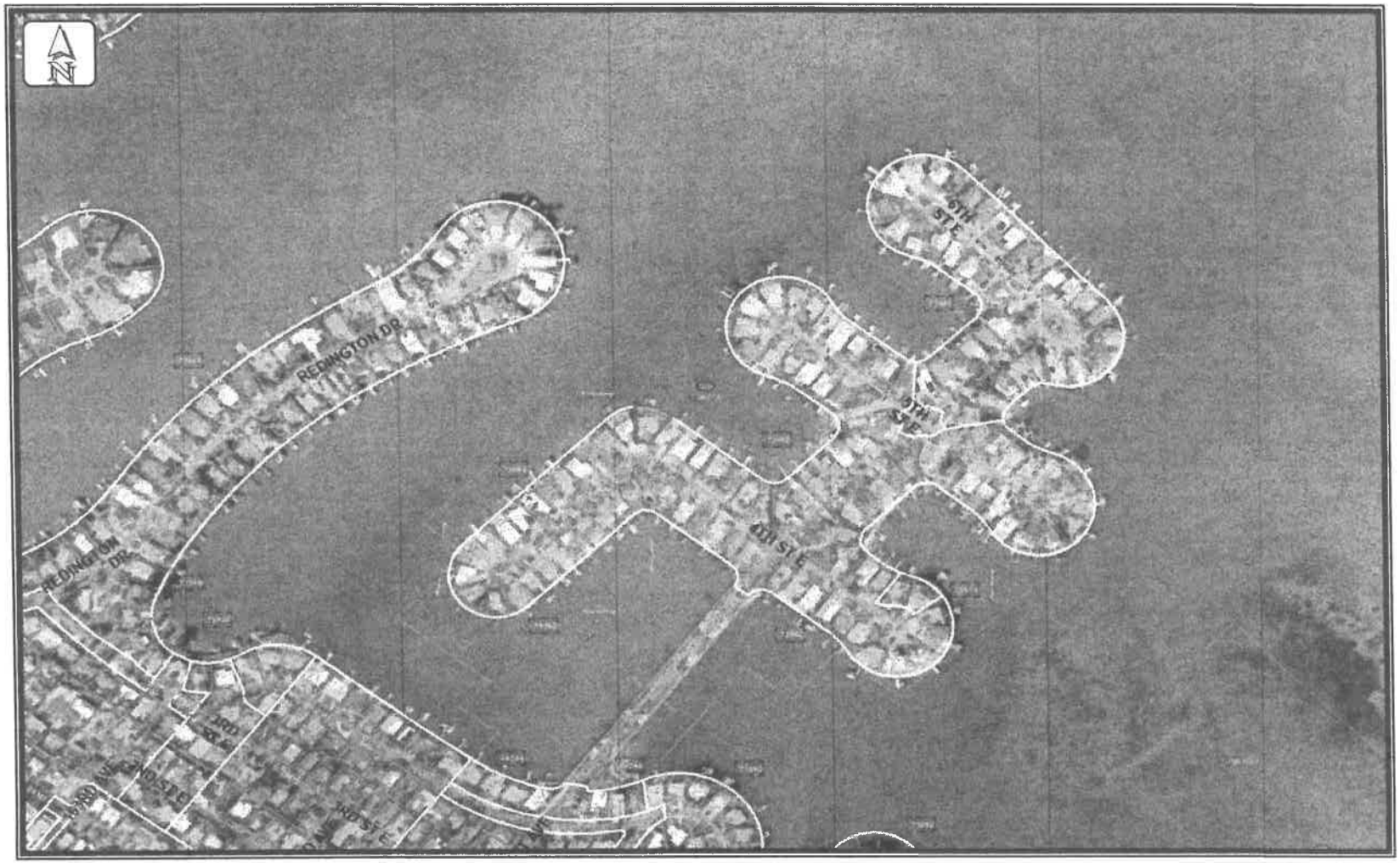


Central Florida Testing Laboratories, Inc.

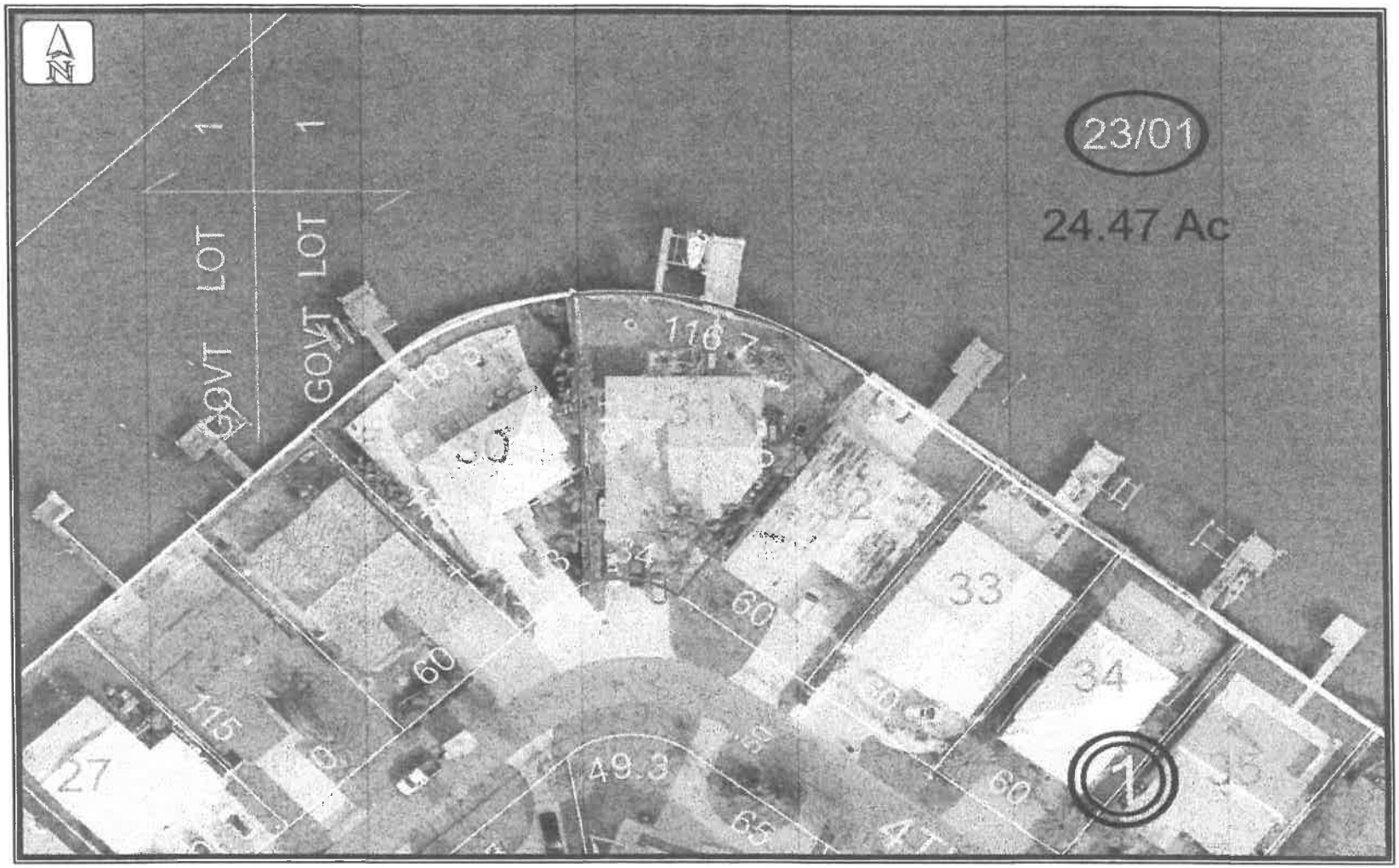
Hughes Residence
16115 - 4th Street East
Redington Beach, Florida 33708
Report No: 251242

Legend			Figure 1 - Location
Subject Property	Interstate	Water	
Population Center	Toll Highway	Intermittent Lake	
Land	US Highway	Wetland	
Sand	State Route	River/Canal	
Woodlands	Local Road	Intermittent River	
Park	Major Connector	Railroad	

2023 County Aerial Photograph of Site

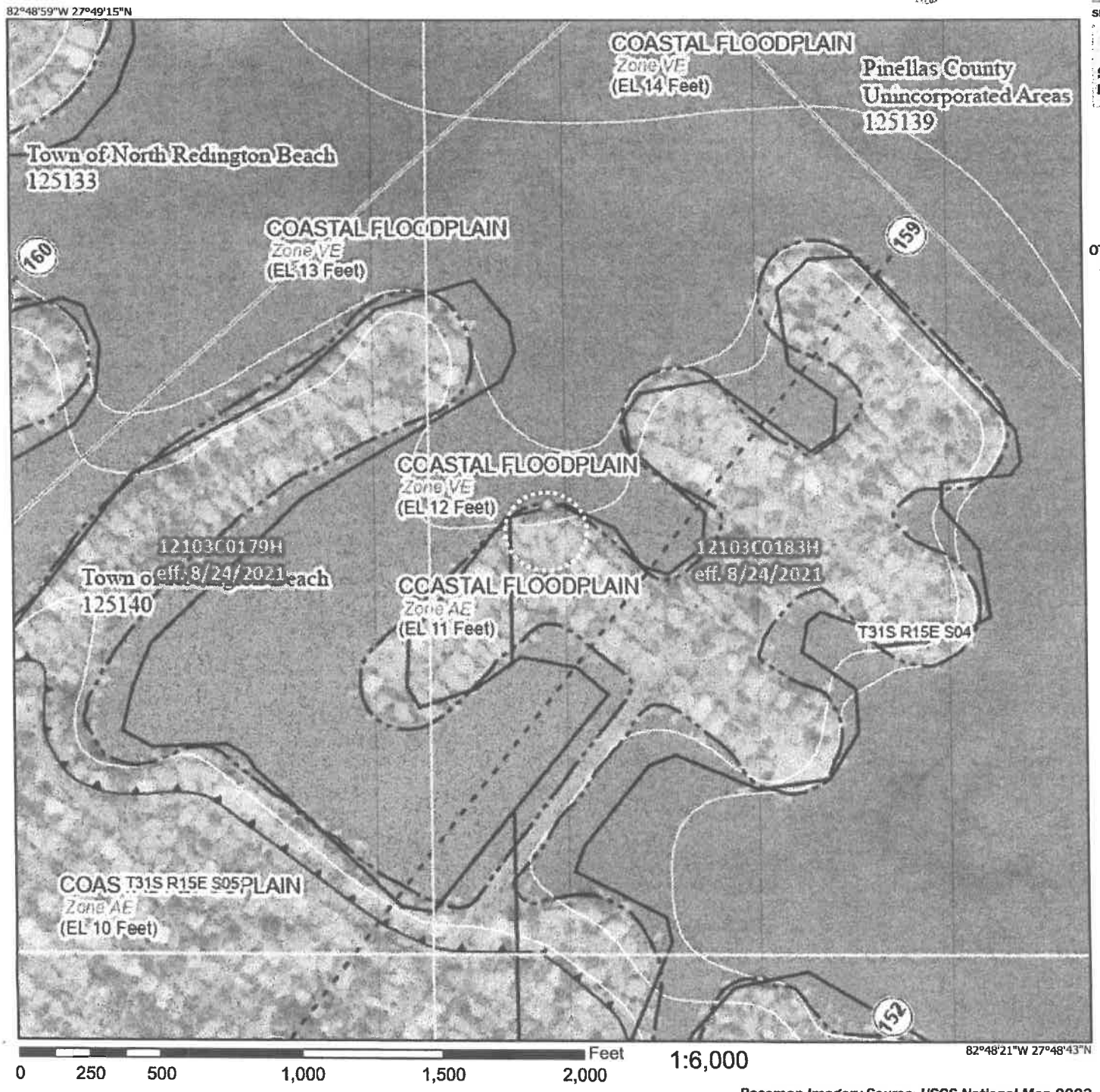


2023 County Aerial Photograph of Site



National Flood Hazard Layer FIRMette

FEMA



Basemap Imagery Source: USGS National Map 2023

Legend

SEE FIS REPORT FOR DETAILED LEGEND AND INDEX MAP FOR FIRM PANEL LAYOUT

SPECIAL FLOOD HAZARD AREAS
- Without Base Flood Elevation (BFE) Zone A, V, A99
- With BFE or Depth Zone AE, AO, AH, VE, AR
- Regulatory Floodway

OTHER AREAS OF FLOOD HAZARD
- 0.2% Annual Chance Flood Hazard, Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile Zone X
- Future Conditions 1% Annual Chance Flood Hazard Zone X
- Area with Reduced Flood Risk due to Levee. See Notes. Zone X
- Area with Flood Risk due to Levee Zone D

OTHER AREAS
- NO SCREEN Area of Minimal Flood Hazard Zone X
- Effective LOMRs
- Area of Undetermined Flood Hazard Zone D

GENERAL STRUCTURES
- Channel, Culvert, or Storm Sewer
- Levee, Dike, or Floodwall

OTHER FEATURES
- 20.2 Cross Sections with 1% Annual Chance
- 17.5 Water Surface Elevation
- Coastal Transect
- Base Flood Elevation Line (BFE)
- Limit of Study
- Jurisdiction Boundary
- Coastal Transect Baseline
- Profile Baseline
- Hydrographic Feature

MAP PANELS
- Digital Data Available
- No Digital Data Available
- Unmapped

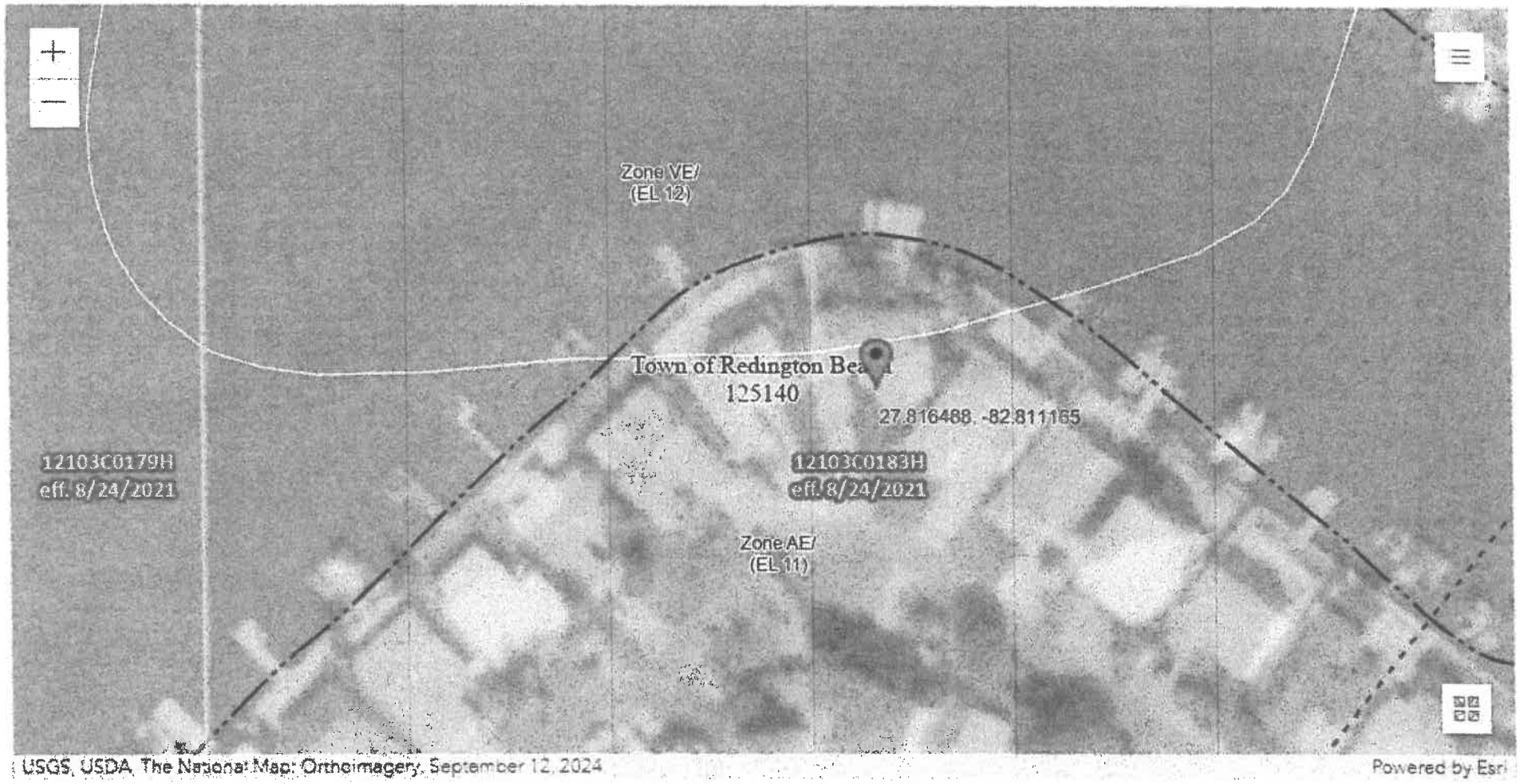
N

The pin displayed on the map is an approximate point selected by the user and does not represent an authoritative property location.

This map complies with FEMA's standards for the use of digital flood maps if it is not void as described below. The basemap shown complies with FEMA's basemap accuracy standards

The flood hazard information is derived directly from the authoritative NFHL web services provided by FEMA. This map was exported on 1/8/2025 at 3:43 PM and does not reflect changes or amendments subsequent to this date and time. The NFHL and effective information may change or become superseded by new data over time.

This map image is void if the one or more of the following map elements do not appear: basemap imagery, flood zone labels, legend, scale bar, map creation date, community identifiers, FIRM panel number, and FIRM effective date. Map images for unmapped and unmodernized areas cannot be used for regulatory purposes.



PIN
Approximate location based on user input and does not represent an authoritative property location

MAP PANELS
Selected FloodMap Boundary
Digital Data Available
No Digital Data Available
Unmapped

OTHER AREAS
Area of Minimal Flood Hazard
Effective LOMRs
Area of Undetermined Flood Hazard
Otherwise Protected Area
Coastal Barrier Resource System Area

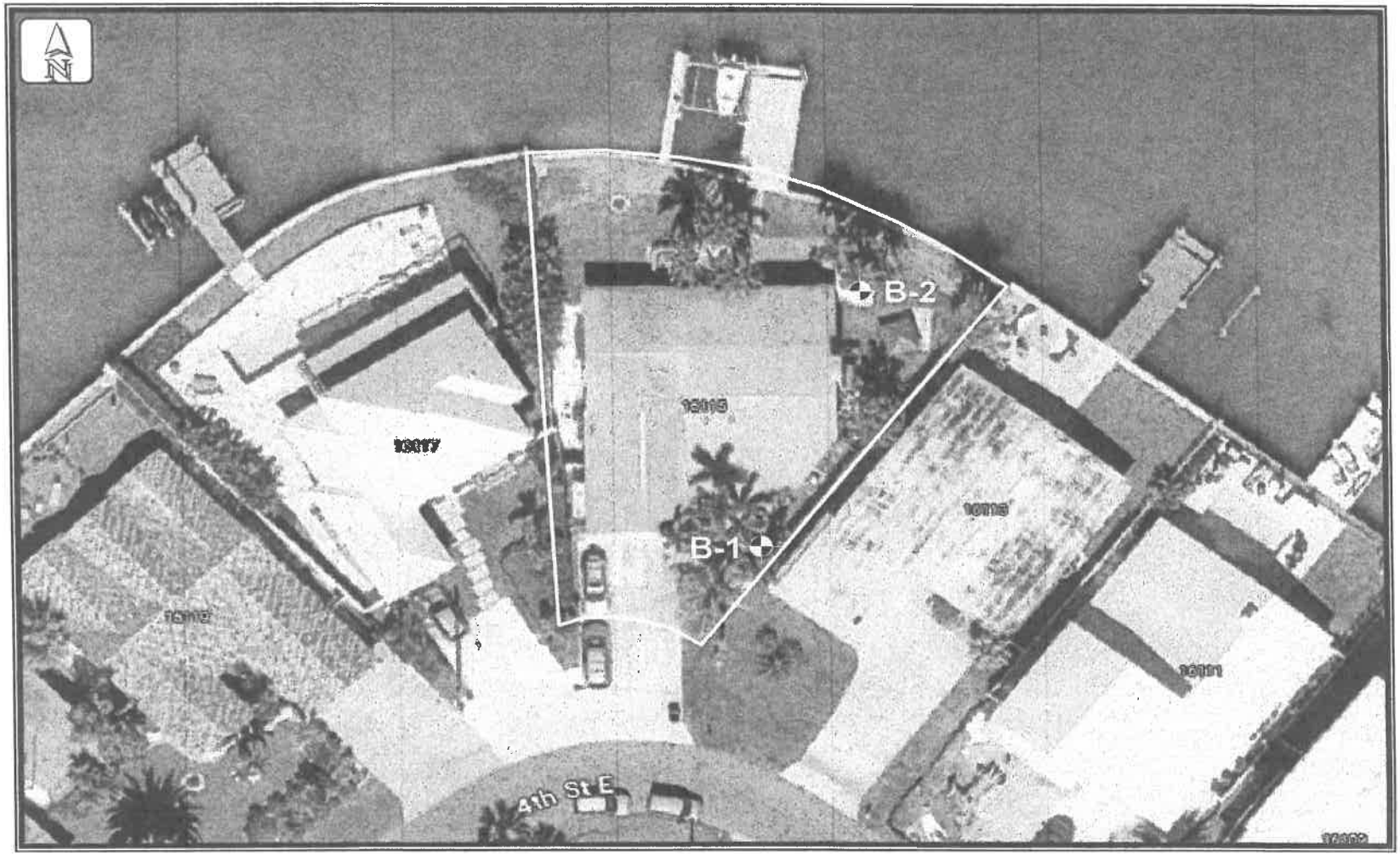
SPECIAL FLOOD HAZARD AREAS
With BFE or Depth

OTHER AREAS OF FLOOD HAZARD
0.2% Annual Chance Flood Hazard. Areas of 1% annual chance flood with average depth less than one foot or with drainage areas of less than one square mile
Future Conditions 1% Annual Chance Flood Hazard
Area with Reduced Flood Risk due to Levee. See Notes.
Area with Flood Risk due to Levee

OTHER FEATURES
Cross Sections with 1% Annual Chance
Water Surface Elevation
Coastal Transect
Base Flood Elevation Line (BFE)
Limit of Study
Jurisdiction Boundary
Coastal Transect Baseline
Profile Baseline
Hydrographic Feature

GENERAL STRUCTURES
Channel, Culvert, or Storm Sewer
Levee, Dike, or Floodwall

Aerial Showing Approximate Test Locations



SPT Boring Results

Client: Gregory and Clarissa Hughes
Project: Hughes Residence
Location: 16115 - 4th Street East
City / State: Redington Beach, Florida

Report No: 251242
Log of Borehole: B-1
Date Drilled: 02/11/2025

Depth	Strata Symbol	Subsurface Profile Description	Consistency	Blow Count	N value	Standard Penetration Test (blows/ft) 0 20 40 60 80100	Lab/ Notes
		Ground Surface					
0		***Sand*** Light gray, fine grained, with occasional shell	loose	1-2-4	6		
		Silty Sand Gray, fine grained, with trace to common shell	medium dense	3-6-9	15		
5			loose	4-2-2	4		
		Sandy Silt (Bay Bottom) Olive gray, fine grained, with trace shell and silty sand seams	very loose	2-1-1	2		
10			very loose	1/9"-1/9"	1		
		Sandy Silt (Bay Bottom) Greenish gray, fine grained, with trace shell and silty sand seams	very loose	1/18"	0		
15							
20		***Clayey Sand*** Dark greenish gray, fine grained	slightly loose	3-3-4	7		
25		***Silty Sand*** Greenish gray, fine grained	medium dense	4-7-9	16		
30			dense	16-20-26	46		
35		***Sandy Clay*** Greenish gray	very stiff	7-11-14	25		
40			very stiff	15-9-13	22		
		End of Boring					
45							

Notes: FEMA Flood Zone Designation:
Coastal Floodplain AE-11 & VE-12

No loss of drill fluid circulation
Borehole sealed/grouted

Water Table: 1.8' bls (off seawall)
Ground Elevation: Existing
Drilled by: AC
Logged by: GL/PG

Drill Method: Rotary
Sampling Method: Splitspoon ASTM D-1586

Client: Gregory and Clarissa Hughes
Project: Hughes Residence
Location: 16115 - 4th Street East
City / State: Redington Beach, Florida

Report No: 251242
Log of Borehole: B-2
Date Drilled: 02/11/2025

Depth	Strata Symbol	Subsurface Profile Description	Consistency	Blow Count	N value	Standard Penetration Test (blows/ft) 0 20 40 60 80100	Lab/ Notes
		Ground Surface					
0		***Sand*** Pale brown, fine grained, with occasional shell	loose	3-2-3	5		
		Sand Light gray, fine grained, with occasional shell	slightly loose	3-3-4	7		
5		***Silty Sand*** Olive gray, fine grained, with occasional shell	slightly loose	6-4-3	7		
			very loose	1-1-1	2		
10		***Sandy Silt (Bay Bottom)*** Greenish gray, fine grained, with minor shell and silty sand seams	very loose	1/20"	0		
15			very loose	1/9"-1/9"	1		
20		***Clayey Sand*** Dark greenish gray, fine grained	medium dense	5-5-7	12		
25		***Silty Sand*** Gray, fine grained	medium dense	6-8-10	18		
30			very dense	15-22-32	54		
35		***Sandy Clay*** Olive gray	very stiff	9-13-15	28		
40			very stiff	15-12-13	25		
		End of Boring					
45							

Notes: FEMA Flood Zone Designation: Coastal Floodplain AE-11 & VE-12

No loss of drill fluid circulation
Borehole sealed/grouted

Water Table: 1.8' bls (off seawall)
Ground Elevation: Existing
Drilled by: AC
Logged by: GL/PG

Drill Method: Rotary
Sampling Method: Splitspoon ASTM D-1586

U.S. DEPARTMENT OF HOMELAND SECURITY
Federal Emergency Management Agency
National Flood Insurance Program

OMB Control No. 1660-0008
Expiration Date: 06/30/2026

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

SECTION A – PROPERTY INFORMATION

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

A1. Building Owner's Name: Clarissa & Greg Hughes

A2. Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16115 4th Street East

City: Redington Beach State: FL ZIP Code: 33708

A3. Property Description (e.g., Lot and Block Numbers or Legal Description) and/or Tax Parcel Number: Lot 31, Block 1, Sixth Addition to Redington Beach Homes, PB 31, PG 29 and 30

A4. Building Use (e.g., Residential, Non-Residential, Addition, Accessory, etc.): Residential

A5. Latitude/Longitude: Lat. 27.81646N Long. 82.81116W Horiz. Datum: ☐ NAD 1927 ☐ NAD 1983 ☒ WGS 84

A6. Attach at least two and when possible four clear color photographs (one for each side) of the building (see Form pages 7 and 8).

A7. Building Diagram Number: 1B

A8. For a building with a crawlspace or enclosure(s):

a) Square footage of crawlspace or enclosure(s): NA sq. ft.

b) Is there at least one permanent flood opening on two different sides of each enclosed area? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the crawlspace or enclosure(s) within 1.0 foot above adjacent grade:
Non-engineered flood openings: NA Engineered flood openings: NA

d) Total net open area of non-engineered flood openings in A8.c: NA sq. in.

e) Total rated area of engineered flood openings in A8.c (attach documentation – see Instructions): NA sq. ft.

f) Sum of A8.d and A8.e rated area (if applicable – see Instructions): NA sq. ft.

A9. For a building with an attached garage:

a) Square footage of attached garage: 621 sq. ft.

b) Is there at least one permanent flood opening on two different sides of the attached garage? ☐ Yes ☒ No ☐ N/A

c) Enter number of permanent flood openings in the attached garage within 1.0 foot above adjacent grade:
Non-engineered flood openings: NA Engineered flood openings: NA

d) Total net open area of non-engineered flood openings in A9.c: NA sq. in.

e) Total rated area of engineered flood openings in A9.c (attach documentation – see Instructions): NA sq. ft.

f) Sum of A9.d and A9.e rated area (if applicable – see Instructions): NA sq. ft.

SECTION B – FLOOD INSURANCE RATE MAP (FIRM) INFORMATION

B1.a. NFIP Community Name: Town of Redington Beach B1.b. NFIP Community Identification Number: 125140

B2. County Name: Pinellas B3. State: FL B4. Map/Panel No.: 12103C0183 B5. Suffix: H

B6. FIRM Index Date: 08/24/2021 B7. FIRM Panel Effective/Revised Date: 08/24/2021

B8. Flood Zone(s): AE, VE B9. Base Flood Elevation(s) (BFE) (Zone AO, use Base Flood Depth): 11, 12

B10. Indicate the source of the BFE data or Base Flood Depth entered in Item B9:
☐ FIS ☒ FIRM ☐ Community Determined ☐ Other:

B11. Indicate elevation datum used for BFE in Item B9: ☐ NGVD 1929 ☒ NAVD 1988 ☐ Other/Source:

B12. Is the building located in a Coastal Barrier Resources System (CBRS) area or Otherwise Protected Area (OPA)? ☐ Yes ☒ No
Designation Date: ☐ CBRS ☐ OPA

B13. Is the building located seaward of the Limit of Moderate Wave Action (LiMWA)? ☐ Yes ☒ No

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16115 4th Street East

City: Redington Beach State: FL ZIP Code: 33708

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

SECTION C – BUILDING ELEVATION INFORMATION (SURVEY REQUIRED)

C1. Building elevations are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☒ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

C2. Elevations – Zones A1–A30, AE, AH, AO, A (with BFE), VE, V1–V30, V (with BFE), AR, AR/A, AR/AE, AR/A1–A30, AR/AH, AR/AO, A99. Complete Items C2.a–h below according to the Building Diagram specified in Item A7. In Puerto Rico only, enter meters.
Benchmark Utilized: NGS Benchmark AG0839 Vertical Datum: NAVD 88 Elevation 2.91

Indicate elevation datum used for the elevations in items a) through h) below.
☐ NGVD 1929 ☒ NAVD 1988 ☐ Other:

Datum used for building elevations must be the same as that used for the BFE. Conversion factor used? ☐ Yes ☒ No
If Yes, describe the source of the conversion factor in the Section D Comments area.

		Check the measurement used:
a) Top of bottom floor (including basement, crawlspace, or enclosure floor):	4.59	☒ feet ☐ meters
b) Top of the next higher floor (see Instructions):	NA	☐ feet ☐ meters
c) Bottom of the lowest horizontal structural member (see Instructions):	NA	☐ feet ☐ meters
d) Attached garage (top of slab):	3.69	☒ feet ☐ meters
e) Lowest elevation of Machinery and Equipment (M&E) servicing the building (describe type of M&E and location in Section D Comments area):	5.30	☒ feet ☐ meters
f) Lowest Adjacent Grade (LAG) next to building: ☐ Natural ☒ Finished	3.23	☒ feet ☐ meters
g) Highest Adjacent Grade (HAG) next to building: ☐ Natural ☒ Finished	3.49	☒ feet ☐ meters
h) Finished LAG at lowest elevation of attached deck or stairs, including structural support:	NA	☐ feet ☐ meters

SECTION D – SURVEYOR, ENGINEER, OR ARCHITECT CERTIFICATION

This certification is to be signed and sealed by a land surveyor, engineer, or architect authorized by state law to certify elevation information. *I certify that the information on this Certificate represents my best efforts to interpret the data available. I understand that any false statement may be punishable by fine or imprisonment under 18 U.S. Code, Section 1001.*

Were latitude and longitude in Section A provided by a licensed land surveyor? ☒ Yes ☐ No

☒ Check here if attachments and describe in the Comments area.

Certifier's Name: Ernest W. Duncan License Number: LS #5182

Title: Licensed FL Surveyor

Company Name: Vision Land Service

Address: 941 S Pennsylvania Ave

City: Winter Park State: FL ZIP Code: 32789

Telephone: (888) 399-8474 Ext.: Email: surveyor@visionlandservice.com

Signature: Date: 11/07/2024

ERNEST W. DUNCAN LICENSE NO. 5182 STATE OF FLORIDA PROFESSIONAL SURVEYOR & MAPPER

Place Seal Here

Copy all pages of this Elevation Certificate and all attachments for (1) community official, (2) insurance agent/company, and (3) building owner.

Comments (including source of conversion factor in C2; type of equipment and location per C2.e; and description of any attachments):
C2e elevation was taken on the Air Conditioner Pad

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.:	**FOR INSURANCE COMPANY USE**
16115 4th Street East	Policy Number:
City: Redington Beach State: FL ZIP Code: 33708	Company NAIC Number:

SECTION E – BUILDING MEASUREMENT INFORMATION (SURVEY NOT REQUIRED) FOR ZONE AO, ZONE AR/AO, AND ZONE A (WITHOUT BFE)

For Zones AO, AR/AO, and A (without BFE), complete Items E1–E5. For Items E1–E4, use natural grade, if available. If the Certificate is intended to support a Letter of Map Change request, complete Sections A, B, and C. Check the measurement used. In Puerto Rico only, enter meters.

Building measurements are based on: ☐ Construction Drawings* ☐ Building Under Construction* ☐ Finished Construction
*A new Elevation Certificate will be required when construction of the building is complete.

E1. Provide measurements (C.2.a in applicable Building Diagram) for the following and check the appropriate boxes to show whether the measurement is above or below the natural HAG and the LAG.

a) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

b) Top of bottom floor (including basement, crawlspace, or enclosure) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the LAG.

E2. For Building Diagrams 6–9 with permanent flood openings provided in Section A Items 8 and/or 9 (see pages 1–2 of Instructions), the next higher floor (C2.b in applicable Building Diagram) of the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E3. Attached garage (top of slab) is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E4. Top of platform of machinery and/or equipment servicing the building is: _____ ☐ feet ☐ meters ☐ above or ☐ below the HAG.

E5. Zone AO only: If no flood depth number is available, is the top of the bottom floor elevated in accordance with the community's floodplain management ordinance? ☐ Yes ☐ No ☐ Unknown The local official must certify this information in Section G.

SECTION F – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and E for Zone A (without BFE) or Zone AO must sign here. *The statements in Sections A, B, and E are correct to the best of my knowledge*

☐ Check here if attachments and describe in the Comments area.

Property Owner or Owner's Authorized Representative Name: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Telephone: _____ Ext.: _____ Email: _____

Signature: _____ Date: _____

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16115 4th Street East	FOR INSURANCE COMPANY USE
City: Redington Beach State: FL ZIP Code: 33708	Policy Number: _____
	Company NAIC Number: _____

SECTION G – COMMUNITY INFORMATION (RECOMMENDED FOR COMMUNITY OFFICIAL COMPLETION)

The local official who is authorized by law or ordinance to administer the community's floodplain management ordinance can complete Section A, B, C, E, G, or H of this Elevation Certificate. Complete the applicable item(s) and sign below when:

G1. ☐ The information in Section C was taken from other documentation that has been signed and sealed by a licensed surveyor, engineer, or architect who is authorized by state law to certify elevation information. (Indicate the source and date of the elevation data in the Comments area below.)

G2.a. ☐ A local official completed Section E for a building located in Zone A (without a BFE), Zone AO, or Zone AR/AO, or when item E5 is completed for a building located in Zone AO.

G2.b. ☐ A local official completed Section H for insurance purposes.

G3. ☐ In the Comments area of Section G, the local official describes specific corrections to the information in Sections A, B, E and H.

G4. ☐ The following information (Items G5–G11) is provided for community floodplain management purposes.

G5. Permit Number: _____ G6. Date Permit Issued: _____

G7. Date Certificate of Compliance/Occupancy Issued: _____

G8. This permit has been issued for: ☐ New Construction ☐ Substantial Improvement

G9.a. Elevation of as-built lowest floor (including basement) of the building: _____ ☐ feet ☐ meters Datum: _____

G9.b. Elevation of bottom of as-built lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G10.a. BFE (or depth in Zone AO) of flooding at the building site: _____ ☐ feet ☐ meters Datum: _____

G10.b. Community's minimum elevation (or depth in Zone AO) requirement for the lowest floor or lowest horizontal structural member: _____ ☐ feet ☐ meters Datum: _____

G11. Variance issued? ☐ Yes ☐ No If yes, attach documentation and describe in the Comments area.

The local official who provides information in Section G must sign here. *I have completed the information in Section G and certify that it is correct to the best of my knowledge. If applicable, I have also provided specific corrections in the Comments area of this section.*

Local Official's Name: _____ Title: _____

NFIP Community Name: _____

Telephone: _____ Ext.: _____ Email: _____

Address: _____

City: _____ State: _____ ZIP Code: _____

Signature: _____ Date: _____

Comments (including type of equipment and location, per C2.e; description of any attachments; and corrections to specific information in Sections A, B, D, E, or H):

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16115 4th Street East	FOR INSURANCE COMPANY USE
City: Redington Beach State: FL ZIP Code: 33708	Policy Number:
	Company NAIC Number:

SECTION H – BUILDING'S FIRST FLOOR HEIGHT INFORMATION FOR ALL ZONES (SURVEY NOT REQUIRED) (FOR INSURANCE PURPOSES ONLY)

The property owner, owner's authorized representative, or local floodplain management official may complete Section H for all flood zones to determine the building's first floor height for insurance purposes. Sections A, B, and I must also be completed. Enter heights to the nearest tenth of a foot (nearest tenth of a meter in Puerto Rico). ***Reference the Foundation Type Diagrams (at the end of Section H Instructions) and the appropriate Building Diagrams (at the end of Section I Instructions) to complete this section.***

H1. Provide the height of the top of the floor (as indicated in Foundation Type Diagrams) above the Lowest Adjacent Grade (LAG):

a) **For Building Diagrams 1A, 1B, 3, and 5–8.** Top of bottom floor (include above-grade floors only for buildings with crawlspaces or enclosure floors) is: _____ ☐ feet ☐ meters ☐ above the LAG

b) **For Building Diagrams 2A, 2B, 4, and 6–9.** Top of next higher floor (i.e., the floor above basement, crawlspace, or enclosure floor) is: _____ ☐ feet ☐ meters ☐ above the LAG

H2. **Is all** Machinery and Equipment servicing the building (as listed in Item H2 instructions) elevated to or above the floor indicated by the H2 arrow (shown in the Foundation Type Diagrams at end of Section H instructions) for the appropriate Building Diagram?

☐ Yes ☐ No

SECTION I – PROPERTY OWNER (OR OWNER'S AUTHORIZED REPRESENTATIVE) CERTIFICATION

The property owner or owner's authorized representative who completes Sections A, B, and H must sign here. *The statements in Sections A, B, and H are correct to the best of my knowledge.* **Note:** If the local floodplain management official completed Section H, they should indicate in Item G2.b and sign Section G.

☒ Check here if attachments are provided (including required photos) and describe each attachment in the Comments area.

Property Owner or Owner's Authorized Representative Name: Vision Land Service

Address: 941 S Pennsylvania Avenue

City: Winter Park State: FL ZIP Code: 32789

Telephone: (888) 399-8474 Ext.: _____ Email: _____

Signature: _____ Date: 11/07/2024

Comments:

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

See Instructions for Item A6.

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16115 4th Street East

City: Redington Beach State: FL ZIP Code: 33708

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Instructions: Insert below at least two and when possible four photographs showing each side of the building (for example, may only be able to take front and back pictures of townhouses/rowhouses). Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." Photographs must show the foundation. When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.



Photo One

Photo One Caption: Front

Clear Photo One



Photo Two

Photo Two Caption: Rear

Clear Photo Two

ELEVATION CERTIFICATE

IMPORTANT: MUST FOLLOW THE INSTRUCTIONS ON INSTRUCTION PAGES 1-11

BUILDING PHOTOGRAPHS

Continuation Page

Building Street Address (including Apt., Unit, Suite, and/or Bldg. No.) or P.O. Route and Box No.: 16115 4th Street East

City: Redington Beach State: FL ZIP Code: 33708

FOR INSURANCE COMPANY USE

Policy Number:

Company NAIC Number:

Insert the third and fourth photographs below. Identify all photographs with the date taken and "Front View," "Rear View," "Right Side View," or "Left Side View." When flood openings are present, include at least one close-up photograph of representative flood openings or vents, as indicated in Sections A8 and A9.

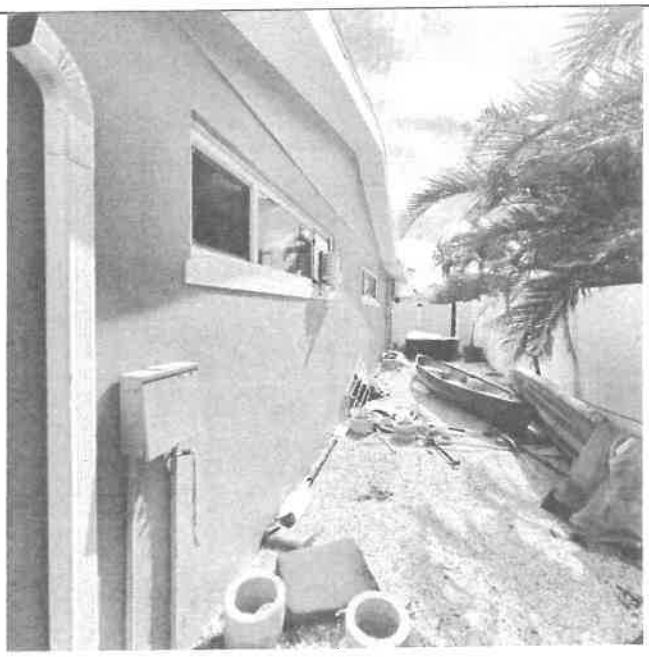


Photo Three

Photo Three Caption: Left Side

Clear Photo Three



Photo Four

Photo Four Caption: Right Side

Clear Photo Four