EXHIBIT A.1

HBCRA BID # FY 2016-2017-CRA001 RE-BID

FDEM GRANT RESIDENTIAL WIND MITIGATION

RETROFIT IMPROVEMENTS

IMPORTANT: PLEASE FILL OUT THIS WORKSHEET COMPLETELY.
A SEPARATE WORKSHEET IS REQUIRED FOR EACH STRUCTURE TO BE WIND RETROFITTED.

RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

-Opening protection activities; including shutters and Impact Resistant Glass.
-Load Path activities; including strapping, clips and gable end reinforcement.
-Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	23-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP001
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	REVISED
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy.
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Sealey, Brian J & Kathryn
8	PROPERTY ADDRESS	311 SW 10 Terrace
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-28-29-0320

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)			
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)		SHUTTERS (meeting ASTM code)	
	ROOF (decking, and fasteners)	✓	COMBINATION (both windows and shutters on different openings meeting the above criteria)	✓

Official Use Only (answers on page 3 will populate a total project cost)

14	MITIGATION PROJECT COST (total estimated)	$ 19,192

REV 9 10/5/15

STRUCTURE INFORMATION

15	YEAR BUILT	1959
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	1,731

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 91,170
18	TYPE OF CONSTRUCTION (Please select one below):	

WOOD	☐	Comments:
MASONRY	☐	Comments:
CONCRETE BLOCK	☑	Comments:

19	TYPE OF BUILDING (Please select one below)	

SINGLE FAMILY	☑	Comments:
MULTI-FAMILY	☐	Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NO GARAGE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	STRAPS OR CLIPS
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	6d@6"/12"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	N/A
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	UNSURE
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	UNSURE
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	STRAPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	6d@6"/12"
35	Additional Comments:	Some roof repairs needed.

Official Use Only

36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	NO
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	$ 0
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	250
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 12,712
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	YES
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	4
	A) SINGLE EXTERIOR DOOR(S) 4 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 3,145
	A) SINGLE EXTERIOR DOOR(S) $ 3,145 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 15,857
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	NONE
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	
53	ARE YOU DOING GABLE END REINFORCEMENT?	NO
54	NUMBER OF GABLE ENDS BEING REINFORCED?	
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 0
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	1,825
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	NO
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	NO
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	YES
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	200
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	$ 2,615
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 2,615
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* Fascia Boards Repairs/Replacement	$ 720
68	*Activity 2:* No gable end reinforcement recommended.	
69	*Activity 3:* Main roof work is only for small area repairs.	
70	*Activity 4:* The flat roof work is included on the repairs	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 720

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach
Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

311 SW 10th Terrace
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	311 SW 10th Terrace, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	February 03, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1959
Soil &Weather	Dry Soil & Sunny • 83 °F	**Property ID**	5142-28-29-0320

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: OAK ACRES 46-39 B LOT 2 BLK 3. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 311 SW 10th Terrace in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,731.00 adjusted square feet for a residential single family home and no attached covered motor-vehicle parking space noted at front/west elevation of the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground slab-on-grade foundation type structure. The property was built in the year of 1959. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden made material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in fair condition with some exceptions along the valley joints and around the protrusions. Damaged shingles and substandard workmanship noted on the poorly repaired roof valley joints. The protrusions also poorly repaired around. Those damaged roof shingles need immediate attention to be replaced and repaired soon.

The subject property NE corner flat rolled composition roof material is significantly damaged, deteriorated with excessive granular loss and the flat roof must be fully replaced to prevent any further leak through the interior ceilings. The detached building flat roof system also deteriorated and it is recommended the flat roofs to be fully replaced since the water penetration damages are consistent.

The roof wooden deck panels, fascia boards, and soffit/eaves have significant deterioration and some rot along with water intrusion and penetration damages. The interior ceilings have water penetration damages along with rot elements in the subject property. Those fascia boards and soffit need to be partially replaced along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings have no storm protection. The window glazed openings and severely damaged exterior doors/frames are recommended to be replaced with storm protected built-in storm shutters. The four exterior door panels, frames, and sashes are deteriorated along with seals are in poor condition and recommended to be replaced with proper exterior door panels as well.

The subject property exterior brick walls have also significant cracks and damages around the main building structure. Those cracks are highly recommended to be further evaluated with appropriate specialist for further remarks and structural repairs/recommendations.

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All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building needs full replacement of the flat BUR roofs, repairs on the main asphalt shingle roof along with proper maintenance and servicing. The window glazed openings need built-in storm shutters to be fully protected, exterior door panels and frames also are in need of full replacement.

The wooden fascia boards, eaves, and soffit panels are severely deteriorated and they should be partially replaced along with roof repairs and replacement. All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged roofs, exterior doors, and the window openings.

As with any residential property self-structure shell buildings of these one is almost fifty-seven-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	311 SW 10th Terrace, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	February 03, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	April 02, 2016
Facility Type	One-Story SFH (3/2) – 1,731 S.F.	**Year Built**	1959

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

Main Shingle Roof Removal & Replacement Work Items

Main Asphalt Shingle Roof Partial Repairs & Maintenance	$_____
NE Corner Flat BUR Roof Replacement & Maintenance	$_____
Fascia Boards, Soffit/Eaves Repairs & Maintenance	$_____
Sub-Total for Roof Systems Repairs & Replacement Cost	**$_____**

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	1	$_____
2. 24” X 36”	3	$_____
3. 48” X 36”	3	$_____
4. 48” X 84”	1	$_____
5. 48” X 72”	1	$_____

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6.	36” X 72”	2	$_____
7.	72” X 96”	1	$_____
8.	60” X 120”	1	$_____
Sub-Total for Window Shutters Materials		13	$_____

Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36” X 80”	Door	4	$_____
Sub Total 4-Exterior Door Materials			**4**	**$_____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

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PHOTOS

As Photographed on **Wednesday, February 03rd, 2016** (1) *The subject property building face West*	
(2) *The subject property North elevation view*	
(3) *The subject property East elevation view*	

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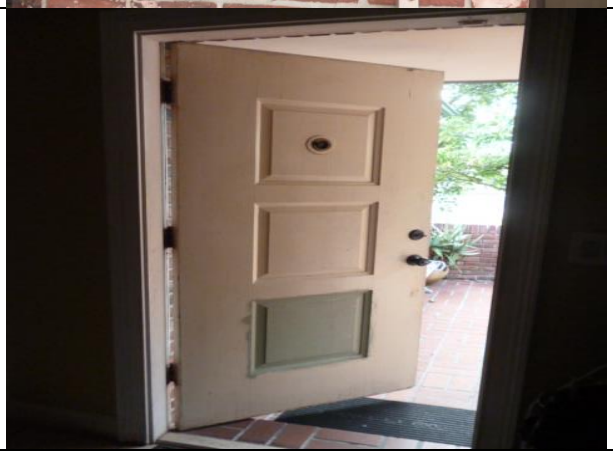
(4) *The subject property South elevation view*	
(5) *The subject property address signage 311*	
(6) *The subject property main entry door view*	

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(7) *The subject property partial view of the main asphalt shingle roof*	
(8) *The subject property severely deteriorated flat roof rolled composition materials need to be replaced soon*	
(9) *The subject property severely deteriorated flat roof rolled composition materials have excessive granular loss*	

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(10) *The subject property poor repairs on the main shingle roof valleys/joint sections need to be repaired properly*	
(11) *The subject property poor repairs on the main shingle roof surface needs to be repaired properly*	
(12) *The subject property poor sealing/repairs around the protrusions on the main shingle roof surface must be maintained/repaired properly*	

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(13) *The subject property fascia boards/soffit/eaves have deteriorations and need to be repaired/maintained soon*	
(14) *The subject property fascia boards/soffit/eaves have deteriorations and need to be repaired/maintained soon*	
(15) *The subject property roof drainage elements; gutters & downspouts need to be maintained/replaced soon to prevent further water intrusion*	

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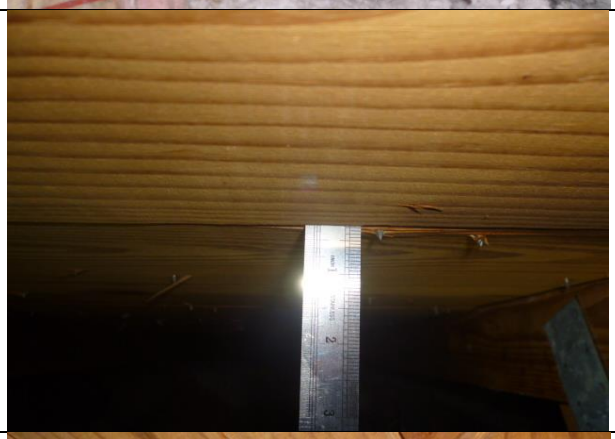
(16) *The subject property roof deck/structure attachments in the attic*	
(17) *The subject property roof deck thickness view in the attic*	
(18) *The subject property nail spacing view in the attic*	

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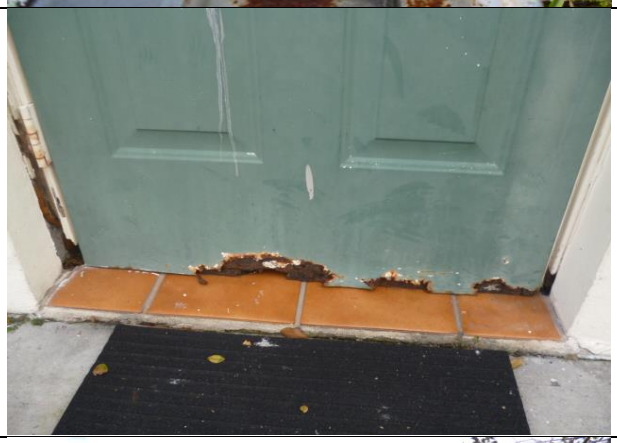
(19) *The subject property roof drainage elements; improper/rusty gutters need to be maintained/replaced soon to prevent further water intrusion*	
(20) *The subject property severely damaged/rusty exterior doors and frames need to be replaced*	
(21) *The subject property window glazed openings have no built-in storm protection*	

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A SEPARATE WORKSHEET IS REQUIRED FOR EACH STRUCTURE TO BE WIND RETROFITTED.

RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

-Opening protection activities; including shutters and Impact Resistant Glass.
-Load Path activities; including strapping, clips and gable end reinforcement.
-Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	24-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP002
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	REVISED
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Holmes, Gloria James
8	PROPERTY ADDRESS	632 NW 9 Court
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-21-02-0660

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)			
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)	✓	SHUTTERS (meeting ASTM code)	✓
	ROOF (decking, and fasteners)	✓	COMBINATION (both windows and shutters on different openings meeting the above criteria)	

**Official Use Only* (answers on page 3 will populate a total project cost)*

14	MITIGATION PROJECT COST (total estimated)	$ 27,975

REV 9 10/5/15

STRUCTURE INFORMATION

15	YEAR BUILT	1964
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	1,518

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 65,780
18	TYPE OF CONSTRUCTION (Please select one below):	

WOOD		Comments:
MASONRY		Comments:
CONCRETE BLOCK	✓	Comments:

19	TYPE OF BUILDING (Please select one below)	

SINGLE FAMILY	✓	Comments:
MULTI-FAMILY		Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NO GARAGE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	UNSURE
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	6d@6"/12"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	N/A
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	UNSURE
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	YES
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	STRAPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	8d@6"/6"
35	Additional Comments:	

Official Use Only

36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	NO
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	219
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 11,245
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	YES
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	5
	A) SINGLE EXTERIOR DOOR(S) 5 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 3,935
	A) SINGLE EXTERIOR DOOR(S) $ 3,935 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 15,180
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	STRAPS
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	141
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	$ 1,903
53	ARE YOU DOING GABLE END REINFORCEMENT?	YES
54	NUMBER OF GABLE ENDS BEING REINFORCED?	3
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	$ 1,777
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 3,680
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	1,820
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	YES
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	800
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	$ 1,940
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	NO
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	YES
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	1,820
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	$ 6,790
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 8,730
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* Wall-built A/C unit must be mounted on the wall	$ 160
68	*Activity 2:* Fascia boards partial replacement	$ 225
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 385

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach
Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

632 NW 9th Court
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	632 NW 9th Court, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	February 10, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1964
Soil &Weather	Dry Soil & Sunny • 74 °F	**Property ID**	5142-21-02-0660

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: BELMAR 2-22 B LOT 8 BLK 103 AKA: LOT 8 BLK 4 NELLA PARK 2-32 B. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 632 NW 9th Court in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,518.00 adjusted square feet for a residential single family home and attached no covered motor-vehicle carport noted around the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground slab-on-grade foundation type structure. The property was built in the year of 1964. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden made material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as stones in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in very poor condition because of missing/damaged shingles and excessive granular loss on the shingles. Damaged roof shingles cover materials must be replaced immediately. The roof shingle materials have excessive granular loss and the nails are exposed with some rust. The protrusions need to be properly sealed around. The damaged main asphalt roof shingle roof needs immediate attention to be replaced.

The subject property interior ceilings have severe water intrusion and penetration damages. Poor repairs noted on the previous water intrusion damages on the ceilings as well.

The roof wooden deck panels, fascia boards, and soffit/eaves have severe deterioration and rot. The fascia boards and soffit panels have severe wood destroy organism damages in the subject property. Those damaged roof system components and fascia boards and soffit need to be partially replaced along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings have no storm protection. The window glazed openings and exterior doors/frames are recommended to be replaced with storm protected built-in storm shutters. The five exterior door panels, frames, and sashes are deteriorated along with seals are in poor condition and recommended to be replaced with proper exterior door panels as well.

The subject property interior walls by the windows have some water penetration damages. Those damaged walls are highly recommended to be further evaluated with appropriate specialist for further remarks and mitigation, repairs, and recommendations.

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All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building needs full replacement of the main asphalt shingle roof along with proper maintenance and servicing. The window glazed openings need built-in storm shutters to be fully protected, exterior door panels and frames also are in need of full replacement.

The interior ceiling elements, fascia boards, eaves, and soffit panels are damaged and deteriorated; and they should be partially replaced along with roof repairs and replacement. All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged roofs, exterior doors, and the window openings.

As with any residential property self-structure shell buildings of these one is almost fifty-two-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	632 NW 9th Court, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	February 10, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	April 12, 2016
Facility Type	One-Story SFH (3/2) – 1,518 S.F.	**Year Built**	1964

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

Main Shingle Roof Removal & Replacement Work Items

Removal of Existing Damaged Roof Cover Materials	$_____
New Asphalt Shingles Roof Installations with Fascia Boards	$_____
Trash Removal from the Subject Site with Dumpster	$_____
Sub-Total for Roof System Replacement Cost	**$_____**

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	4	$_____
2. 24” X 36”	1	$_____
3. 36” X 72”	3	$_____
4. 48” X 72”	2	$_____
5. 18” X 24”	1	$_____

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6.	48" X 108"	2	$_____
Sub-Total for Window Shutters Materials		13	$_____

Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36" X 80" Door	5	$_____
Sub Total 5-Exterior Door Materials		**5**	**$_____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

6

Printing/Reproduction for Plans, Engineering, Additional Site and/or Building Department Visits, Testing Services, Permit Fees that are required by the City of Hallandale Beach-Building Department, and any extra fees required by the work and/or city officials are not part of this assessment report.

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PHOTOS

As Photographed on **Wednesday, February 10th, 2016** (1) *The subject property building face South*	
(2) *The subject property East elevation view*	
(3) *The subject property North elevation view*	

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(4) *The subject property West elevation view*	
(5) *The subject property detached building view at NW corner of the property*	
(6) *The subject property main entry door side view*	

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(7) *The subject property partial view of the main asphalt shingle roof*	
(8) *The subject property severely damaged asphalt shingle roof cover materials recommended to be replaced soon*	
(9) *The subject property main roof shingles have excessive granular loss*	

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(10) *The subject property main roof shingles have excessive granular loss*	
(11) *The subject property interior ceilings have significant leak evidence and they all needs to be repaired/replaced soon*	
(12) *The subject property severely deteriorated fascia boards and soffit/eaves need to be replaced*	

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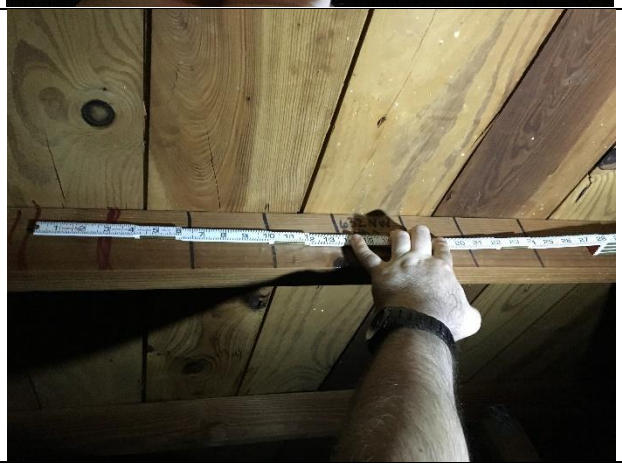
(13) *The subject property roof deck/structure attachments were blocked with personal objects in the attic*	
(14) *The subject property roof deck thickness view in the attic*	
(15) *The subject property nail spacing view in the attic*	

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(16) *The subject property partial view of the attic*	
(17) *The subject property severely deteriorated fascia boards and soffit/eaves need to be replaced*	
(18) *The subject property damaged and poorly repaired interior ceilings*	

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IMPORTANT: PLEASE FILL OUT THIS WORKSHEET COMPLETELY.
A SEPARATE WORKSHEET IS REQUIRED FOR EACH STRUCTURE TO BE WIND RETROFITTED.

RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

-Opening protection activities; including shutters and Impact Resistant Glass.
-Load Path activities; including strapping, clips and gable end reinforcement.
-Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	23-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP003
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	REVISED
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy.
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Mancuso, Steve J & Barbara
8	PROPERTY ADDRESS	1124 NE 6 Street
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-22-37-0600

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)			
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	→ IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)	✓	SHUTTERS (meeting ASTM code)	
	ROOF (decking, and fasteners)		COMBINATION (both windows and shutters on different openings meeting the above criteria)	✓

**Official Use Only* (answers on page 3 will populate a total project cost)*

14	MITIGATION PROJECT COST (total estimated)	$ 11,267

STRUCTURE INFORMATION

15	YEAR BUILT	1956
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	1,647

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 120,660
18	TYPE OF CONSTRUCTION (Please select one below):	

WOOD		Comments:
MASONRY		Comments:
CONCRETE BLOCK	✓	Comments:

19	TYPE OF BUILDING (Please select one below)	

SINGLE FAMILY	✓	Comments:
MULTI-FAMILY		Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NONE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	TOE NAIL
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	6d@6"/12"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	CODE COMPLIANT
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	UNSURE
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	NO
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	CLIPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	6d@6"/12"
35	Additional Comments:	

Official Use Only

36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	NO
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	170
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 8,932
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	YES
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	2
	A) SINGLE EXTERIOR DOOR(S) 2 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 1,570
	A) SINGLE EXTERIOR DOOR(S) $ 1,570 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 10,502
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	NONE
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	78
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	$ 765
53	ARE YOU DOING GABLE END REINFORCEMENT?	NO
54	NUMBER OF GABLE ENDS BEING REINFORCED?	
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 765
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	NO
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	NO
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	NO
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 0
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:*	
68	*Activity 2:*	
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 0

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach

Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

1124 NE 6th Street
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	1124 NE 6th Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	February 03, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1956
Soil &Weather	Dry Soil & Sunny • 83 °F	**Property ID**	5142-22-37-0600

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES NO 2 39-49 B LOT 10 BLK 11. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 1124 NE 6th Street in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,647.00 adjusted square feet for a residential single family home and attached no car garage parking space noted. However, there is a detached garage building at SE corner of the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground which is slab-on-grade foundation type structure. The property was built in the years of 1956. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in good condition No significant damage noted on the main building roof. The detached garage building flat BUR roof rolled composition material has significant water penetration damages through the interior ceiling wooden elements at the SE corner of the property. It is highly recommended that the flat roof cover and water damaged elements to be serviced, replaced, and maintained soon. The protrusions on the main roof surface need to be always properly sealed and maintained. The roof wooden deck panels, fascia boards, and soffit/eaves have some deterioration. Those fascia boards and soffit areas need to be partially repaired and maintained along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings have no proper storm protection. The window glazed openings and exterior doors/frames are recommended to be covered with storm protected built-in storm shutter panels. The two exterior door panels, frames, and sashes are recommended to be replaced with proper exterior door panels.

The detached garage building has no garage doors and recommended to be installed soon to protect the structure. However, there are major floor cracks, significant settlement, and improper slope noted toward East elevation that must be further evaluated prior to any garage door installation and roof replacement/maintenance work in this detached building. The water damaged garage door space frames also need to be replaced.

All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

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OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building main asphalt shingle roof is in good condition, but the detached garage building flat roof is in need of replacement. The wooden fascia boards, eaves, and soffit panels are deteriorated and they should be partially repaired and replaced.

The detached building flat BUR roof rolled composition material has significantly deteriorated along with excessive granular loss on the surface. The flat roof is highly recommended to be replaced along with water damaged interior wooden ceiling elements partial replacement.

The window glazed openings need built-in storm shutters to be fully protected, exterior door panels, two-car garage door and frames also are in need of full replacement and installation.

All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged components and the window openings.

As with any residential property self-structure shell buildings of these one is almost sixty-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	1124 NE 6th Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	February 03, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	April 02, 2016
Facility Type	One-Story SFH (3/2) – 1,647 S.F.	**Year Built**	1956

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

The Flat Roof & Fascia Boards/Soffit/Eaves Repairs & Ongoing Maintenance

Fascia Boards, Soffit/Eaves Repairs & Maintenance $

Sub-Total for Flat Roof-Fascia/Soffit Repairs/Replacement $

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	2	$
2. 24” X 36”	1	$
3. 48” X 36”	1	$
4. 48” X 48”	2	$
5. 36” X 72”	1	$
6. 48” X 72”	1	$
7. 36” X 60”	1	$

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8.	60” X 108”	1	$
Sub-Total for Window Shutters Materials		10	*$*

Preparation & Removal & of Existing Windows & Door Frames	$
Window Glazed Openings Shutters Installation & Adjustment	$
Sub-Total for Window Openings Cost of Estimate	**$**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36” X 80” Door	2	$
Sub Total 2-Exterior Door Materials		**2**	**$**

Non-Glazed Standard Storm Protected Garage Door Openings Materials

1.	84” X 96” Garage Door	2	$
Sub Total 1-Car Garage Door		**2**	**$**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$**

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PHOTOS

As Photographed on **Wednesday, February 03rd, 2016** (1) *The subject property building face North*	
(2) *The subject property East elevation view*	
(3) *The subject property South elevation view*	

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(4) *The subject property West elevation view*	
(5) *The subject property address signage 1124*	
(6) *The subject property main entry door side view*	

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(7) *The subject property partial view of the main asphalt shingle roof*	
(8) *The subject property partial view of the main asphalt shingle roof*	
(9) *The subject property overall view of the detached garage building flat roof*	

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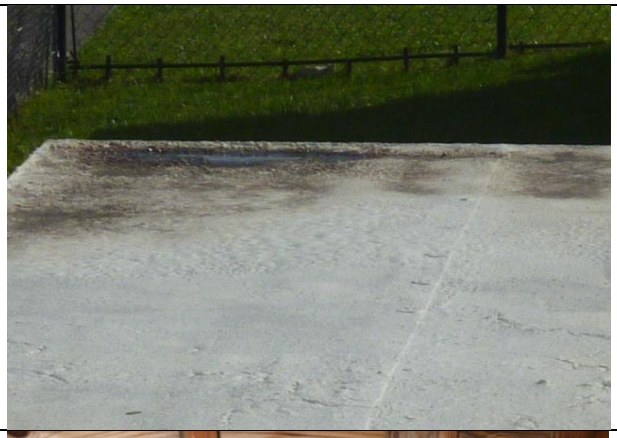
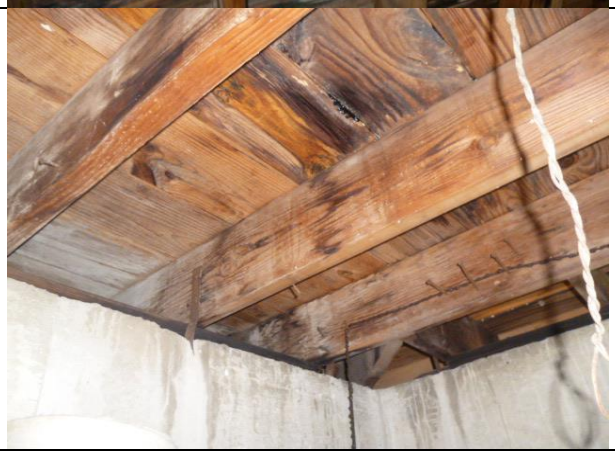
(10) *The subject property deteriorated detached garage building flat roof has excessive granular loss and it is recommended to be replaced*	
(11) *The subject property deteriorated detached garage building wooden ceiling elements have water penetration damages*	
(12) *The subject property deteriorated detached garage building wooden ceiling elements have water penetration damages*	

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(13) *The subject property detached garage building structure has no proper built-in garage doors*	
(14) *The subject property detached garage building concrete floor has severe cracks and improper slope toward east elevation*	
(15) *The subject property detached garage building concrete floor has severe cracks and improper slope toward east elevation*	

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(16) *The subject property roof deck/structure attachments in the attic*	
(17) *The subject property roof deck thickness view in the attic*	
(18) *The subject property nail spacing view in the attic*	

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(19) *The subject property partial view of the attic*	
(20) *The subject property window glazed openings have no proper built-in storm protection*	
(21) *The subject property soffit/eaves need to be maintained*	

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RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

- Opening protection activities; including shutters and Impact Resistant Glass.
- Load Path activities; including strapping, clips and gable end reinforcement.
- Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	24-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP005
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	REVISED
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Badaracco, Hector W & Mercedes A
8	PROPERTY ADDRESS	812 NE 3 Street
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-22-36-0530

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)				
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	→	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)	✓		SHUTTERS (meeting ASTM code)	
	ROOF (decking, and fasteners)			COMBINATION (both windows and shutters on different openings meeting the above criteria)	✓

**Official Use Only* (answers on page 3 will populate a total project cost)*

14	MITIGATION PROJECT COST (total estimated)	$ 11,859

STRUCTURE INFORMATION

15	YEAR BUILT	1955
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	1,030

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 113,180

18	TYPE OF CONSTRUCTION (Please select one below):		
	WOOD	☐	Comments:
	MASONRY	☐	Comments:
	CONCRETE BLOCK	✓	Comments:
19	TYPE OF BUILDING (Please select one below)		
	SINGLE FAMILY	✓	Comments:
	MULTI-FAMILY	☐	Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NO GARAGE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	TOE NAIL
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	6d@6"/12"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	N/A
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	UNSURE
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	NO
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	CLIPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	6d@6"/12"
35	Additional Comments:	

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36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	NO
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	154
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 8,062
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	YES
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	3
	A) SINGLE EXTERIOR DOOR(S) 3 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 2,358
	A) SINGLE EXTERIOR DOOR(S) $ 2,358 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 10,420
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	CLIPS
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	83
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	$ 814
53	ARE YOU DOING GABLE END REINFORCEMENT?	NO
54	NUMBER OF GABLE ENDS BEING REINFORCED?	
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 814
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	1,100
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	NO
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	NO
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	YES
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 0
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* Fascia Boards Repairs	$ 625
68	*Activity 2:*	
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 625

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach
Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

812 NE 3rd Street
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	812 NE 3rd Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	February 10, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1955
Soil &Weather	Dry Soil & Sunny • 74 °F	**Property ID**	5142-22-36-0530

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES 37-6 B LOT 3 BLK 6. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 812 NE 3rd Street in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,030.00 adjusted square feet for a residential single family home and attached top covered motor-vehicle carport noted at west elevation of the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground slab-on-grade foundation type structure. The property was built in the year of 1955. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden made material.

EVALUATION OF ROOF SYSTEM & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main tile roof system appears to be in fair condition with some exceptions along the valley joints and around the protrusions, vents. Some scantly damaged roof tiles and substandard workmanship noted on the poorly repaired cracked roof tiles. The protrusions and vent extensions must be properly repaired and sealed around. Those poorly repaired roof tiles need immediate attention to be repaired/replaced soon.

The subject property south elevation patio top cover metal flat roof material appeared to be in good condition. Damaged gutters need to be repaired as well. Previously repaired and cracked roof tiles are recommended to be partially repaired/replaced particularly on the carport area since the water penetration damage repairs were consistent on the carport ceiling.

The roof tiles do not appear to be in need of any full replacement at this time. The interior ceilings have no significant damages other than some typical cracks in the subject property.

The roof drainage system gutters, downspout elements, and fascia boards need to be maintained now and as needed in the future.

The window glazed openings have no proper storm protection. The window glazed openings and exterior door sides have some damages and they are recommended to be replaced with storm protected built-in storm shutters. The three exterior door panels, frames, and sashes are deteriorated along with seals are in poor condition and recommended to be replaced with proper exterior door panels as well.

There are some portable/disassembled aluminum storm shutters noted in the storage by the carport area in the subject property. However, they are not installed.

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All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building needs partial repairs of the main tile roof along with proper maintenance and servicing. The window glazed openings need built-in storm shutters to be fully protected, exterior door panels and frames also are in need of full replacement.

The carport ceiling elements, gutters, downspouts, fascia boards, eaves, and soffit should be partially repaired along with roof repairs. All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged roofs, exterior doors, and the window openings.

As with any residential property self-structure shell buildings of these one is almost sixty-one-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	812 NE 3rd Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	February 10, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	April 12, 2016
Facility Type	One-Story SFH (2/2) – 1,030 S.F.	**Year Built**	1955

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

Main Tile Roof Repairs & Maintenance Work Items

Main Tile Roof Partial Repairs & Maintenance	$_____
Gutters, Downspouts & Fascia Boards/Soffit Maintenance	$_____
Sub-Total for Roof Systems Repairs & Replacement Cost	**$_____**

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	2	$_____
2. 24” X 36”	1	$_____
3. 48” X 36”	1	$_____
4. 48” X 48”	1	$_____
5. 36” X 72”	1	$_____
6. 36” X 12”	1	$_____

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7.	60” X 108”	1	$_____
8.	72” X 72”	1	$_____
Sub-Total for Window Shutters Materials		9	$_____

Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36” X 80”	Door	3	$_____
Sub Total 3-Exterior Door Materials			**3**	**$_____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

Printing/Reproduction for Plans, Engineering, Additional Site and/or Building Department Visits, Testing Services, Permit Fees that are required by the City of Hallandale Beach-Building Department, and any extra fees required by the work and/or city officials are not part of this assessment report.

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PHOTOS

As Photographed on **Wednesday, February 10th, 2016** (1) *The subject property building face North*	
(2) *The subject property East elevation view*	
(3) *The subject property South elevation view*	

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(4) *The subject property West elevation view*	
(5) *The subject property address signage on the exterior door 812*	
(6) *The subject property main entry door view*	

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(7) *The subject property partial view of the main tile roof*	
(8) *The subject property poorly repaired roof tiles recommended to be properly repaired and partially replaced*	
(9) *The subject property partial view of the main tile roof*	

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(10) *The subject property partial view of the patio top cover*	
(11) *The subject property interior ceilings have typical cracks and recommended to be repaired*	
(12) *The aluminum shutters located in the property*	

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(13) *The subject property roof deck/structure attachments were blocked with personal objects in the attic*	
(14) *The subject property roof deck thickness view in the attic*	
(15) *The subject property nail spacing view in the attic*	

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(16) *The subject property partial view of the attic for the gable elevation*	
(17) *The subject property exterior door panels have water damages at lower portions*	
(18) *The subject property carport ceiling has previous repairs*	

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A SEPARATE WORKSHEET IS REQUIRED FOR EACH STRUCTURE TO BE WIND RETROFITTED.

RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

-Opening protection activities; including shutters and Impact Resistant Glass.
-Load Path activities; including strapping, clips and gable end reinforcement.
-Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	23-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP006
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	REVISED
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Catanese, Joseph C III
8	PROPERTY ADDRESS	925 NE 5 Street
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-22-36-0160

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)			
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)	✓	SHUTTERS (meeting ASTM code)	✓
	ROOF (decking, and fasteners)	✓	COMBINATION (both windows and shutters on different openings meeting the above criteria)	

Official Use Only (answers on page 3 will populate a total project cost)

14	MITIGATION PROJECT COST (total estimated)	$ 24,367

REV 9 10/5/15

STRUCTURE INFORMATION

15	YEAR BUILT	1955
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	2,101

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 181,280

18	TYPE OF CONSTRUCTION (Please select one below):		
	WOOD		Comments:
	MASONRY		Comments:
	CONCRETE BLOCK	✓	Comments:
19	TYPE OF BUILDING (Please select one below)		
	SINGLE FAMILY	✓	Comments:
	MULTI-FAMILY		Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NO GARAGE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	UNSURE
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	8d@6"/12"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	N/A
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	NO
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	YES
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	STRAPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	8d@6"/6"
35	Additional Comments:	

Official Use Only

36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	NO
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	180
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 9,459
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	NO
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	3
	A) SINGLE EXTERIOR DOOR(S) 3 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 2,358
	A) SINGLE EXTERIOR DOOR(S) $ 2,358 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 11,817
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	STRAPS
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	85
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	$ 720
53	ARE YOU DOING GABLE END REINFORCEMENT?	NO
54	NUMBER OF GABLE ENDS BEING REINFORCED?	
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 720
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	2,605
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	NO
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	NO
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	YES
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	2,605
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	$ 11,405
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 11,405
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* The maintenance door glasses need to be impact	$ 425
68	*Activity 2:* Fascia boards repairs/maintenance is part of the roof	
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 425

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach
Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

925 NE 5th Street
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	925 NE 5th Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	February 10, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1955
Soil &Weather	Dry Soil & Sunny • 74 °F	**Property ID**	5142-22-36-0160

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES 37-6 B LOT 6 BLK 2. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 925 NE 5th Street in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 2,101.00 adjusted square feet for a residential single family home and attached covered motor-vehicle carport noted at west elevation of the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground slab-on-grade foundation type structure. The property was built in the year of 1955. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden made material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in poor condition along with excessive granular loss on the shingles. Damaged shingles and poor workmanship noted on the poorly repaired roof shingles. The protrusions need to be properly sealed around. The damaged main asphalt roof shingle roof needs immediate attention to be replaced.

The subject property interior ceilings have severe water intrusion and penetration damages. The crown molding elements are loose with no proper sealing because of the roof leak damages.

The roof wooden deck panels, fascia boards, and soffit/eaves have scant deterioration. The carport wooden ceiling elements have severe wood destroy organism damages in the subject property. Those carport ceiling components and fascia boards and soffit need to be partially replaced along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings have no storm protection. The window glazed openings and exterior doors/frames are recommended to be replaced with storm protected built-in storm shutters. The three exterior door panels, frames, and sashes are deteriorated along with seals are in poor condition and recommended to be replaced with proper exterior door panels as well.

The subject property interior tile floors have significant cracks and damages by the addition joint of the main building structure. Those cracks are highly recommended to be further evaluated with appropriate specialist for further remarks and structural repairs/recommendations.

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All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building needs full replacement of the main asphalt shingle roof along with proper maintenance and servicing. The window glazed openings need built-in storm shutters to be fully protected, exterior door panels and frames also are in need of full replacement.

The wooden carport ceiling elements, fascia boards, eaves, and soffit panels are deteriorated and they should be partially replaced along with roof repairs and replacement. All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged roofs, exterior doors, and the window openings.

As with any residential property self-structure shell buildings of these one is almost sixty-one-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	925 NE 5th Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	February 10, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	April 12, 2016
Facility Type	One-Story SFH (3/2) – 2,101 S.F.	**Year Built**	1955

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

Main Shingle Roof Removal & Replacement Work Items

Removal of Existing Damaged Roof Cover Materials	$_____
New Asphalt Shingles Roof Installations with Fascia Boards	$_____
Trash Removal from the Subject Site with Dumpster	$_____
Sub-Total for Roof System Replacement Cost	**$_____**

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	1	$_____
2. 24” X 36”	2	$_____
3. 48” X 36”	2	$_____
4. 48” X 48”	2	$_____
5. 48” X 60”	2	$_____

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6.	36" X 60"	2	$_____
7.	60" X 80"	1	$_____
Sub-Total for Window Shutters Materials		12	$_____

Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36" X 80"	Door	3	$_____
Sub Total 3-Exterior Door Materials			**3**	**$_____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

6

Printing/Reproduction for Plans, Engineering, Additional Site and/or Building Department Visits, Testing Services, Permit Fees that are required by the City of Hallandale Beach-Building Department, and any extra fees required by the work and/or city officials are not part of this assessment report.

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PHOTOS

As Photographed on **Wednesday, February 10th, 2016** (1) *The subject property building face South*	
(2) *The subject property East elevation view*	
(3) *The subject property North elevation view*	

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(4) *The subject property West elevation view*	
(5) *The subject property address signage 925*	
(6) *The subject property main entry door view*	

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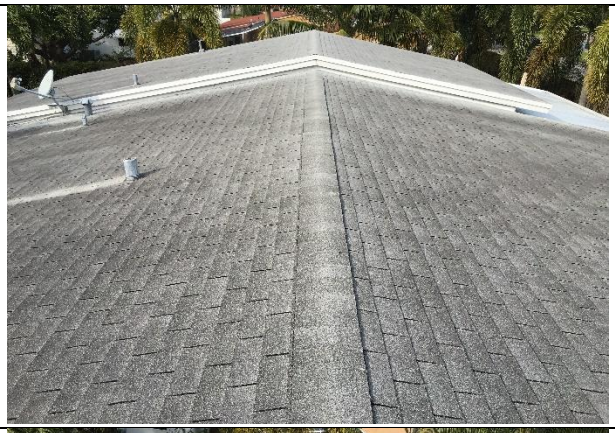
(7) *The subject property partial view of the main asphalt shingle roof*	
(8) *The subject property damaged and poorly repaired asphalt shingle roof cover materials recommended to be replaced*	
(9) *The subject property main roof shingles have excessive granular loss*	

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(10) *The subject property main roof shingles have excessive granular loss*	
(11) *The subject property interior ceilings have leak evidence and they all needs to be repaired/replaced soon*	
(12) *The subject property interior ceilings have water damage evidence and they all needs to be repaired/replaced soon*	

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(13) *The subject property roof deck/structure attachments were blocked with personal objects in the attic*	
(14) *The subject property roof deck thickness view in the attic*	
(15) *The subject property nail spacing view in the attic*	

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(16) *The subject property partial view of the attic for the gable elevation*	
(17) *The subject property carport deteriorated wooden ceiling elements*	
(18) *The subject property carport deteriorated wooden ceiling elements*	

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IMPORTANT: PLEASE FILL OUT THIS WORKSHEET COMPLETELY.
A SEPARATE WORKSHEET IS REQUIRED FOR EACH STRUCTURE TO BE WIND RETROFITTED.

RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

-Opening protection activities; including shutters and Impact Resistant Glass.
-Load Path activities; including strapping, clips and gable end reinforcement.
-Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	24-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP007
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	REVISED
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Kalikow, Leonard
8	PROPERTY ADDRESS	918 NE 2 Court
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-22-36-0740

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)			
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)		SHUTTERS (meeting ASTM code)	✓
	ROOF (decking, and fasteners)		COMBINATION (both windows and shutters on different openings meeting the above criteria)	

**Official Use Only* (answers on page 3 will populate a total project cost)*

14	MITIGATION PROJECT COST (total estimated)	$ 17,774

STRUCTURE INFORMATION

15	YEAR BUILT	1955
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	1,160

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 131,960

18	TYPE OF CONSTRUCTION (Please select one below):		
	WOOD	☐	Comments:
	MASONRY	☐	Comments:
	CONCRETE BLOCK	✓	Comments:
19	TYPE OF BUILDING (Please select one below)		
	SINGLE FAMILY	✓	Comments:
	MULTI-FAMILY	☐	Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NO GARAGE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	TOE NAIL
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	8d@6"/6"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	N/A
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	NO
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	NO
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	STRAPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	6d@6"/12"
35	Additional Comments:	

Official Use Only

36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	UNSURE
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	262
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 13,774
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	2
	A) SINGLE EXTERIOR DOOR(S) 2 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 1,570
	A) SINGLE EXTERIOR DOOR(S) $ 1,570 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 15,344
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	STRAPS
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	86
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	$ 855
53	ARE YOU DOING GABLE END REINFORCEMENT?	
54	NUMBER OF GABLE ENDS BEING REINFORCED?	
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 855
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 0
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* Fascia boards, soffit repairs & maintenance	$ 1,575
68	*Activity 2:*	
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 1,575

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RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach

Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

918 NE Second Court
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	918 NE 2nd Court, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	March 09, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1955
Soil &Weather	Dry Soil & Sunny • 81 °F	**Property ID**	5142-22-36-0740

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES 37-6 B LOT 8 BLK 7. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 918 NE 2nd Court in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,160.00 adjusted square feet for a residential single family home and attached no car garage parking space noted.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground which is slab-on-grade foundation type structure. The property was built in the years of 1955. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in fair-to-good condition No significant damage noted on the main building roof cover and the structure.

The protrusions on the main roof surface need to be always properly sealed and maintained. The roof wooden fascia boards and soffit/eaves are damaged and deteriorated. Those fascia boards and soffit areas need to be partially repaired and maintained along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings/exterior doors have no storm protection at the subject property. It is highly recommended that new built-in storm shutters to be installed for the glazed openings in the subject property. The exterior door panel, frames, and sashes are recommended to be replaced with proper exterior door panels.

All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General Contractor.

OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building main asphalt shingle roof is in fair-to-good condition, but the wooden fascia boards, eaves, and soffit panels are deteriorated and they should be partially repaired and replaced.

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The window glazed openings need built-in storm shutters to be fully protected at south, east, and north elevations and east elevation exterior door panel is in need of full replacement and installation.

All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged components and the window openings.

As with any residential property self-structure shell buildings of these one is almost thirty-seven-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	918 NE 2nd Court, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	March 09, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	May 08, 2016
Facility Type	One-Story SFH (2/1) – 1,160 S.F.	**Year Built**	1955

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

The Flat Roof & Fascia Boards/Soffit/Eaves Repairs & Ongoing Maintenance

Fascia Boards, Soffit/Eaves Repairs & Maintenance $_____

Sub-Total for Roof-Fascia/Soffit Repairs/Replacement $_____

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	1	$_____
2. 24” X 36”	1	$_____
3. 48” X 36”	2	$_____
4. 60” X 108”	1	$_____
5. 60” X 72”	3	$_____
6. 72” X 80”	1	$_____

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7.	48” X 48”	3	$_____
Sub-Total for Window Shutters Materials		12	$_____

Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36” X 80” Door	2	$_____
Sub Total 2-Exterior Door Materials		**2**	**$_____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

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PHOTOS

As Photographed on **Wednesday, March 09th, 2016** (1) *The subject property building faces East*	
(2) *The subject property South elevation view*	
(3) *The subject property West elevation view*	

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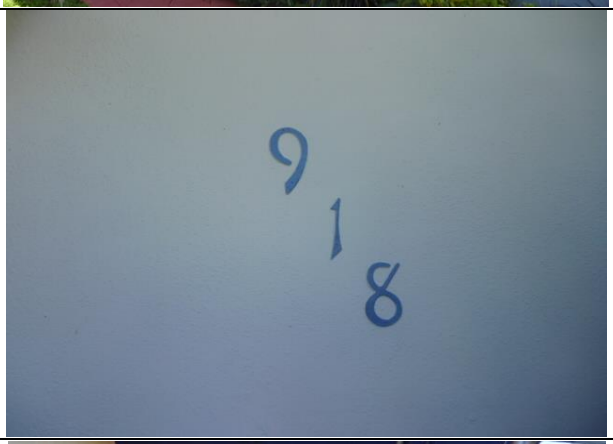
(4) *The subject property North elevation view*	
(5) *The subject property address signage 918*	
(6) *The subject property deteriorated soffit/eaves/fascia boards need to be maintained*	

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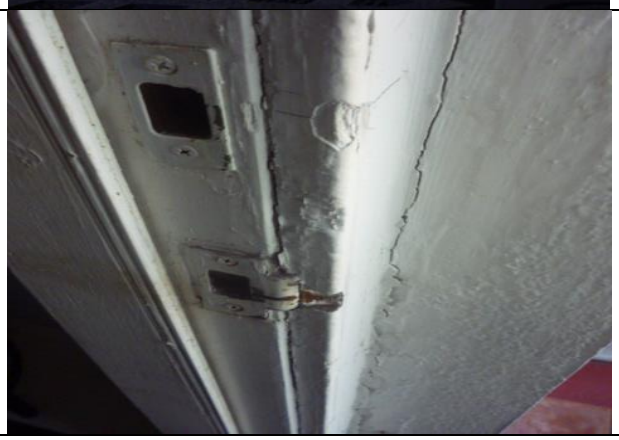
(7) *The subject property main entry door side view*	
(8) *The subject property severely deteriorated/rot exterior doors*	
(9) *The subject property deteriorated exterior door frames need to be replaced*	

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(10) *The subject property overall view of the main asphalt shingle roof*	
(11) *The subject property overall view of the main asphalt shingle roof*	
(12) *The subject property deteriorated soffit/eaves need to be maintained*	

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(13) *The subject property deteriorated fascia boards need to be maintained*	
(14) *The subject property severely deteriorated/rot exterior doors*	
(15) *The subject property window glazed openings have no storm protection*	

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(16) *The subject property roof deck/structure attachments in the attic*	
(17) *The subject property roof deck thickness view in the attic*	
(18) *The subject property nail spacing view in the attic*	

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(19) *The subject property partial view of the attic*	
(20) *The subject property partial view of the attic*	
(21) *The subject property exterior doors have no storm protection*	

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RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

- -Opening protection activities; including shutters and Impact Resistant Glass.
- -Load Path activities; including strapping, clips and gable end reinforcement.
- -Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	23-Mar-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP008
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	ORIGINAL PIS
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Dooley-Rodriguez, Joyce A
8	PROPERTY ADDRESS	214 NE 10 Avenue
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-22-39-0720

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)				
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	→	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)			SHUTTERS (meeting ASTM code)	✓
	ROOF (decking, and fasteners)			COMBINATION (both windows and shutters on different openings meeting the above criteria)	

**Official Use Only* (answers on page 3 will populate a total project cost)*

14	MITIGATION PROJECT COST (total estimated)	$ 9,052

REV 9 10/5/15

STRUCTURE INFORMATION

15	YEAR BUILT	1979
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	1,750

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 180,930

18	TYPE OF CONSTRUCTION (Please select one below):		
	WOOD	☐	Comments:
	MASONRY	☐	Comments:
	CONCRETE BLOCK	✓	Comments:
19	TYPE OF BUILDING (Please select one below)		
	SINGLE FAMILY	✓	Comments:
	MULTI-FAMILY	☐	Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	NO GARAGE
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	GABLE
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	STRAPS OR CLIPS
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	8d@6"/6"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	N/A
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	GABLE
31	WOULD THE CONCRETE WALLS BE REINFORCED?	N/A
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	NO
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	CLIPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	8d@6"/6"
35	Additional Comments:	

Official Use Only

36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	UNSURE
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	145
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 7,627
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	YES
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	1
	A) SINGLE EXTERIOR DOOR(S) 1 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 785
	A) SINGLE EXTERIOR DOOR(S) $ 785 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	NO
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	0
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	$ 0.00
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 8,412
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	NONE
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	0
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	$ 0
53	ARE YOU DOING GABLE END REINFORCEMENT?	NO
54	NUMBER OF GABLE ENDS BEING REINFORCED?	0
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	$ 0
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 0
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 0
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* The property west elevation only has storm protection.	
68	*Activity 2:* Fascia boards maintenance	$ 640
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 640

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach

Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

214 NE 10th Avenue
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	214 NE 10th Avenue, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	March 09, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1979
Soil &Weather	Dry Soil & Sunny • 81 °F	**Property ID**	5142-22-39-0720

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES NO 3 56-10 B LOT 13 BLK 5. Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 214 NE 10th Avenue in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

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The subject property is one-parcel of residential property containing approximately 1,750.00 adjusted square feet for a residential single family home and attached no car garage parking space noted.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground which is slab-on-grade foundation type structure. The property was built in the years of 1979. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main asphalt shingle roof system appears to be in fair-to-good condition No significant damage noted on the main building roof.

The protrusions on the main roof surface need to be always properly sealed and maintained. The roof wooden fascia boards and soffit/eaves have some damaged and deterioration. Those fascia boards and soffit areas need to be partially repaired and maintained along with proper vent screens and they all should be maintained as needed in the future.

The window glazed openings have impact glass only at West which is front elevation of the subject property. However, all other three elevations; south, east, and north sides window glazed/door openings have no storm protection at the subject property. The window glazed openings and exterior doors/frames are recommended to be covered with storm protected built-in storm shutter panels at south, east, and north elevations. The exterior door panel, frames, and sashes are recommended to be replaced with proper exterior door panel at east elevation.

All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire installation works to be performed by under the supervision of a State of Florida Certified General Contractor.

OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building main asphalt shingle roof is in fair-to-good condition, but the wooden fascia boards, eaves, and soffit panels are deteriorated and they should be partially repaired and replaced.

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The window glazed openings need built-in storm shutters to be fully protected at south, east, and north elevations and east elevation exterior door panel is in need of full replacement and installation.

All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged components and the window openings.

As with any residential property self-structure shell buildings of these one is almost thirty-seven-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	214 NE 10th Avenue, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	March 09, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	May 08, 2016
Facility Type	One-Story SFH (3/2) – 1,750 S.F.	**Year Built**	1979

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

The Flat Roof & Fascia Boards/Soffit/Eaves Repairs & Ongoing Maintenance

Fascia Boards, Soffit/Eaves Repairs & Maintenance $_____

Sub-Total for Roof-Fascia/Soffit Repairs/Replacement $_____

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	2	$_____
2. 24” X 36”	2	$_____
3. 48” X 36”	4	$_____
4. 36” X 108”	1	$_____
5. 72” X 80”	1	$_____
Sub-Total for Window Shutters Materials	10	$_____

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Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1. 36" X 80"	Door	1	$_____
Sub Total 2-Exterior Door Materials		**1**	**$_____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

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PHOTOS

As Photographed on **Wednesday, March 09th, 2016** (1) *The subject property building face West*	
(2) *The subject property North elevation view*	
(3) *The subject property East elevation view*	

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(4) *The subject property South elevation view*	
(5) *The subject property address signage 214*	
(6) *The subject property main entry door side view*	

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(7) *The subject property front (West) elevation window glazed /door openings have storm protection with impact glasses*	
(8) *The subject property front (West) elevation window glazed /door openings have storm protection with impact glasses*	
(9) *The subject property front (West) elevation window glazed /door openings impact glasses manufacturing labels*	

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(10) *The subject property overall view of the main asphalt shingle roof*	
(11) *The subject property overall view of the main asphalt shingle roof*	
(12) *The subject property damaged fascia boards around the perimeter of the roof deck is recommended to be maintained*	

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(13) *The subject property front (West) elevation window glazed /door openings impact glasses manufacturing labels on the frames*	
(14) *The subject property other three elevation window glazed openings have no storm protection*	
(15) *The subject property other three elevation window glazed openings have no storm protection*	

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(19) *The subject property partial view of the attic*	
(20) *The subject property partial view of the attic*	
(21) *The subject property partial view of the attic*	

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A SEPARATE WORKSHEET IS REQUIRED FOR EACH STRUCTURE TO BE WIND RETROFITTED.

RCMP PIS

RCMP MITIGATION ACTIVITIES WILL INCLUDE:

- -Opening protection activities; including shutters and Impact Resistant Glass.
- -Load Path activities; including strapping, clips and gable end reinforcement.
- -Roofing activities, including sheathing, fastening, secondary water barrier and roof ventilation reinforcement.

✓ The following conditions have been verified: The residence is a site built, all improvements were permitted, primary residence of homeowner, and any outstanding liens or judgements have been satisfied.

PROJECT GENERAL INFORMATION

1	DATE	17-May-16
2	RCMP PROJECT NUMBER	RCMP 16-018
3	PROPERTY ID NUMBER	RCMP010
4	RECIPIENT NAME	Hallandale Beach CRA
5	PIS STATUS :	ORIGINAL PIS
6	POINT OF CONTACT	NAME: Diana M. Wolfson
	ADDRESS	400 S. Federal Hwy
	CITY	Hallandale Beach FL
	ZIP CODE	33009
		PHONE NUMBER: (954) 457-1303
		EMAIL: dwolfson@cohb.org

STRUCTURE GENERAL INFORMATION

7	HOMEOWNER NAME	Schwartz, Moshe and Devorah
8	PROPERTY ADDRESS	1108 NE 5 Street
9	CITY AND ZIP	Hallandale Beach FL 33009
10	COUNTY	BROWARD
11	PROPERTY TAX ID NUMBER:	5142-22-39-0060

MITIGATION

12	MITIGATION TYPE (Please select below each one of the activities that will take place) (If doing opening protection, please select from the following options:)				
13	OPENING PROTECTION (exterior openings i.e. windows and doors)	✓	→	IMPACT RESISTANT GLASS (hurricane windows meeting ASTM code)	
	LOAD PATH (roof to wall connectors,straps, gable end)	✓		SHUTTERS (meeting ASTM code)	
	ROOF (decking, and fasteners)			COMBINATION (both windows and shutters on different openings meeting the above criteria)	✓

**Official Use Only* (answers on page 3 will populate a total project cost)*

14	MITIGATION PROJECT COST (total estimated)	$ 23,458

REV 9 10/5/15

STRUCTURE INFORMATION

15	YEAR BUILT	1967
16	WHAT IS THE TOTAL SIZE OF THE BUILDING? (SF)	2,681

Note: The total size consists of the heated area, including finished and unfinished basements, and the entire living space; however, it does not include porches, garages, or other outside areas.

17	BUILDING REPLACEMENT VALUE	$ 232,990
18	TYPE OF CONSTRUCTION (Please select one below):	

WOOD		Comments:
MASONRY		Comments:
CONCRETE BLOCK	✓	Comments:

19	TYPE OF BUILDING (Please select one below)	

SINGLE FAMILY	✓	Comments:
MULTI-FAMILY		Comments:

20	NUMBER OF STORIES ABOVE GRADE	1

PRE-MITIGATION CONDITIONS

It is important that you select to the best of your ability one option from drop down menu for each one of the following questions:

21	DOES THE PROPERTY HAVE ANY EXISTING OPENING PROTECTION?	NO
	If upgrading existing opening protection, please explain:	
22	IF THE PROPERTY HAS A GARAGE DOOR, SELECT THE CONDITION	WEAK
23	WHAT IS THE EXISTING ROOF TYPE OF THE PROPERTY	COMBINATION
24	IF THE PROPERTY HAS CONCRETE BLOCK WALLS, ARE THEY REINFORCED?	UNSURE
25	DOES THE PROPERTY HAVE A ROOF SECONDARY WATER BARRIER?	UNSURE
26	WHAT IS THE EXISTING ROOF TO WALL CONNECTION?	STRAPS OR CLIPS
27	WHAT ARE THE EXISTING ROOF DECKING FASTENERS?	8d@6"/6"

POST MITIGATION CONDITIONS

28	ARE YOU INSTALLING OPENING PROTECTION? (exterior openings i.e. windows and doors)	YES
29	SELECT THE GARAGE DOOR CONDITION AFTER MITIGATION	CODE COMPLIANT
30	WHAT WOULD BE THE ROOF TYPE OF THE PROPERTY AFTER MITIGATION	COMBINATION
31	WOULD THE CONCRETE WALLS BE REINFORCED?	NO
32	ARE YOU INSTALLING A ROOF SECONDARY WATER BARRIER?	UNSURE
33	WHAT WOULD THE ROOF TO WALL CONNECTIONS BE AFTER MITIGATION?	STRAPS
34	WHAT WOULD THE ROOF DECKING FASTENERS BE AFTER MITIGATION?	8d@6"/6"
35	Additional Comments:	

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36	BCA PROPERTY RATIO	

COST CONTROL MEASURES

37	WAS THERE ANY PREVIOUS MITIGATION FUNDED BY RCMP GRANT?	NO
38	ESTIMATED VALUE OF MITIGATION FUNDED FROM ADDITIONAL SOURCE?	
	if completing **OPENING PROTECTION** activities, please answer the following questions:	
39	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW SHUTTERS:	241
40	WHAT IS THE ESTIMATED COST OF NEW SHUTTERS	$ 12,688
41	WHAT IS THE TOTAL NUMBER OF OPENINGS WITH IMPACT RESISTANT GLASS?	0
42	WHAT IS THE ESTIMATED COST OF OPENINGS WITH NEW IMPACT RESISTANT GLASS?	$ 0
43	ARE YOU INSTALLING ANY EXTERIOR IMPACT RESISTANT DOORS?	YES
44	HOW MANY EXTERIOR IMPACT RESISTANT DOORS ARE YOU INSTALLING?	3
	A) SINGLE EXTERIOR DOOR(S) 3 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
45	WHAT IS THE ESTIMATED COST OF NEW EXTERIOR IMPACT RESISTANT DOORS?	$ 2,365
	A) SINGLE EXTERIOR DOOR(S) $ 2,365 DOUBLE DOOR(S) SLIDING GLASS DOOR(S)	
46	ARE YOU INSTALLING A NEW GARAGE DOOR?	YES
47	HOW MANY GARAGE DOORS ARE YOU INSTALLING?	1
48	WHAT IS THE ESTIMATED COST OF NEW GARAGE DOORS?	$ 3,280.00
49	TOTAL ESTIMATED COST FOR OPENING PROTECTION ACTIVITIES	$ 18,333
	if completing **LOAD PATH** activities, please answer the following questions:	
50	TYPE OF CONNECTORS BEING USED?	
51	HOW MANY CONNECTORS ARE YOU INSTALLING (Approx.)	
52	WHAT IS THE ESTIMATED COST OF NEW ROOF TO WALL CONNECTORS?	
53	ARE YOU DOING GABLE END REINFORCEMENT?	YES
54	NUMBER OF GABLE ENDS BEING REINFORCED?	2
55	WHAT IS THE ESTIMATED COST OF NEW GABLE END REINFORCEMENT?	$ 1,260
56	TOTAL ESTIMATED COST FOR LOAD PATH ACTIVITIES	$ 1,260
	if completing **ROOF** activities, please answer the following questions:	
57	WHAT IS THE TOTAL SQUARE FOOTAGE OF THE ROOF?	
58	IS THERE ANY EVIDENCE OF ROOF DECKING NEEDING REPLACEMENT?	
59	WHAT IS THE APROXIMATE SQUARE FOOTAGE OF DECKING TO BE REPLACED?	
60	WHAT IS THE ESTIMATED COST OF NEW ROOF DECKING?	
61	IS THERE AN ADDTIONAL COST FOR THE ROOF SECONDARY WATER BARRIER?	NO
62	WHAT IS THE ESTIMATED ADDTIONAL COST OF NEW ROOF SECONDARY WATER BARRIER?	
63	ARE YOU REPAIRING OR REPLACING THE ROOF COVERING?	YES
64	WHAT IS THE TOTAL SQUARE FOOTAGE OF NEW ROOF COVERING REPLACEMENT?	900
65	WHAT IS THE ESTIMATED COST OF NEW ROOF COVERING?	$ 3,305
66	TOTAL ESTIMATED COST FOR ROOF ACTIVITIES	$ 3,305
	if completing **ANY OTHER** mitigation activities will take place, please list them and quanities below (gable end louvers, vent protection, etc.):	
67	*Activity 1:* Fascia boards, eaves, soffit repairs	$ 560
68	*Activity 2:*	
69	*Activity 3:*	
70	*Activity 4:*	
71	TOTAL ESTIMATED COST FOR ANY OTHER ACTIVITIES	$ 560

Construction • Engineering • Inspections • Project Management • Environmental • Indoor Air Quality

RESIDENTIAL PROPERTY
WIND-STORM PROTECTION ASSESSMENT

Prepared For

City of Hallandale Beach

Community Redevelopment Agency

400 South Federal Highway
Hallandale Beach, FL 33009

Telephone: (954) 457-1303

Conducted On

One-Story Residential Single Family Home Self-Structure Building

1108 NE 5th Street
Hallandale Beach, FL 33009

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PROJECT INFORMATION

In Regards To	1108 NE 5th Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Assessment Date**	May 17, 2016
Requested By	Community Redevelopment Agency	**Year Built**	1967
Soil &Weather	Damp Soil & Rainy • 85 °F	**Property ID**	5142-22-39-0060

PURPOSE & SCOPE OF THE INSPECTION

This is a visual inspection of readily accessible areas on the residential property and not technically exhaustive. Some items e.g., materials; components, fascia boards, soffit elements, eaves are inspected on a random sampling basis. The units were fully accessible at the time of the inspection. Hidden or obstructed items may not be observed.

The scope of work includes a physical inspection of the property including a review of available pertinent documentation relating to the construction and condition of the property. This report includes a visual inspection and evaluation of the fascia boards, eaves, soffit components and the roof system with the related elements of the on-site improvements such as the mentioned exterior roof perimeter elements and interior and exterior painting as well.

This report is not intended to address environmental issues such as radon, asbestos, lead-based paint, mold, air-borne pollutants, etc. Further, this report is not intended to be a code compliance inspection with any governmental body, entity or agency and does not address issues such as ADA (American with Disabilities Act) guidelines.

Normal "wear and tear," such as all type of cosmetic deteriorations, stains on floors or wood floors, etc., are not necessarily part of this report. The prospective owner of those subject buildings should expect and budget for "on-going" maintenance and expense of various types.

PROPERTY DESCRIPTION

The subject property contains one self-structure building in a restricted residential primary zone. The property consists of Legal Description as follow: GULFSTREAM ESTATES NO 3 56-10 B LOT 6 BLK 1.

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Records in Broward County Property Appraiser's Office are with legal description of Restricted Residential property and the Code 01 › Single Family type building and physically located at 1108 NE 5th Street in the City of Hallandale Beach and in Broward County, Florida with the zip code 33009.

The subject property is one-parcel of residential property containing approximately 2,681.00 adjusted square feet for a residential single family home and attached one vehicle parking garage space noted at the property.

The subject building is constructed with reinforced concrete supported by concrete footings over a non-elevated from the ground which is slab-on-grade foundation type structure. The property was built in the year of 1967. The self-structure single-family residential building has been built with concrete beams and block walls around the perimeter of the building. The framing and truss system are wooden material.

EVALUATION OF ROOF SYSTEMS & WINDOWS-DOORS OPENINGS

The subject residential single family home property self-structure building has been constructed on spread footings with non-elevated foundation walls, and wooden truss, frames on the walls, exterior walls, and different type siding material covers such as bricks in the other exterior surfaces as well.

The main clay tile roof system appears to be in fair condition with some exception of broken/cracked tiles that need to be replaced soon. The flat roof surface has been significantly deteriorated and it is highly recommended to be replaced soon. The protrusions on the roof surface need to be always properly sealed and maintained. The roof wooden deck panels, fascia boards, and soffit/eaves have some deterioration. Those fascia boards and soffit need to be partially repaired and maintained along with proper vent screens and they all should be maintained as needed in the future. Double gable end bracing reinforcement is highly recommended for the subject property.

The window glazed openings have no storm protection with the exception of one window by the main entry door. This window glazed opening has impact glass protection. The window glazed openings and severely damaged exterior doors/frames are recommended to be replaced with storm protected built-in storm shutters. The three exterior door panels, frames, and sashes are deteriorated along with seals are in poor condition and recommended to be replaced with proper exterior door panels. The garage door is not a storm protected type and it is highly recommended that a new one-car garage door to be installed soon as well.

All those damaged and unsafe roof system elements are highly recommended to be replaced with proper installation immediately. For the evaluation process, it is highly recommended that the entire reinforcement, repairs, installation, and maintenance works to be performed by under the supervision of a State of Florida Certified General and/or Roofing Contractors.

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OVERALL ASSESSMENT & RECOMMENDATIONS

After viewing the structure inside and out, making various assessments and judgments, it is this inspector's opinion; the subject property building main clay tile roof is in good condition.

The window glazed openings need built-in storm shutters to be fully protected, exterior door panels, one-car garage door and frames also are in need of full replacement.

The damaged roof tiles, flat roof surfaces are recommended to be mended and maintained soon. The wooden fascia boards, eaves, and soffit panels are scantly deteriorated and they should be partially replaced and repaired. All those findings, comments, recommendations are very noteworthy from a professional inspection and building assessment standpoint and they need immediate attention with proper repairs and replacements by licensed professionals particularly for those mentioned damaged components and the window openings.

As with any residential property self-structure shell buildings of these one is almost forty-nine-year-old age and not properly maintained; these structures receive significant amount of usage by the years and will need considerable on-going maintenance even after the complete repairs, replacements, and renovations.

In order to avoid possible misunderstanding, nothing in this report should be technically exhaustive or construed directly or indirectly as a guarantee for any portion of the subject building structures, elements and the systems assessed and/or inspected.

To the best of my knowledge and ability, this report represents an accurate appraisal of the present conditions of the subject property residential building, based upon careful evaluation of observed conditions, to the extent reasonably possible. Please take the time to read the entire report. Better yet, should you have any question or concern, please feel free to contact the undersigned below.

Respectfully submitted,

Omer Zeyrek, PhD
CGC, PMP, CPI, CMA, CMR, RMES, RMIS
State of FL Licensed Inspector • Lic. #003932

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ESTIMATED REPAIRS & REPLACEMENT COST FOR ALL ELEMENTS

In Regards To	1108 NE 5th Street, Hallandale Beach, FL 33009

Prepared For	City of Hallandale Beach	**Date of Estimate**	May 17, 2016
Requested By	Community Redevelopment Agency	**Estimate Expires**	July 16, 2016
Facility Type	One-Story SFH (3/2) – 2,681 S.F.	**Year Built**	1967

SCOPE OF THE ESTIMATE OF REPAIRS & THE AGREEMENT

This part of the reported document sole purpose is to give an approximate cost and general idea to the client. Consideration must be given to the fact labor cost and actual onsite work prices may vary. Recommend the appropriate serviceman or technician is called, for true estimate actual repair cost. This report is valid for sixty calendar days from the date of estimate. No affiliation with any such company or the repair business. The client accepts, agrees and understands all of the terms of the agreement that has been signed for this project and estimate report.

COST OF ESTIMATE FOR THE LABOR & MATERIALS

The Roof System, Fascia Boards/Soffit Repairs & Ongoing Maintenance

Broken Roof Tiles Repairs/Replacement & Maintenance	$_____
Flat BUR Roof Replacement & Maintenance	$_____
Double Gable End Bracing Reinforcement & Maintenance	$_____
Fascia Boards, Soffit/Eaves Repairs & Maintenance	$_____
Sub-Total for Roof Systems Repairs & Maintenance Cost	**$**_____

Glazed Window Openings Built-In Storm Shutters Installation Materials

Window Size	Quantity	Material Cost
1. 36” X 36”	2	$_____
2. 24” X 36”	1	$_____
3. 48” X 36”	3	$_____
4. 48” X 48”	1	$_____

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5.	36” X 72”	1	$_____
6.	24” X 24”	1	$_____
7.	48” X 108”	1	$_____
8.	96” X 80”	2	$_____
Sub-Total for Window Shutters Materials		12	$_____

Preparation & Removal & of Existing Windows & Door Frames	$_____
Window Glazed Openings Shutters Installation & Adjustment	$_____
Sub-Total for Window Openings Cost of Estimate	**$_____**

Non-Glazed Standard Storm Protected Exterior Door Openings Materials

1.	36” X 80”	Door	3	$_____
Sub Total 2-Exterior Door Materials			**3**	**$_____**

Non-Glazed Standard Storm Protected Garage Door Openings Materials

1.	84” X 108”	Garage Door	1	$ _____
Sub Total 1-Car Garage Door			**1**	**$ _____**

GRAND TOTAL OF COST ESTIMATE

Grand Total for Entire Project Cost **$_____**

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PHOTOS

As Photographed on **Tuesday, May 17th, 2016** (1) *The subject property building face North*	
(2) *The subject property East elevation view*	
(3) *The subject property South elevation view*	

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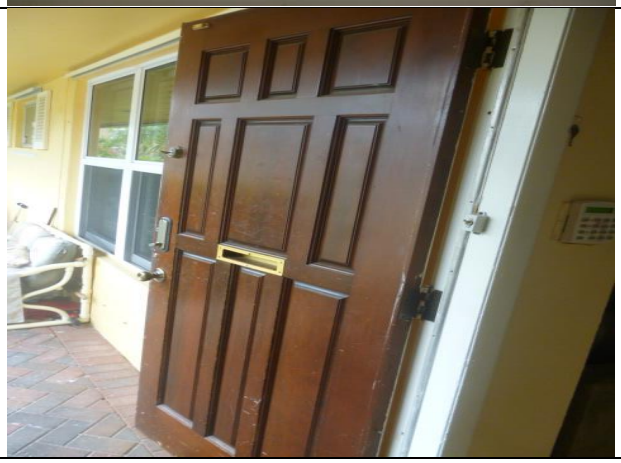
(4) *The subject property West elevation view*	
(5) *The subject property address signage 1108*	
(6) *The subject property main entry door view*	

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(7) *The subject property broken tiles must be replaced on the main roof*	
(8) *The subject property severely deteriorated flat roof surface cover is recommended to be replaced*	
(9) *The subject property severely deteriorated flat roof surface cover is recommended to be replaced*	

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(10) *The subject property exterior door openings need to be replaced*	
(11) *The subject property one-car garage door needs to be replaced for proper storm protection*	
(12) *The subject property window glazed opening by the main entry door has storm impact glasses installed*	

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(13) *The subject property roof deck/structure attachments in the attic*	
(14) *The subject property roof deck thickness view in the attic*	
(15) *The subject property nail spacing view in the attic*	

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(16) *The subject property roof truss system gable ends need to be reinforced*	
(17) *The subject property partial view in the attic*	
(18) *The subject property nail sizes view in the attic*	

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