

# HISTORIC LANDMARK COMISSION

## DUE DILLIGENCE REPORT

Property Name: **Charles E. Barnhardt House**- 2733 Country Club Lane, Charlotte, NC.

Date: 2/6/2017

### Summary

#### 1. General results of site, structural and building systems inspections:

The HLC ordered a structural/engineering inspection. The house is in good condition. There has been some vandalism including the removal of gutters, downspouts, wrought iron and damage to the roof tiles. The house is well built with masonry walls and floors and well detailed. The mechanical system and equipment in the house is very antiquated but mostly operational.

#### 2. Environmental Surveys:

HLC has a phase 1 report. An asbestos report has been made with minimal abatement required. Lead testing has been scheduled. Removal of the UST is part of the estimates in 3.

#### 3. Estimates, bids for stabilization, renovation depending on desired use of the building:

Costs for cleaning up the property and making repairs to the roof, painting the exterior, landscaping, abatement, US removal, tap fees, electrical is estimated at \$122,640.00

#### 4. Current zoning and rezoning (for future use) of the property:

Not applicable- no zoning changes as this will be sold by HLC for use as a residence.

#### 5. Financial Information-*Including comparison of sales price to appraised value (show % difference) and comparison of final project cost to estimated resale value (show % difference):*

Appraised value: **\$875,000**

Sales price: **\$975,000** (Realtor suggested price)

Final project cost: **\$1,180,000.00\***, Expected resale price: **\$975,000** (82.6%) recovery of funds

\*Includes, maintenance, broker fees, asbestos abatement, construction repairs, survey, title work, taxes, attorney fees.

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### 6. Cost Estimates :

#### Construction Estimate:

- Building clean up and paint, landscape- Sonoma with contingency \$92,000.00
  - Asbestos abatement \$ 10,000.00- S&ME const. and fees
  - Lead report in process
  - UST Tank removal only- \$6,575.00 -testing \$3,065.00
  - City water and sewage tap fees \$8,000.00
  - Electrical Connection. \$3,000.00
- Subtotal: \$122,640.00

#### Closing/sales cost Estimate:

- \$680.00 for appraisal
  - Title search \$500.00
  - Attorney fees at closing \$3,000.00
  - Taxes \$7,000.00
  - Estimated Realtor Fees to sell: \$58,500.00
- Subtotal: \$69,680.00

#### Estimated Maintenance: for one year

- Alarm- \$480.00
  - Electric- \$1,200.00
  - Water-no
  - Lawn care \$5,000.00
  - Misc. repairs \$4,000.00
  - HOA- est. \$2,000.00
- Subtotal: \$12,680.00

Grand Total: \$205,000.00

### 7. Attachments immediately following this Summary:

1.Appraisal Summary,2. Inspection Report,3. Site Plan, 4. Asbestos, 5.Construction Estimate.

End of Summary

# 1. Appraisal summary

**Supplemental Addendum**

File No. 16-197

Borrower/Client	Charlotte Mecklenburg Historic Landmarks Commission				
Property Address	2733 Country Club Ln				
City	Charlotte	County	Mecklenburg	State	NC Zip Code 28205
Lender					

To Whom it May Concern:

I have been asked to render opinions of value for the property located at 1733 Country Club Lane, Charlotte, NC 28205, known as the Charles Barnhardt house. It is my understanding the subject property has been purchased by a developer that is planning a detached single family residential subdivision on the fifteen (15) acres of land and that it has been their plan to raze the current improvements. It is also my understanding that the subject property is not currently recognized as a "certified" historic property by the State of North Carolina and does not currently have any preservation covenants in place. I also understand that the developer is willing to sell the subject property with four (4) building lots and that a contractual agreement has been made for such at the price of \$1,050,000. It is understood that the property, upon purchase, will be nominated for inclusion into the National Register of Historic Places as well as Historic Landmark status. It is believed that being in the National Register of Historic Places enhances market appeal and that Historic Landmark status, will reduce property taxes by 50%, which is also believed to enhance market appeal. The subject is in below average condition and will require a substantial amount of restoration, renovation and updating to be in similar "market condition" to the upper value range of other properties in this immediate market area. I have been asked to render an opinion of value "as is" prior to any renovation, protective covenants, etc., as well as an opinion of value after renovations, with historic designations and preservation easements in place. The method I have utilized is, rendering a value, upon renovation, without historic designations nor preservation covenants. My conclusion is \$1,400,000. The next "step" is the measure the effects of the historic designations and preservation covenants, see attached addenda that discuss the effect of preservation covenants, the matched pair analysis, and the conclusions drawn from this information. Rendering an opinion of value of \$1,260,000 after renovations and placing preservation covenants on the subject property. I have used an estimated \$525,000 in renovations, extracted from the "before" and "after" sale of comparable #3, 2240 Mecklenburg Ave. Actual cost of renovations is unknown and may be different than the extracted "effect" on market value. By subtracting the effect of renovations, \$525,000 from the projected value of \$1,400,000, that would render an indicated value of \$875,000, "as is".

I hope this is helpful in your understanding of the appraisal, appraisal process and analysis of the market data utilized.

Sincerely,

Michael R Ogburn

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The subject will be placing private preservation easements on the entire property, which will not allow significant changes to the improvements as well as preventing future subdivision of the land.

Preservation easements create loss of value for several reasons, the first is the loss of a portion of the buyer's "bundle of rights". When one acquires real property there are a "bundle of rights" that are acquired, with the ability to use the property in the future as one sees fit, provided such use is legally permissible. This typically deals with the concept of highest and best use, as time passes, the use to which a property is put may change. Generally, improvements are considered to have an economic life, a time frame in which they contribute value above that of the site, as if vacant. Land appreciates, improvements depreciate, to a point where the improvements no longer contribute additional value and the highest and best use is to remove the improvements for a "higher" use. With the preservation easement, the improvements must be retained and kept to standards as set by the US Secretary of the Interior, with periodic inspections. The second reason for loss is the maintenance and upkeep of the improvements to those standards, as time passes, the availability of materials and craftsmen are more difficult to obtain, thus making the required maintenance of the improvements more expensive. There have been several studies that have researched the long term effects of preservation easements on real property.

In 1994, Asabere and Huffman researched the effects of historic facade easements on the value of 97 condominium units contained in 11 buildings located in Philadelphia, Pennsylvania. The authors identified two separate valuation issues that arise when properties are subject to preservation easements.

The first issue addresses reductions in value due to the property rights restrictions inherent in such easements, usually referred to as the property rights effect. Encumbered properties, when compared to unencumbered properties, are subject to more stringent and therefore more costly maintenance regulations. Further, the rights of owners to alter the exterior of the buildings according to their own preferences are limited. This loss of traditional property rights, coupled with the potential for increased maintenance cost, is likely to be reflected in reduced market value for encumbered properties.

A second, and generally longer-term, issue is associated with the impact of easements on the economic use of properties, referred to as the highest and best use effect. Preservation easements can restrict the demolition of properties located in areas where the greatest economic value is likely to be achieved with an alternative use. Conversely, encumbered properties with a density equal to or greater than the existing zoning regulations allow may be negligibly impacted. The effects of the easement over the long-term, however, can be much more damaging as consumer preferences and local conditions change, placing additional development pressure on encumbered properties, thus reducing market value.

Asabere and Huffman use standard hedonic modeling techniques to test both issues. There were 58 noneasement condominium sales used as a comparison group, for a total of 155 sales occurring over an 11-year period. The property rights effect, which was anticipated to be negative, translated into a discount of about 30%, a significant figure consistent with several tax court decisions on the value discounts associated with open space and scenic easements.

To test the highest and best use issue, only the database of facade easements was used. A variable that calculated the length of time that had passed from the time of easement donation to property sale determined if any additional discount could be assessed. The resulting penalty was determined to be about -4.6% per year, significant at the 95% level of confidence.

A second study performed later in Savannah, Ga. The study area consists of approximately one square mile of the city of Savannah. While the city contains a total of eight historic districts, this research is limited to what is often considered the most pristine and well-preserved portion of the city, Savannah's National Historic Landmark District (NHLD). All properties within the NHLD are subject to a uniform set of local zoning and historic district restrictions that do not apply in other areas.

The primary data set, acquired from the Chatham County Tax Assessor, consists of 182 condominium transactions that occurred in the NHLD from 1995 to 2004. Casewise diagnostics were performed and 19 outliers removed. The remaining data includes the location of each property as well as a series of structural characteristics and transaction information such as sale price and year of sale. Additional location information was obtained from the Savannah-Chatham Metropolitan Planning Commission and the 2000 U.S. Census. The information regarding preservation easements was acquired from the

**Supplemental Addendum**

File No. 16-197

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Lender							

Historic Savannah Foundation.

While the current research uses a smaller sample of impacted properties than the article by Asabere and Huffman, the results indicate the existence of a property rights effect associated with historic facade easements, a finding clearly consistent with the Asabere and Huffman research. In the current research, the discount attributable to facade easements is about 57% for those properties encumbered by relatively mature easements held in perpetuity and located in a single historic district listed on the National Register of Historic Places.

The Asabere and Huffman article, which serves as the theoretical and methodological framework for the current work, shows a discount of about 30% for impacted properties with substantially less mature easements that are located in several different historic districts throughout Philadelphia. Asabere and Huffman also estimate an annual impact of about -4.6% attributable to highest and best use effects.

While data limitations preclude the development of a model to test highest and best use effects in this article, the use of mature easements and the severity of the discount over time indicate that highest and best use effects are in play. The per-year rate, while not indicative of a flow, is 2.85%, which is calculated by dividing the 57% discount by the average age of an easement (20 years).

Recall that at the time of issuance, each of the easements held by the Historic Savannah Foundation were valued at 5% to 15% of market value, figures consistent with Internal Revenue Service guidelines regarding the valuation of preservation and conservation easements in place over the time period covered in this article. Clearly the loss is much greater, indicating that the prescribed limits by state and federal governments were not based in market reality.

Both this article and the Asabere and Huffman article show that historic facade easements have a substantial, negative impact on condominium value due to the loss of property rights. Further, Asabere and Huffman hypothesize that, based on the highest and best use effect, "the market thus would continue to discount the values of properties with preservation easements more steeply as time passes" The results shown in this article support that premise.

As was noted in the addenda earlier, several studies have measured the loss of value due to "facade" easements, without taking into consideration the loss due to change in highest and best use. As such it can be anticipated that the improvements will also suffer loss due to the impact of the preservation easements. It is very rare for a property to sale without preservation easements and subsequently resale with such easements, thus providing a "matched" pair for extraction from the market's reactions, however I am aware of resale of several historic properties which when paired with sales that did not have the preservation restrictive covenants, indicate a difference of value of approximately 20%. This analysis is included, not as comparables for the valuation of the subject, but as a method for market extraction to place a basis for the difference in value "before" and "after" the preservation easements.

The market extractions all range very close to 20%, this would seem to be more consistent with the research studies noted, than a more "typical" adjustment of 10%.

Market value without easement after renovation	\$1,400,000
Estimated loss due to preservation covenants	\$280,000(20%)
Estimated value enhancement of National Register and Historic Landmark status	\$140,000(10%)
Estimated market value after renovations and preservation covenants	\$1,260,000
Estimated cost of renovations	\$525,000
Estimated as is value	\$875,000

### Location Map

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Lender			



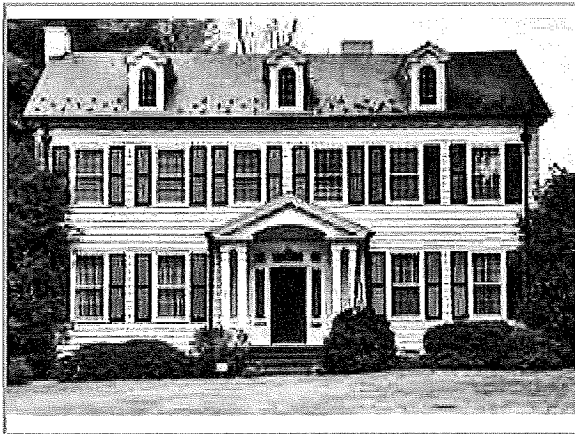
**Comparable Photo Page**

Borrower/Client	Charlotte Mecklenburg Historic Landmarks Commission				
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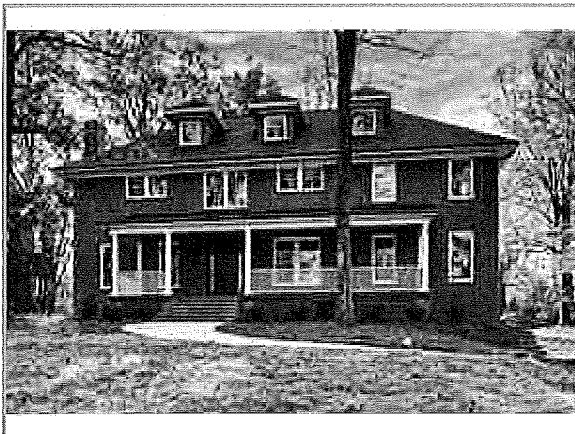
**Comparable 1**

3035 Belvedere Ave  
 Prox. to Subject 0.31 miles SE  
 Sales Price 1,210,000  
 Gross Living Area 4,241  
 Total Rooms 9  
 Total Bedrooms 4  
 Total Bathrooms 3.2  
 Location Urban  
 View Average  
 Site .4 acre  
 Quality Excellent  
 Age 16



**Comparable 2**

2415 Mecklenburg Ave  
 Prox. to Subject 0.18 miles SE  
 Sales Price 925,000  
 Gross Living Area 3,360  
 Total Rooms 6  
 Total Bedrooms 5  
 Total Bathrooms 2.1  
 Location Urban  
 View Average  
 Site .89 acre  
 Quality Excellent  
 Age 88



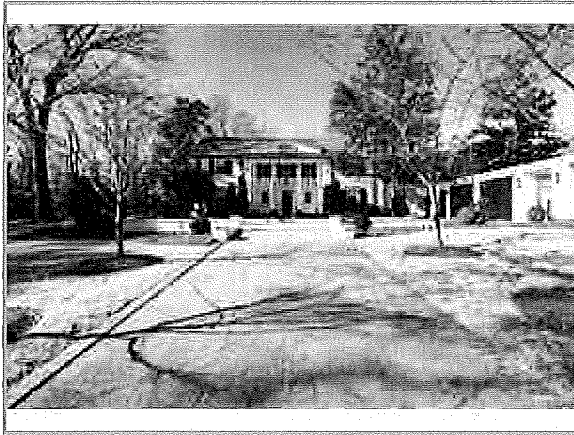
**Comparable 3**

2240 Mecklenburg Ave  
 Prox. to Subject 0.26 miles SW  
 Sales Price 1,100,000  
 Gross Living Area 4,236  
 Total Rooms 9  
 Total Bedrooms 5  
 Total Bathrooms 4.1  
 Location Urban  
 View Average  
 Site .74 acre  
 Quality Excellent  
 Age 67



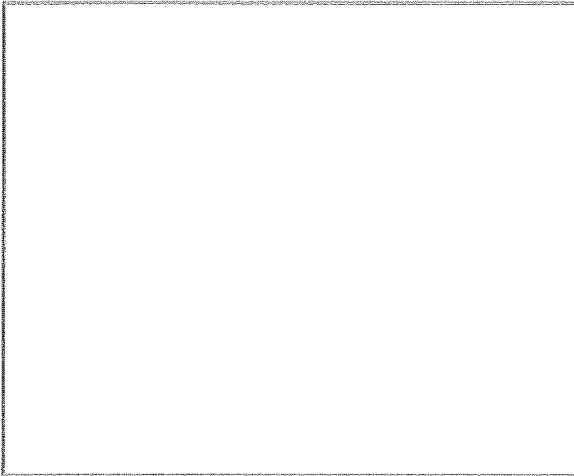
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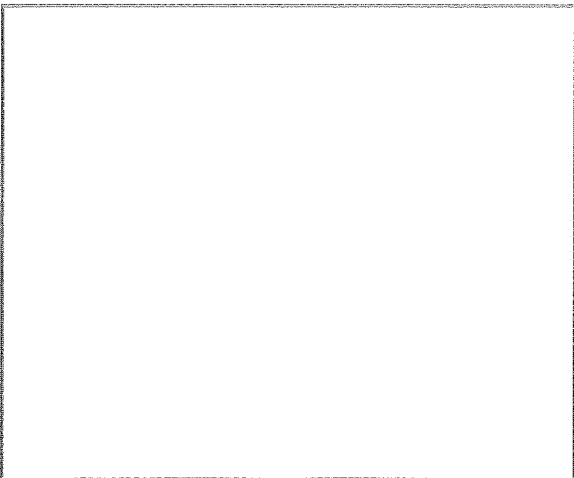
**Comparable 4**

3021 Belvedere Ave  
 Prox. to Subject 0.30 miles SE  
 Sale Price 1,500,000  
 Gross Living Area 4,381  
 Total Rooms 8  
 Total Bedrooms 4  
 Total Bathrooms 4.1  
 Location Urban  
 View Ave/country club  
 Site 1.37 acre  
 Quality Excellent  
 Age 64



**Comparable 5**

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age



**Comparable 6**

Prox. to Subject  
 Sale Price  
 Gross Living Area  
 Total Rooms  
 Total Bedrooms  
 Total Bathrooms  
 Location  
 View  
 Site  
 Quality  
 Age

## 2. Inspection Report

# Wood Works Engineering, P.A.

**Project:** 2733 Country Club Lane  
Barnhardt -Cramer House  
Charlotte, NC

**Prepared for:** Peter R. Wasmer, Jr. AIA  
Mecklenburg County AFM Project Manager  
3205 Freedom Drive, Suite 101  
Charlotte, NC 28208

**Prepared by:** Bryan T. Readling, Professional Engineer  
P.O. Box 1509 Davidson, NC 28036, 704-661-9718  
N.C. Professional Engineer License # 28692

This report provides an account of observations I made on September 20, and September 28, 2016, of the large two-story single-family home at 2733 Country Club Lane, Charlotte, NC. A photo appendix is included as part of this report.

## **Buildings and Site**

The front of the home faces east and is located well away from the street such that it is not easily visible from Country Club Lane. A small carport on the property is sited to the north of the home facing the circular driveway.

A large hardwood tree in front of the home adjacent to the Laundry Room is dead and needs to be removed. A large uprooted tree stump located near the home to the south should also be removed and the area regraded to fill in the stump hole.

Vandalism has occurred in the recent past at the home and damage to copper gutters, roofing, and to exterior concrete and cast-iron railings was observed.

The home is equipped with mostly antiquated mechanical systems and appliances. A three-car attached garage is in good condition on the north end of the home. Easily accessible attics are located above the second (upper) level of the home as well as within the roof over the single-story portion at the south-end of the home.

## **Exterior Walls**

Mildew was observed on painted exterior wood and masonry surfaces, including exterior walls and below soffit areas. Wood rot was not observed on the home due to the use of decay-resistant cypress on the exterior wood pieces such as window sills and trim.

### **Basement and Crawl-Space Foundation**

Most of the home appears to be constructed atop a crawl-space but I was unable to find an access point from which to gain access to much of the foundation area. A small basement mechanical-room below the north-side of the home contains mechanical equipment, plumbing, a small half-bath, and storage pantries.

### **Floor Systems**

The floors in this home, including the attic floors, are poured-in-place concrete. Walls are also non-combustible brick masonry construction. For this reason, fire-resistance of structural systems in this home are exceptional. Likewise, due to the robust construction found here, it is expected that this home would offer good protection to occupants in the event of severe weather occurrence.

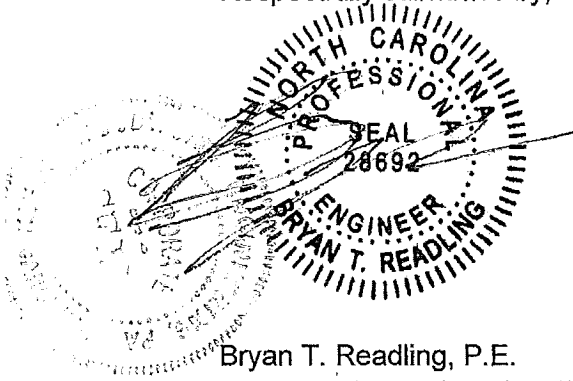
Access to floors and supporting foundations were not visible since I was unable to gain access to the crawlspaces located below the central and south end of the home.

### **Roof System**

The roofs within the home are well framed with pine beams and rafters that are in excellent condition. Roof sheathing is comprised of pine boards. There are no indications that roof leaks have occurred in the past.

Please let me know if there are any questions concerning the observations described in this report.

Respectfully submitted by,



Bryan T. Readling, P.E.  
Wood Works Engineering, P.A.

Wednesday, October 05, 2016

## PHOTO APPENDIX

**Photo #1:**



**Photo description:**

This is the front of the home facing east at 2733 Country Club Lane, Charlotte, NC. Vegetation obscures much of the exterior. A three-bay garage on the right front of the home has more recently served as an entry point for unauthorized persons. The middle garage door did not close completely at the time of my observations. A large hickory tree in front of the home near the center of this photo is dead and should be removed. A large uprooted-tree stump on the left side of the home should also be removed.

**Photo #2:**



**Photo description:**

This photo is taken from the left rear corner of the home. A terrace at the rear contains a small fountain. Vandals have damaged concrete railings surrounding the terrace at the right rear of the home. Doors leading to the solarium from the rear terrace have been boarded to prevent unauthorized entry.

**Photo #3:**



**Photo description:**

Taken from the back yard, this photo shows concrete steps leading from the terrace, descending to the rear of the property. Heavy cast-iron railings are present. The railing within the upper stairs has been partially dislodged from its anchorage within the stair treads. Ornamental concrete railings surrounding the terrace are damaged on the left-side of the photo. Railings on the right side of the terrace are in good condition. A low-slope portion of the roof near the rear edge is not visible but appears to be covered with metal roofing from aerial imagery – see photo #32.

### PHOTO APPENDIX

**Photo #4:**



**Photo description:**

Copper gutters have been stolen from the roof on the front, right-side and rear of the garage. In the process of removing the gutters, damage to the clay-tile roofing was sustained. No leaks have become apparent due to the roof damage. What appears to be asphalt-impregnated felt underlayment is now exposed and will potentially offer only temporary protection from weather. One operable window shutter on the left dormer in this photo and another on the rear of the garage are missing.

**Photo #5:**



**Photo description:**

Damage to the hip roof end over the right-side of the garage is visible in this photo, along the bottom of the roof slope where gutters have been stolen. The aforementioned dead hickory tree is visible within the left-side of this photo.

**Photo #6:**



**Photo description:**

Missing copper gutters and damage to the roofing extends to this point on the rear of the garage roof. One shutter is missing from the left dormer in this photo.

**PHOTO APPENDIX**

**Photo #7:**



**Photo description:**

This photo shows the unconventional copper gutters that are located along the bottom of the roof slope around the perimeter of the home. Damage was observed to the clay-tile shingles in this location above the first-floor laundry room. This photo was taken from the second-floor window in bedroom #3.

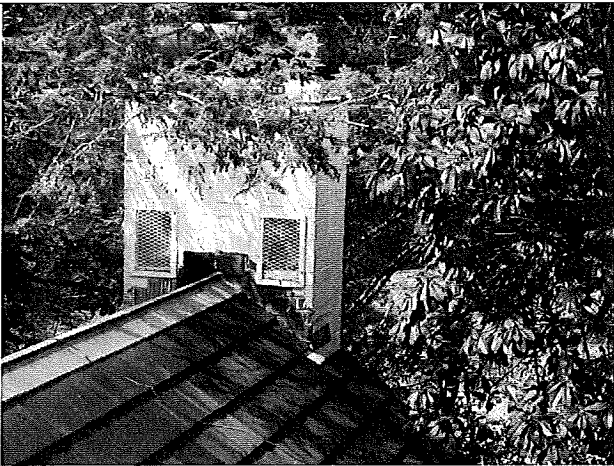
**Photo #8:**



**Photo description:**

Copper ridge caps are in-place and in good condition. Shingles in most locations on the roof are in good condition. There are no signs of roof leaks, past or present, within the home. This photo was taken from the upper attic window on the left-side gable-end of the home. A lower attic exists below the roof on this one-story portion of the home over bedroom #4.

**Photo #9:**



**Photo description:**

This photo is taken from the upper attic and shows the roof covering over first-floor bedroom #4. A lower attic exists in the space below this roof that is accessible from the second-level living space. The chimney at the rear of bedroom #4 appears to be missing some copper counter-flashing just above the sloped roof surface. Two grates covering openings of unknown purpose are visible in this side of the chimney.

## PHOTO APPENDIX

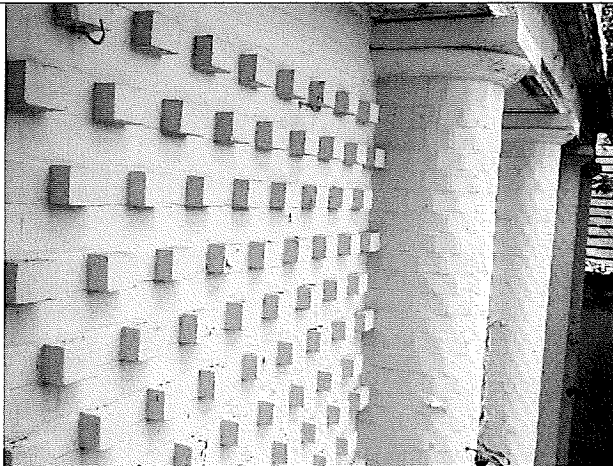
**Photo #10:**



**Photo description:**

Leaves and other debris fill the gutter on the front-slope of the roof over bedroom #4 on the left-side of the home. A hemlock tree grows a few feet from the home's foundation in this area.

**Photo #11:**



**Photo description:**

Exterior walls of the home are constructed with multiple-wythe load-bearing brick that has been painted on the exterior. This photo is taken from the balcony located off the rear of upper-level bedroom #2. This balcony can be reached by climbing the nearby magnolia tree, and may have served as an entry for unauthorized persons in the past.

**Photo #12:**






**Photo description:**

Paint is peeling from exterior wood surfaces that are present primarily at window sills and roof overhangs. Despite lack of maintenance, exterior wood is in good condition with no visible rot. Much of the painted wood on the exterior of the home may be decay-resistant "heart" cypress as specified on the original construction documents.



## PHOTO APPENDIX

<p><b><u>Photo #13:</u></b></p>		<p><b><u>Photo description:</u></b></p> <p>This photo was taken of the front-porch ceiling and second-story windows above. Wooden window sills and columns are in excellent condition with no visible rot.</p>
<p><b><u>Photo #14:</u></b></p>		<p><b><u>Photo description:</u></b></p> <p>The bottom of wood columns on the front porch are raised above the clay-tile floor by metal bases that prevent water and debris from collecting below the columns. This detail prevents wood decay and premature failure of paint from moisture wicking into end-grain.</p>
<p><b><u>Photo #15:</u></b></p>		<p><b><u>Photo description:</u></b></p> <p>This vent on the left-side of the home leads into the space below the home where mechanical ductwork can be seen. I was unable to locate an entry point into this space. Areas between this vent, and the "conditioner room" on the other end of the home, are not included in these observations. I was unable to verify the condition of the home below the first-floor concrete slabs, including foundations contained within this area.</p>

### PHOTO APPENDIX

**Photo #16:**



**Photo description:**

Mechanical equipment is located on the right-side of the home's exterior adjacent to the attached garage. This equipment appears to be old and in poor condition.

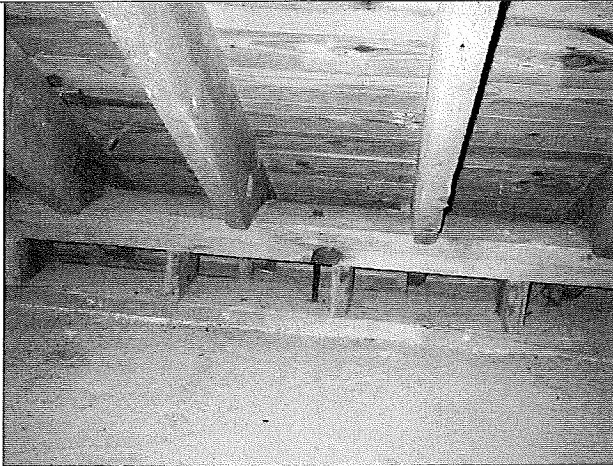
**Photo #17:**



**Photo description:**

This photo was taken from the attic space above the second story of the home. The floors in the home are poured-in-place concrete and in the attic these floors are exposed. Two large attic fans at the right-side gable end are visible in the background of this photo. Stairs visible in the foreground of this photo lead down to the second level of the home.

**Photo #18:**

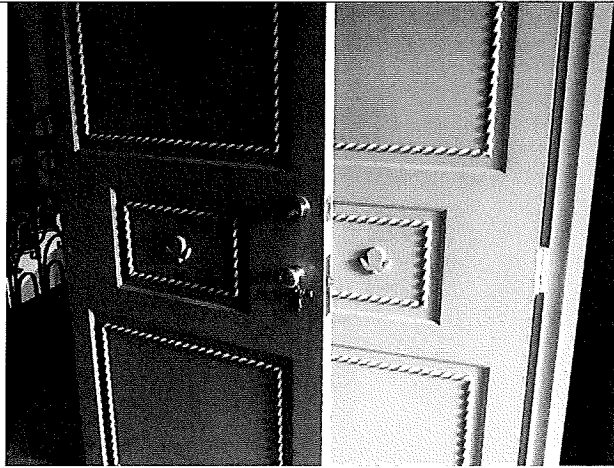


**Photo description:**

The roof framing and sheathing are all made of pine and are in excellent condition. Sill plates supporting the bottom of rafters are connected to the concrete slab below with steel anchors space 32-inches on center. Fire resistance of this home is exceptional due to the robust concrete floor-slabs and masonry walls, and it would likely serve as an excellent storm shelter.

### PHOTO APPENDIX

**Photo #19:**



**Photo description:**

Interior details on wood work, and metal hardware on doors and windows are in excellent condition.

**Photo #20:**



**Photo description:**

A curved staircase with wood and metal railing at the rear of the main entrance hall are in excellent condition. The stairwell has a powered lift attached to the outside of the stairwell wall. Plaster niches within the walls of the stairwell have small sections of wood flooring at the base.

**Photo #21:**

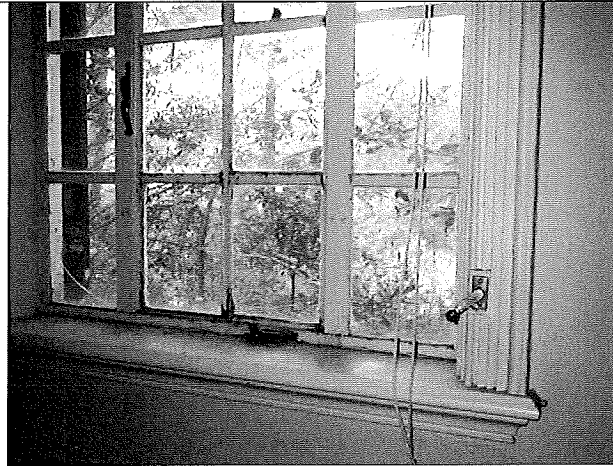


**Photo description:**

Interior plaster details such as at this cornice appear within most of the larger rooms and are in good condition.

## PHOTO APPENDIX

**Photo #22:**



**Photo description:**

Metal-frame windows have heavy brass locks and cranks. Brass cranks located in the side casing open and close the exterior wooden shutters. In most cases this hardware operates smoothly.

**Photo #23:**



**Photo description:**

This is the left-rear corner of the home within bedroom #4 on the main level. This fireplace has gas logs and is missing the original mantel. The floor in this room slopes toward the middle. I was unable to access the space below this floor to observe the condition of the slab and its supports.

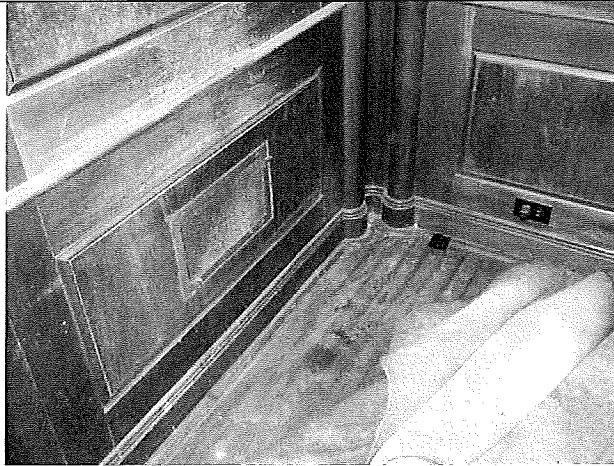
**Photo #24:**



**Photo description:**

This is the fireplace in the wood-paneled first-floor library located at the right-rear corner of the two-story central portion of the home. The fireplace contains partially burned wood within the firebox. A yellow sticky-note on the marble surround reads, "damper closed."



**PHOTO APPENDIX****Photo #25:****Photo description:**

Most of the hardwood floors within the home are covered by carpet and padding such as in this location within the library. The flooring is in good condition where I pulled back carpeting. Flooring is installed on wooden sleepers that are attached to the concrete floor-slabs. The wood floor-assemblies (sleepers and flooring) appear to be solid and performing well.



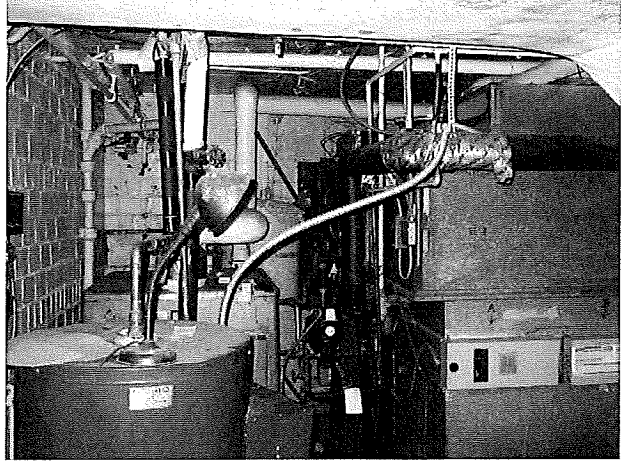
**Photo #26:****Photo description:**

Electric-resistance heating strips were observed below the carpet padding in some areas such as in this location at the rear of the entrance hall.

**Photo #27:****Photo description:**

The relatively small kitchen located on the right-side within the main level of the home has stainless-steel sinks, countertops, and backsplashes. A similarly appointed butler's pantry separates the kitchen from the dining room.

## PHOTO APPENDIX

<b>Photo #28:</b>		<p><b>Photo description:</b></p> <p>This bathroom at the bottom of the stairs to the basement, is located at the right-front corner of the full-height foundation walls. Peeling paint on these walls is an indication of moisture transmission, either from the soil outside, or due to condensation at the surface. No signs of liquid-water leaking into the basement through the foundation walls was visible.</p>
<b>Photo #29:</b>		<p><b>Photo description:</b></p> <p>This pantry located adjacent to the bathroom in the photo above has signs of mildew on the surface of the walls indicating the possibility of elevated moisture levels at some time in the past. At the time of my observation the pantry was dry.</p>
<b>Photo #30:</b>		<p><b>Photo description:</b></p> <p>This photo was taken inside the basement level "conditioner room." Equipment located here includes a water heater, boiler-tank, air handler, heat exchanger, and plumbing. Ductwork passes from the air handler on the right, through the wall at the rear of the photo, and into the crawl-space/basement beyond (at arrow.) I was unable to access the space beyond to determine conditions there. Foundation walls within the basement are in good condition and appear to be functioning adequately to retain soil pressure.</p>

### PHOTO APPENDIX

**Photo #31:**



**Photo description:**

A round steel plate covers a sump within the floor of the "conditioner room." It is likely that this sump drains to daylight toward the rear of the property.

**Photo #32:**

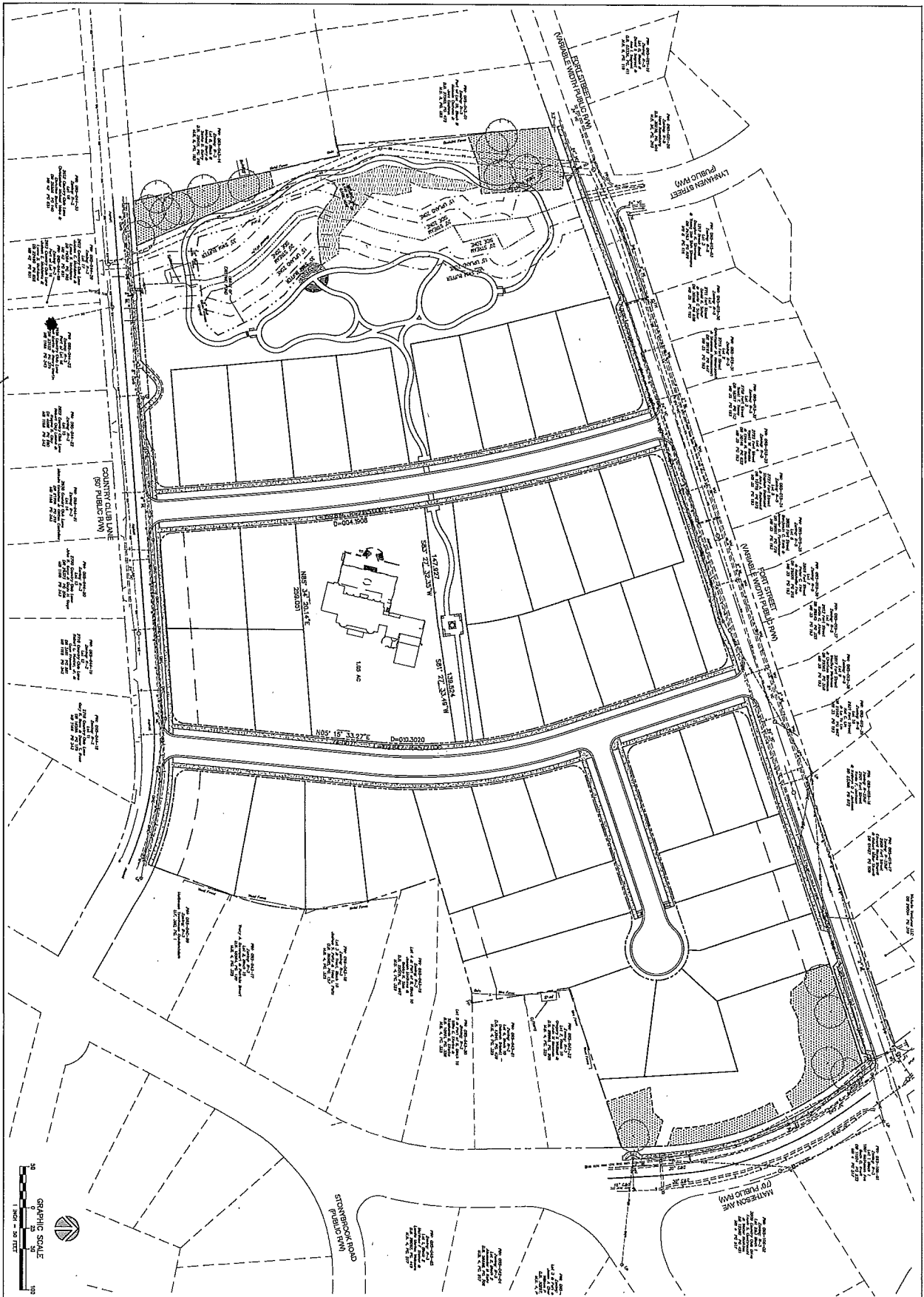


**Photo description:**

This photo taken from Google Maps affords a look at the home from above. What appears to be ribbed metal-roofing covers the low-slope rear portion of the roof.

# 3. Site plan





Project No: 16-028  
 Date: December 21, 2016  
 Design By: usp  
 Drawn By: usp  
 Scale: 1"=50'  
 Sheet No:

NO.	DATE	BY	REVISIONS

**Cramer's Pond**  
 Cramer House Lot Exhibit  
 Charlotte, North Carolina

Country Club Lane, LLC  
 1600 Camden Road  
 Charlotte, NC 28203  
 704-541-9181

**URBAN DESIGN PARTNERS**  
 1000 W. 10th Street  
 Charlotte, NC 28202  
 704-375-1111

# 4. Asbestos Summary



January 4, 2017

Mecklenburg County Asset Facility Management  
3205 Freedom Drive, Suite 101  
Charlotte, North Carolina 28208

Attention: Mr. Pete Wasmer

Reference: **Asbestos Assessment**  
**2733 Country Club Lane**  
Charlotte, North Carolina  
S&ME Project No. 4335-16-228

Dear Mr. Wasmer:

S&ME, Inc. (S&ME) is pleased to provide the enclosed report detailing our asbestos assessment at the referenced location. The purpose of the assessment was to identify asbestos containing materials (ACM) prior to the renovation/demolition of the residence located at 2733 Country Club Lane, Charlotte, North Carolina. Our services were performed on December 20, 2016, in general accordance with S&ME Proposal No. 43-1600956 dated December 14, 2016 as authorized by your email acceptance of the proposal. The following report includes the executive summary, sampling and analysis procedures, findings, and conclusions and recommendations as necessary.

This report is provided for the sole use of the Mecklenburg County Asset Facility Management. Use of this report by any other parties will be at such party's sole risk and S&ME disclaims liability for any such use or reliance by third parties. The results presented in this report are indicative of conditions only during the time of the assessment and of the specific areas referenced.

S&ME appreciates this opportunity to provide our services to you. Please call if you have questions concerning this report or any of our services.

Sincerely,

**S&ME, Inc.**

Ashley Haight  
Staff Industrial Hygienist

AZH/azh: CMC

Digitally signed by:  
mcashio@smeinc.com  
DN: CN =  
mcashio@smeinc.com  
Date: 2017.01.09 15:  
58:21:06-00'

C. Mike Cashio, Jr., CIH  
Principal Industrial Hygienist

Attachment



## Executive Summary

An asbestos assessment of the single family residential structure located at 2733 Country Club Lane, Charlotte, North Carolina was conducted by S&ME, Inc. (S&ME) on December 20, 2016. The purpose of the assessment was to identify the presence of asbestos-containing materials (ACM) prior to the renovation/demolition of the subject structure.

The asbestos assessment included the entire structure. Homogeneous areas (HA) suspected of containing asbestos in the referenced structure that will be impacted by the upcoming renovation/demolition activities were identified and sampled.

Based on the results of the bulk samples collected and analyzed, **ACM was identified.**

A summary of materials assumed or tested and found to be ACM are included in the following table E-I.

**Table E-I-1 Identified Asbestos-containing Materials**

HA	Material Description	Location	Approximate Quantity
E	Yellow green vinyl flooring with yellow mastic	Servant's wing flooring (kitchen and laundry area)	Flooring=10% Chrysotile Mastic= <1% Chrysotile
J	White hot water heater insulation	Basement	70% Chrysotile
S <sup>c</sup>	Gray caulking (no access)	Basement boiler line connecting to wall	Assumed Asbestos
T <sup>c</sup>	White chimney caulk (no access)	Chimney stick ups and metal plating around 2 <sup>nd</sup> floor exterior	Assumed Asbestos

HA = Homogeneous Area      SF = Square feet      LF = Linear feet      CF = Cubic Feet

<sup>a</sup>Refer to Appendix 2 for specific sample locations.

<sup>b</sup>Quantities are approximate and should not be used for cost estimates or bidding purposes.

<sup>c</sup>Material assumed to contain asbestos but not sampled as part of this assessment.

A material with an asbestos content less than one percent is not classified as an ACM applicable to EPA, North Carolina Department of Health and Human Services, Health Hazards Control Unit (HHCU), and Mecklenburg County Air Quality (MCAQ) however trace levels of asbestos (less than one percent) in a material is subject to Occupational Safety and Health Administration (OSHA) regulatory requirements, to include, but not limited to, worker protection, using wet methods, proper clean-up, use of proper tools/equipment, engineering controls, etc.

This summary is for convenience only and should not be relied upon without first reading the full contents of this report, including appended materials.

# 5. Construction Estimate



To: Peter Wasmer – Mecklenburg County Historic Landmarks Commission

Date: 9/26/16

Subject: 2733 Country Club Lane, Charlotte NC 28205

We propose the following:

- Remove the large oak tree to the right of the front door.
- Remove or prune all remaining foundation plants around the house within a 20' radius of the structure.
- Pressure wash the home.
- Scrape all loose paint. All of the windows need to be re-glazed or the windows will not be paintable some are almost falling out now. Since the house has lead based paint the painters will need to wear white protective suits and respirators during the prep work of the home. Prime all areas of the home as needed. Paint the entire exterior with a high quality Sherwin Williams Super paint. The color is quoted a white.
- Demo the existing carport.
- Repair the roof as needed. The existing roof is in need of repair. We will repair/replace the tiles that are missing or loose. Our warranty only covers the areas of the roof where repairs are completed. Not the entire roof where repairs were not completed. If additional sub roof structure damage is found during the repair, we will notify Peter Wasmer immediately to establish a plan to correct.
- Remove all loose items from the inside of the home. Including the attic, 2<sup>nd</sup> floor, main floor and basement.
- Demo the stair lift.
- Remove all carpet flooring and tack strip from the home.
- Wipe down the walls on the interior and mop the floors.

All work will meet or exceed NC code requirements. All work will be guaranteed for one year. Total price to complete the work outlined above is \$ 77,321. The quoted price will not change unless the contractor and the Mecklenburg County Historic Landmarks Commission sign a change order.

1663 Scotland Avenue • Charlotte • North Carolina 28207

704.201.4294

Draw Schedule:  
TBD

All work will be completed in a professional manner. Please feel free to call me anytime to discuss this proposal at 704-201-4294.

Acceptance of proposal:

The above prices, specification and conditions are satisfactory and are hereby accepted. You are authorized to do the work as specified. Payment will be made as outlined above.

---

Todd D Carter  
Sonoma Builders, Inc.

Date

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Peter Wasmer  
Mecklenburg County Historic  
Landmarks Commission

Date