



CITY OF VENICE

FLORIDA

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Edward F. Lavallee

City Manager

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OFFICE OF THE CITY MANAGER

May 3, 2017

Mr. Mark Pritchett, President/CEO
Gulf Coast Community Foundation
601 Tamiami Trail South
Venice, Florida 34285

Dear Mr. Pritchett:

On behalf of the City of Venice (the "City"), thank you for your May 1, 2017, letter indicating that a grant in the amount of \$625,000 is being offered to the City from The Cousins Laning Historical Fund of the Gulf Coast Community Foundation (the "Grant"). Let me also express my deepest appreciation to Ms. Laning for her continued generosity towards the City's museum and archives. As you indicated in your letter, the purpose for the Grant is to fund the City's purchase of the property located at 224 Milan Avenue West in Venice (the "Property"). Further, the Grant is intended to fund the City's renovation of the Property into a facility that will store and display the City's historical archives.

On May 9, City staff will present the proposal to the Venice City Council to acquire and improve the Property, through this Grant, as a future site for the City's historical archives. Since the City will be relying upon this Grant, I am sending this letter to confirm our understanding of the Grant and get clarification from the Gulf Coast Community Foundation before presenting this matter to the City Council.

With respect to the purchase of the Property, the City executed a purchase and sales agreement with the seller to acquire the Property for \$370,000 and has already paid a \$10,000 deposit toward the purchase. This agreement was conditioned upon the approval of the City Council to move forward with the acquisition of the Property. If the decision is made to acquire the Property, it is the City's understanding that the Gulf Coast Community Foundation would provide funds at the closing on the Property for the full purchase price, including all closing costs, to, in effect, purchase the Property for the City.

Regarding renovation of the Property, the City received an inspection report earlier this week, a copy of the five-page summary is enclosed. The inspector identified a handful of issues with respect to the building on the Property, most notably recommending replacement of the windows and the water heater, as well as some electrical and plumbing repairs. It is the City's

Mr. Mark Pritchett
May 3, 2017
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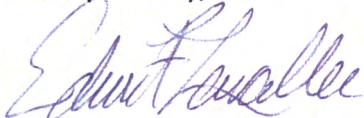
understanding that these renovations to the Property are of a nature that is consistent with the donor's intent for the Grant and, therefore, any costs the City incurs associated with these renovations would be reimbursed from the Grant funds. In addition, the City anticipates the building on the Property will require further renovations to retrofit as an appropriate location for the storage and display of the City's historical archives. Similarly, it is the City's understanding that any costs the City incurs associated with these renovations would be reimbursed from the Grant funds.

From a procedural standpoint, after the City acquires the Property, the City intends to set up an account specifically for any renovation projects to be done on the Property. Any such work will be procured and paid for by the City in accordance with the City's Code of Ordinances. Upon completion of a particular renovation project on the Property, the City will in turn present a sufficiently detailed invoice to the Gulf Coast Community Foundation who will then reimburse the City from the Grant funds.

Before presenting this matter to the City Council for approval, I would respectfully request that you sign below and return a copy of this letter to me to acknowledge that the Gulf Coast Community Foundation's understanding with respect to the purchase of the Property and the reimbursement for renovation projects on the Property is the same as the City's.

The City sincerely appreciates your attention to this matter and all of the Gulf Coast Community Foundation's efforts to date in making this important project possible for the City of Venice. If you have any questions or need any additional information, please do not hesitate to contact me.

Respectfully,



Edward F. Lavallee
City Manager

Enclosure

Acknowledged on behalf of the
Gulf Coast Community Foundation
this _____ day of May, 2017,

Mark Pritchett, President/CEO

General Summary

Premier Inspections

Protect your investment.

Premier Inspections of Florida LLC

941-441-6606

Customer

John Veneziano for the City of Venice

Address

224 Milan Ave W.
Venice FL 34285

The following items or discoveries, indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a licensed specialist**, or **requires subsequent observation**. The summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This summary is not the entire report. The complete report may include additional information of concern and/or cosmetic items. **It is recommended that the you read the entire report.**

IMPORTANT: When recommendations are made for repairs. These repairs should be performed by qualified licensed contractors.

1. Roofing, Roof Structure, Chimneys, and Attic

Roof Flashings

Inspected

1. Roof top flashings: Evidence of a past roof/ flashing leak is found above the right outside court patio. No visible moisture water mark stains were found on the walls below this repair. You should remove some dry wall to check for mold at the area below this repair when the building is remodeled.

2. Exterior

Doors (Exterior)

Repair or Replace

2. (1) The front door is made of wood. The bottom 2 inches of the door has rotted away. Two (2) metal kick plates (one inside the second outside) conceal the damage to the door.
3. (2) The rear garage door has been caulked shut. Apparently the door has been caulked to stop water intrusion under and thru the lower area of the door.
4. (3) Exterior door at the left side of the building has rot and rust along the bottom edge of the door slab.

Windows

Repair or Replace

5. (2) Windows that are covered with insulation board were not tested.

2. Exterior

Vegetation, Grading, Drainage, Driveways, Patio Floor, Walkways and Retaining Walls (with respect to their effect on the condition of the building)

Inspected

- 6. Grading/ slope at the rear parking to the garage overhead door appears to have potential for water ponding at the left rear corner of the building/ garage. Make sure to monitor this area during the next rain event.

Eaves, Soffits and Fascias

Repair or Replace

- 7. Outside overhand soffit panels: The opening thru the soffit panels where the HVAC refrigerant lines enter the attic is too wide to stop rodent entry into the attic.

4. Plumbing System for Building

Hot Water Systems, Controls, Chimneys, Flues and Vents

Inspected

- 8. The water heater is electric, 30 gallon capacity. Water temperature was 126 degrees. Heater was manufactured by the American water heater corporation in 1993. This water heater has been in service for 24 years. It is time to replace the water heater.

The water heater does not have a "Thermal Expansion tank" installed to prevent a possible leak at the T&P or "pop-off" valve. Recent changes in code require one when a new water heater is installed. There were no leaks or drips at the T&P valve during inspection. If your water heater does begin to drip or leak, then a thermal expansion tank may be needed.

5. Interiors

Windows (Representative Number)

Inspected

- 9. Windows are old style having single pane glazing. Temperature loss and humidity transfer are inherent with this style of window. Some windows do not fully close, some windows will not open. We suggest to replace all windows.

building inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. building inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the building inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

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Electrical Summary



Premier Inspections of Florida LLC

941-441-6606

Customer

John Veneziano for the City of Venice

Address

224 Milan Ave W.
Venice FL 34285

The following **Electrical** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

6. Electrical System for Building

Service and Grounding Equipment, Main Overcurrent Device, Main and Distribution Panels

Repair or Replace

1. (1) Circuit breaker number 9 has two wires connected to the breaker. These breakers are not rated for multiple wire insertion. Breaker 9 is labeled as serving light fixtures. This item is to be addressed by a licensed electrician.
2. (2) A tangle of wire conductors inside the electric panel box is indicative of poor workmanship. A recommendation to have the double lugged breaker addressed is to include an evaluation by a licensed electrician for the entire electrical system.
3. (3) The schedule of circuitry is very faint and hard to read.

Brand Circuit Conductors, Overcurrent Devices and Compatibility of Their Amperage and Voltage

Repair or Replace

4. (1) One romex wire conductor is found abandoned with no power at the soffit penetration for the HVAC refrigerant lines.
5. (2) Main panel box has two wires inside the right side of the box that are not capped at the end of the wires.
6. (3) 220 amp receptacle that serves the garage thru wall AC unit has a "Flash Burn". This receptacle should be replaced.

Connected Devices and Fixtures (Observed from a representative number operation of ceiling fans, lighting fixtures, switches and receptacles located inside the building, garage, and on the dwelling's exterior walls)

Repair or Replace

7. (1) Some light switches are not located within the room the switch serves.

6. Electrical System for Building

- 8. (2) Garage ceiling fluorescent fixture is missing the end panel cover. This lack of cover exposes electrified component of the fixture.
- 9. (3) Outside light fixtures that did not illuminate are assumed to have missing or burned out lamps. As light bulbs can burn out at any time, we do not list lamps that illuminate or do not illuminate.

Polarity and Grounding of Receptacles Within 6 Feet of Interior Plumbing Fixtures, and All Receptacles in Garage, Carport, Exterior Walls of Inspected Structure**Repair or Replace**

- 10. Most all receptacles are not grounded. The receptacle in the "Kitchen" left of the side door is reversed.polarity

Operation of GFCI (Ground Fault Circuit Interrupters)**Repair or Replace**

- 11. Ground fault receptacles in both bathrooms had electricity but when the GFI was tested, the power is not restored.

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Plumbing Summary



Premier Inspections of Florida LLC

941-441-6606

Customer

John Veneziano for the City of Venice

Address



224 Milan Ave W.
Venice FL 34285

The following **Plumbing** items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the building. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

4. Plumbing System for Building

Plumbing Water Supply and Distribution Systems and Fixtures

Repair or Replace

-  1. (1) Center bathroom sink drain pipe has a slow drip leak.
-  2. (2) Right rear bathroom toilet has a fast leak at the right bolt that secures the tank to the bottom portion of the fixture. This only leaks when the toilet is flushed.

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