

MEMORANDUM

DATE June 25, 2025
TO: East Ocala CRA Advisory Committee
FROM: Charlita R. Whitehead, Economic Development/Cultural Arts Project Coordinator,
Growth Management
RE: East Ocala CRA Residential Improvement Grant Program Grant Application
CRA25-0015

Address: 1030 NE 5th St (Parcels: 2831-095-000)

Applicant: TC Opportunity, LLC/Robert Jenkins

Project: This project involves replacing windows and adding insulation.

A summary of the work items and quotes received are presented in Table 1.

Table 1. Application summary.

Work Item	1 st Quote	2 nd Quote	Recommended Grant (75%)
Replacing windows	\$18,385	\$15,506	\$11,630
Insulation	\$1,538	\$1,525	\$1,144
Total	\$19,923	\$17,031	\$12,774

Findings and Conclusion:

- The home was built in 1943.
- The home will be used as a rental property. The future tenants, who currently rent another of the applicant's residential properties, plan to move in once renovations are complete.
- Per the applicant, “This project aligns closely with the goals of the CRA to enhance the aesthetics and functionality of properties while maintaining affordability for residents... This project represents a key element in our broader goal to revitalize the property while adhering to the affordability benchmarks set at 120% of the area median income (AMI)”
- The applicants recently purchased the home and, in addition to the proposed improvement, have made several upgrades, including electrical enhancements, tree removal, and interior

renovations. The applicant also plans to install additional fencing along the side of the property.

- The improvements will increase the energy efficiency of the home.
- In addition to added energy efficiency, replacing the windows will also provide significant maintenance and visual improvements.
- "1,392 structures, representing approximately 68.4 percent of the structures in the East Ocala CRA have issues concerning Quality of Structure....a concentration of older, poorly maintained and deteriorated buildings creates many negative influences in an area including a loss of economic status, a lack of interest in new development, and increased occurrence of crime, and decreased revenues for businesses." - The East Ocala Community Redevelopment Plan
- The application meets the requirements and is eligible for grant consideration.

The Grant Review Committee (GRC) visited the property on March 11, 2025. The home was found to be in good condition, well maintained, and a good candidate for this grant program. Please refer to the images below for highlights of the existing condition. The full application is also attached.

Attached - Application, cost estimates, maps, Tax Roll Property Summary, and Marion County Property Appraiser's Property Report Card.



Revised
March 2024

1/23/25
Took to
city. B

CITY OF OCALA - EAST OCALA REDEVELOPMENT AREA RESIDENTIAL PROPERTY IMPROVEMENT GRANT APPLICATION

(Completed application and all required attachments must be submitted)

PROJECT INFORMATION

Project Name: Turner House
Project Address: 1030 NE 5th St Ocala, FL 34470
Parcel Number: 2831-095-000

APPLICANT INFORMATION

Applicant's Name: TC opportunity, LLC
Name of person to receive all correspondence if different from applicant:
Robert Jenkins
Agent's Name (if applicable): _____
Agent's Mailing Address: 1525 NE 8th Ave
City: Ocala State: FL Zip: 34470
Phone number: 352 414 1645 Fax: _____
E-mail address: Storage1@neighborhoodstorage.com
How long have you owned / lived at the current location? 1 month

PROJECT DESCRIPTION:

If necessary, attach additional sheets addressing the following:

Explain the purpose of and need for the proposed improvements.

see attached letter

Would the proposed improvements be made without the assistance of the grant program? If not, please explain.

NO, not @ this time. long term goal would budget funds later. With this grant Application if Approved. Would Allow us to move forward And replace windows @ affordable, And sooner time frame.

PROJECT COSTS & SCHEDULE

Estimated cost of project based on attached submitted low bid. 15,805⁰⁰

Required -- Attach itemized bid sheets.

How much funding assistance are you requesting? 75% = 11,853.75

Anticipated start date: March 2025 Anticipated completion date: June 2025



Applicant

I, TC Opportunity, LLC, owner/occupant of building at
1030 NE 5th St Ocala FL 34420, have read and understand the
terms and conditions of the Program and agree to the general conditions and terms outlined in
the application process and guidelines of the Program.

Signature: 

Date: 1/23/2025

Property Information – For staff use only

Is the property assessed Marion County property taxes?	Y / N
Are property taxes paid up to date?	Y / N
Is the property in condemnation or receivership?	Y / N
Is there an active City code enforcement case on the property?	Y / N
Is the building on the National Register of Historic Places?	Y / N



TC Opportunity, LLC
1525 N.E. 8th Avenue, Ocala, FL 34470
E-Mail: Storage1@neighborhoodstorage.com
Office: (352) 414-1645



January 16, 2025

East Ocala Community Redevelopment Agency
201 SE 3rd Street, Second Floor
Ocala, FL 34471

Subject: Application for Replacement of Windows with MI Windows 3540

Dear Members of the East Ocala Community Redevelopment Agency,

I am writing to formally submit our application to replace the original windows of a 1943-built home with MI Windows 3540 single-hung windows. This project aligns closely with the goals of the CRA to enhance the aesthetics and functionality of properties while maintaining affordability for residents.

The MI Windows 3540 series offers a timeless and clean design, blending seamlessly with the architectural character of our neighborhood. These windows are engineered for energy efficiency, with dual-pane insulated glass that enhances home comfort by reducing heating and cooling costs. Their beveled exterior profile and multiple finish options elevate the home's visual appeal, fostering a cohesive and upgraded community aesthetic.

This project represents a key element in our broader goal to revitalize the property while adhering to the affordability benchmarks set at 120% of the area median income (AMI). In addition to the window replacement, we have invested in several significant upgrades to the property:

- **Electrical Upgrades:** Replacement of the outdated breaker box and service to ensure safety and reliability.
- **Tree Removal:** Elimination of large, dead trees that posed safety risks and detracted from the property's appearance.
- **Interior Refresh:** A decorative renovation aimed at maintaining the property's affordability and appeal.

These improvements contribute to the CRA's stated goals of enhancing neighborhood aesthetics and removing blighted conditions. The grant application process, as outlined, emphasizes the importance of such enhancements in fostering economic growth and maintaining the unique character of East Ocala neighborhoods.

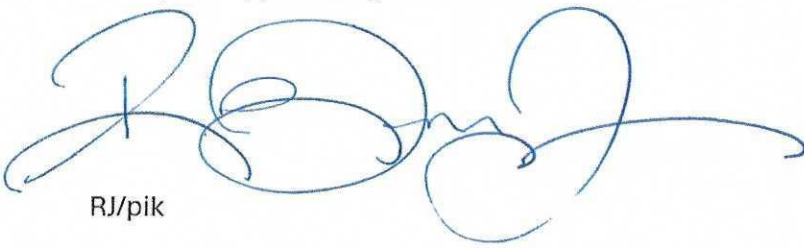
The replacement windows and additional improvements will directly support the CRA's redevelopment goals by:

1. **Increasing Property Value:** The new windows and aesthetic enhancements will contribute to a visually cohesive and vibrant community.
2. **Improving Safety and Livability:** By upgrading essential systems and removing hazards, we enhance the quality of life for current and future residents.
3. **Encouraging Sustainable Development:** Energy-efficient windows align with broader sustainability objectives, reducing environmental impact while maintaining affordability.

We appreciate your consideration of this application and remain committed to collaborating with the CRA to ensure the success of this project. Thank you for your time and dedication to improving our community.

Sincerely,

Robert Jenkins
MGR, TC Opportunity LLC

A handwritten signature in blue ink, appearing to read 'RJ/pik', with a large, stylized 'R' and 'J'.

RJ/pik











Prepared by:
Alyssa Richardson
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 24-2232

General Warranty Deed

Made this 18 day of Dec., 2024 A.D. By **Constance A. Turner**, hereinafter called the grantor, to **TC Opportunity, LLC, a Florida Limited Liability Company**, whose address is: 1525 Ne 8th Avenue, Ocala, FL 34470, hereinafter called the grantee:

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

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Marion County, Florida, viz:

Lot 95 and 96, Except the West 75 feet of the said Lot 96, Wyomina Terrace, according to the map or plat thereof as recorded in Plat Book B, Page 253, Public Records of Marion County, Florida.

Subject to covenants, restrictions and easements of record (if any) which are not by this reference reimposed.

Said property is not the homestead of the Grantor(s) under the laws and constitution of the State of Florida in that neither Grantor(s) or any members of the household of Grantor(s) reside thereon.

Grantor, Constance A. Turner, sworn and deposes that her and Robert M. Turner were married from a date prior to January 18, 1972 and were continuously married without interruption to the date of his death on May 19, 2019.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever; and that said land is free of all encumbrances except taxes accruing subsequent to December 31, 2024.

DEED Individual Warranty Deed - Legal on Face
Closers' Choice

GREGORY C HARRELL CLERK & COMPTROLLER MARION CO
CFN# 2024168987 BK 8501 Pgs 0665-0666 12/26/2024 02:57:48 PM
REC FEE 18.50 INDEX DEED DOC 1,547.00

Prepared by:
Alyssa Richardson
Affiliated Title of Central Florida, Ltd.
2701 SE Maricamp Road, Suite 101
Ocala, Florida 34471

File Number: 24-2232

In Witness Whereof, the said grantor has signed and sealed these presents the day and year first above written.

Signed, sealed and delivered in our presence:

Candace McCoy
Witness (1) Signature:

Candace McCoy
Witness (1) Printed Name:
2701 S.E. Maricamp Rd. Ste. 101

Witness (1) Address line 1:
Ocala, FL 34471

Witness (1) Address line 2:

Melissa Brackett
Witness (2) Signature:

Melissa Brackett
Witness (2) Printed Name:
115 NE 8th Ave.

Witness (2) Address line 1:
Ocala, FL 34471

Witness (2) Address line 2:

State of FL County of Marion

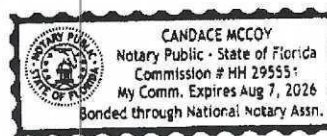
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization on this 18 day of Dec., 2024, by **Constance A. Turner**, who is/are ☐ personally known to me or who ☒ produced driver's license(s) as identification and who did take an oath.

Candace McCoy
Notary Signature

Notary Printed Name: Candace McCoy

My Commission Expires: Aug. 7, 2026

{Notary Seal}



DEED Individual Warranty Deed - Legal on Face
Closers' Choice

GREGORY C HARRELL MARION COUNTY FL
CFN# 2024168987 OR BK 8501 PG 666 Pgs 0665-0666 12/26/2024 02:57:48 PM



Jimmy H. Cowan, Jr., CFA

Marion County Property Appraiser

501 SE 25th Avenue, Ocala, FL 34471 Telephone: (352) 368-8300 Fax: (352) 368-8336

2025 Property Record Card Real Estate

2831-095-000

[GOOGLE Street View](#)

Prime Key: 1265525

[MAP IT+](#)

Current as of 4/17/2025

[Property Information](#)

TC OPPORTUNITY LLC
1525 NE 8TH AVE
OCALA FL 34470-4247

[Taxes / Assessments:](#)

Map ID: 179

[Millage:](#) 1001 - OCALA

[M.S.T.U.](#)

[PC:](#) 01

Acres: .31

Situs: 1030 NE 5TH ST OCALA

[2024 Certified Value](#)

Land Just Value	\$42,275		
Buildings	\$143,668		
Miscellaneous	\$605		
Total Just Value	\$186,548		
Total Assessed Value	\$135,093	Impact	
Exemptions	\$0	Ex Codes:	(\$51,455)
Total Taxable	\$135,093		
School Taxable	\$186,548		

[History of Assessed Values](#)

Year	Land Just	Building	Misc Value	Mkt/Just	Assessed Val	Exemptions	Taxable Val
2024	\$42,275	\$143,668	\$605	\$186,548	\$135,093	\$0	\$135,093
2023	\$42,275	\$145,668	\$664	\$188,607	\$122,812	\$0	\$122,812
2022	\$44,500	\$124,339	\$634	\$169,473	\$111,647	\$0	\$111,647

[Property Transfer History](#)

Book/Page	Date	Instrument	Code	Q/U	V/I	Price
8501/0665	12/2024	07 WARRANTY	4 V-APPRAISERS OPINION	Q	I	\$221,000
8501/0664	12/2024	77 AFFIDAVIT	0	U	I	\$100
8501/0663	05/2019	71 DTH CER	0	U	I	\$100
0494/0745	01/1972	02 DEED NC	0	U	I	\$21,500

[Property Description](#)

SEC 17 TWP 15 RGE 22
PLAT BOOK B PAGE 253
WYOMINA TERRACE

LOTS 95.96
EXC W 75 FT OF LOT 96

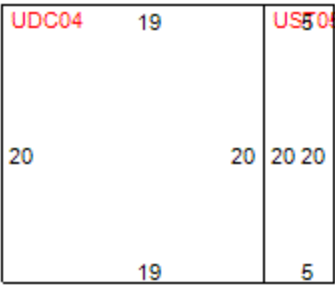
[Land Data - Warning: Verify Zoning](#)

Use	CUse	Front	Depth	Zoning	Units	Type	Rate	Loc	Shp	Phy	Class	Value	Just Value
0100		89.0	150.0	R1A	89.00	FF							
Neighborhood 5144 - WYOMINA TER/CREST/PARK													
Mkt: 8 70													

[Traverse](#)

Building 1 of 1

RES01=L19U6L19D2L11U13R2U18R34U8R13D43.
L19
PTO02=L19U6R19D6.L30U17R2U18
FEP03=U8R12D8L12.R55U10
UDC04=R19U20L19D20.R19
UST05=R5U20L5D20.



[Building Characteristics](#)

Improvement 1F - SFR- 01 FAMILY RESID
Effective Age 5 - 20-24 YRS
Condition 3
Quality Grade 500 - FAIR
Inspected on 6/15/2023 by 187

Year Built 1943
Physical Deterioration 0%
Obsolescence: Functional 0%
Obsolescence: Locational 0%
Architecture 0 - STANDARD SFR
Base Perimeter 188

Type ID	Exterior Walls	Stories	Year Built	Finished Attic	Bsmt Area	Bsmt Finish	Ground Floor Area	Total Flr Area
RES 0129	VINYL SIDING	1.00	1943	N	0 %	0 %	1,625	1,625
PTO 0201	NO EXTERIOR	1.00	1985	N	0 %	0 %	114	114
FEP 0329	VINYL SIDING	1.00	1943	N	0 %	0 %	96	96
UDC 0401	NO EXTERIOR	1.00	1943	N	0 %	0 %	380	380
UST 0529	VINYL SIDING	1.00	1943	N	0 %	0 %	100	100

Section: 1

Roof Style: 10 GABLE	Floor Finish: 32 HARDWD ON WOOD	Bedrooms: 3	Blt-In Kitchen: Y
Roof Cover: 08 FBRGLASS SHNGL	Wall Finish: 20 PLASTER	4 Fixture Baths: 0	Dishwasher: Y
Heat Meth 1: 22 DUCTED FHA	Heat Fuel 1: 06 GAS	3 Fixture Baths: 2	Garbage Disposal: N
Heat Meth 2: 00	Heat Fuel 2: 00	2 Fixture Baths: 0	Garbage Compactor: N
Foundation: 7 BLK PERIMETER	Fireplaces: 1	Extra Fixtures: 2	Intercom: N
A/C: Y			Vacuum: N

Miscellaneous Improvements

Type	Nbr Units	Type	Life	Year In	Grade	Length	Width
159 PAV CONCRETE	243.00	SF	20	1985	3	0.0	0.0
114 FENCE BOARD	120.00	LF	10	1990	4	0.0	0.0
105 FENCE CHAIN LK	80.00	LF	20	1985	1	0.0	0.0

Appraiser Notes

Planning and Building

** Permit Search **

Permit Number	Date Issued	Date Completed	Description
OC01797	11/1/1997	-	VINYL SIDING
OC00098	1/1/1994	-	ROOF

[Back to Search Results](#)

Tax Roll Property Summary							Help
Account Number		R2831-095-000		Type	REAL ESTATE INSTALLMENT		Request Future E-Bill
Address		1030 NE 5TH ST OCALA		Status			
Sec/Twn/Rng		17 15 22		Subdivision	5144		
Year	Roll	Account Number	Status	Date Paid	Amount Paid	Balance Due	
2010	R	2010 R2831-095-000	PAID	03/2011	480.20	Tax Bill	
2011	R	2011 R2831-095-000	PAID	03/2012	499.27	Tax Bill	
2012	R	2012 R2831-095-000	PAID	03/2013	516.59	Tax Bill	
2013	R	2013 R2831-095-000	PAID	01/2014	505.13	Tax Bill	
2014	R	2014 R2831-095-000	PAID	11/2014	1,040.99	Tax Bill	
2015	R	2015 R2831-095-000	INST F-PD	03/2016	1,149.39	Installment	
2016	R	2016 R2831-095-000	INST F-PD	03/2017	1,261.08	Installment	
2017	R	2017 R2831-095-000	INST F-PD	03/2018	1,315.28	Installment	
2018	R	2018 R2831-095-000	INST F-PD	03/2019	1,339.51	Installment	
2019	R	2019 R2831-095-000	INST F-PD	03/2020	1,577.91	Installment	
2020	R	2020 R2831-095-000	INST F-PD	03/2021	1,694.23	Installment	
2021	R	2021 R2831-095-000	INST F-PD	03/2022	2,308.38	Installment	
2022	R	2022 R2831-095-000	INST F-PD	03/2023	2,461.51	Installment	
2023	R	2023 R2831-095-000	INST F-PD	03/2024	2,848.40	Installment	
2024	R	2024 R2831-095-000	INST F-PD	12/2024	2,940.72	Installment	

CURRENT ACCOUNT DETAILS

Account Number	2024	R2831-095-000	Installment
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Property Description				Owner Information			
SEC 17 TWP 15 RGE 22 PLAT BOOK B				TURNER ROBERT M			
PAGE 253 WYOMINA TERRACE LOT 95				TURNER CONSTANCE A			
& E 7 FT OF LOT 96				2006 SE 37TH COURT CIR			
				OCALA FL 34471-5688			
Current Values and Exemptions				Taxes and Fees Levied			
MARKET VALU		186,548		TAXES		2,677.32	
COUNTY ASMT		135,093		SP. ASMT		364.15	
COUNTY TXBL		135,093					
SCHOOL ASMT		186,548					
SCHOOL TXBL		186,548					
INSTALL	GROSS	DISCOUNT	MAR 31 2025				
DUE	785.68	0.00	785.68				
Post Date	Receipt #	Pmt Type	Status	Disc	Interest	Total	
06/12/2024	998 2023 3066505.0001	Partial	Pmt Posted	\$44.10-	\$.00	\$690.95	

09/13/2024	998	2023	3073124.0001	Partial	Pmt Posted	\$33.08-	\$.00	\$701.97
12/10/2024	998	2024	9011428.0001	Partial	Pmt Posted	\$23.57-	\$.00	\$762.12
12/30/2024	170	2024	0000229.0001	Partial	Pmt Posted	\$.00	\$.00	\$785.68

Links of Interest

[LINK TO PA GIS](#)

[LINK TO PROPERTY APPRAISER WEB](#)

REFERALL: _____

INSTALLER: _____

Window World

AMERICA'S EXTERIOR REMODELER

35 SW 57th Ave. • Ocala, Florida 34474-Office (352) 690-2244 • Fax (352) 690-2245 • Gainesville (352) 375-1444

Quote is good for 30 days

LIC. # CBC1258574

CUSTOMER: Veronica HendersonPHONE # 352-414-1645INSTALL ADDRESS: 1030-NE 55thCELL # 352-239-0444CITY: Ocala FlaZIP: 34470

WORK # _____

WINDOWS			WINDOW OPTIONS		
DOUBLE HUNG					
20 REGULAR SIZE 52' or less W x 64' or less H	\$ 385	\$ 7700	20 PPG Solarban 70 Low-EE Elite Efficiency	\$ 165	\$ 3300
LARGE SIZE > 64' Height	\$ 525	\$	Argon Gas *Included with Low-EE Elite*	\$ 75	\$
*SLIDING WINDOW *					
> 54' H / < 54' H			Double locks for windows > 27"	\$ 45	\$
2 LITE SLIDER (S) < 90UI	\$ 765	\$ 415	Double Strength Glass	\$ 95	\$
2 LITE SLIDER (M) 90 - 124UI	\$ 885	\$ 535	Foam Insulation on Jamb and Head	\$ 30	\$
2 LITE SLIDER (L) > 124UI	\$ 985	\$ 635	Lifetime Glass Breakage Warranty	\$ 125	\$
3 LITE SLIDER (M) < 120UI	\$ 1,485	\$ 785	Half Screens	\$ 30	\$
3 LITE SLIDER (L) > 120UI	\$ 1,565	\$ 865	Full Screens	\$ 45	\$
PICTURE					
PICTURE WINDOW SMALL 0 - 101 UI	\$ 415	\$	20 Colonial Grids Contoured or Flat	\$ 105	\$ 2100
PICTURE WINDOW MEDIUM 102 - 140 UI	\$ 535	\$	Colonial Grids for Shapes	\$ 250	\$
PICTURE WINDOW LARGE 141 - 154 UI	\$ 695	\$	Specialty Grids for Shapes	\$ 265	\$
SPECIALTY					
SINGLE HUNG ARCH TOP 115UI / 48' MAX W	\$ 875	\$	Simulated Divided Light	\$ 265	\$
CASEMENT / AWNING	\$ 495	\$	Wood Grain Int Slider/Fixed	\$ 180	\$
CUSTOM WINDOW	\$	\$	Wood Grain Int DH	\$ 145	\$
CUSTOM WINDOW	\$	\$	Color Ext Slider/Fixed	\$ 345	\$
WINDOW COLOR INSIDE: _____ OUTSIDE: _____			Color Ext DH	\$ 285	\$
			Oriel/Cottage Style 40/60 or 60/40	\$ 70	\$
			Tan or Clay	\$ 115	\$
			Obscured Glass Rain or Frosted (BSO) (TSO)	\$ 65	\$
			Tint Gray or Bronze	\$ 95	\$
MISCELLANEOUS			PATIO DOORS		
Custom Exterior Cap & Wrap	\$ 95	\$	*VINYL SLIDING GLASS*		
Custom J Channel (WHITE)	\$ 90	\$	8ft Tall \$ / Standard \$		
20 Window Removal & Labor	\$ 165	\$ 3300	Rolling Patio Door 5' *58 5/8 x 79 1/2	\$ 2,125	\$ 1,625
Steel or Cut-Out Window Removal	\$ 30	\$	Rolling Patio Door 6' *70 5/8 x 79 1/2	\$ 2,525	\$ 1,725
2nd Story Window Removal	\$ 30	\$	Rolling Patio Door 8' *94 1/4 x 79 1/2	\$ 3,125	\$ 2,125
Cut-Out Door Removal	\$ 110	\$	Rolling Patio Door 9' *105 1/2 x 79 1/2	\$ 3,525	\$ 2,525
2 Mull to Form Multi-unit.	\$ 105	\$ 210	Rolling Patio Door 12' *139 1/2 x 79 1/2	N/A	\$ 4,000
Tempered glass (per sash)	\$ 125	\$	Specialty/Custom Patio Door [SIZE] x		\$
Temper Specialty - \$18 per sq ft.	\$	\$	Screen For Patio Door	\$ 130	\$
Repair Sill or Jamb	\$ 100	\$	PPG Solarban 70 Low-EE Elite/Argon Gas (per pan)	\$ 165	\$
Remove Storm Windows	\$ 30	\$	Colonial Grids for Patio Doors Flat or Contour	\$ 245	\$
20 Ext/Int Trim to Code	\$ 75	\$ 1500	Removal and install per 2 panels \$115 ea. Additional	\$ 315	\$
Ext/Int Trim to Code - Stucco Flange	\$ 115	\$	Trim To Code	\$ 190	\$
Custom Exterior Trim	\$ 100	\$	Wood Grain Interior	\$ 475	\$
Awnings - (Remove) (Replace)	\$ 35	\$	Exterior Designer Colors	\$ 765	\$
Curtain/Blind (Remove) (Replace)	\$ 15	\$	Tan or Clay	\$ 475	\$
Nail Fin / Wood buck	\$ 35	\$	Blinds Between the Glass - Per Panel	\$ 825	\$
			Storm or Cabana Door	\$	\$

You the buyers are responsible for the removal and installation of any existing security system, burglar bars, drapes, blinds, A/C. You the buyer may cancel this transaction at any time prior to midnight of the third business day after the date of this transaction. Notice of cancellation must be in writing postmarked no later than midnight pm the following third business day. **THIS IS A CUSTOM ORDER**

You the buyer agrees to make themselves available to the city and or county inspectors for a final inspection.

NO EXTRA WORK IF NOT IN WRITING!

CUSTOMER AGREES TO THE TERMS OF PAYMENT AS FOLLOWS:

Please see reverse side for additional terms & conditions

Buyer agrees that HE/SHE has read and understands all terms and conditions on front and back of this contract, and agrees to each and every term and condition.

Estimated time of Install : _____

EXTRA LABOR \$ _____ SALES TAX \$ _____

LAND DISPOSAL FEES \$ 200

PERMITS & FEES \$ 275

TOTAL AMOUNT \$ 18,385(CUSTOM ORDER) 50 % DEPOSIT \$ 9,193REMAINING BALANCE UPON INSTALLATION \$ 9,192SALESPERSON: Mr. J. SmithDATE: 12-3-24 OWNER: _____

DATE: _____

R. Miller & Son Windows, Inc.

(727) 542-9273

Glass & Glazing Contractor Licensee # SCC13115309

Veronica Bass

Job Site Address:

1030 NE 5th street

Ocala, Fl.

(352) 239-0444

This window proposal is for the installation of 22 windows. Manufacture is MI Windows and come with Low E and Argon gas, and all windows have grids to match existing windows in the home.

Home is considered lead window installation and installer being lead certified will ensure job will meet lead requirements during installation. Homeowner will be required to sign lead documentation per state guidelines for installer to keep on record.

The total cost to order materials and windows is \$12,505.85 and is due before start of job.

The total cost for the windows installation labor is \$3,000 and due at completion of the installation.

Permit Fee: Cost to pull permit for window installation job will be at cost by homeowner. Cost is estimated at \$300 and will provide receipt for reimbursement.

Installation includes removal of the old windows and all debris and installation of new windows, caulking, and cleanup of window debris. Labor comes with a five-year warranty for call backs on leaks and hardware operation. Windows come with factory warranty and is not covered by installer. Please allow 4-6 weeks for delivery of windows and set installation. Due to supply chain shortages delivery of windows can possibly be delayed.

Customer Signature _____



9030 NE Jacksonville RD Anthony FL 32617

352-620-0540

jackie@keepitcoolocala.com

Todd Rudnianyn
1525 NE 8 Ave
Ocala,, FL 34479

Proposal

February 25, 2025

Summary: PROPOSAL

Reference #: 2395-19610

Due Date: 2/25/2025

Job Name:

TC Opportunity
1030 NE 5 St
Ocala, FL

239-1555

239-0444 VERONICA

We Hereby Submit Specifications And Estimates For:

BLOW IN INSULATION R30 VALUE
TOTAL \$1525.00

Total

\$0.00

Payment to be made as follows:

1/2 to start, balance due upon completion of job.

All material is guaranteed to be as specified. All work to be completed in a professional manner according to standard practices. Any alteration or deviation from above specifications involving extra costs will be executed only upon written orders and will become an extra charge over and above the estimate. All agreements contingent upon delays beyond our control. Purchaser agrees to pay all costs of collection, including attorney's fees, statuort return check charges. This proposal may be withdrawn by us if not accepted by thirty days of proposal date.

Authorized
Signature _____

Acceptance
Signature _____

Date _____

CUST. PH# (352) 239-0444

email: storage1@neighborhoodstorage.com



Wilco Enterprises, Inc. D.B.A.

Suncoast Insulators & Specialties

Our Goal:
"Quality First,
Service Always"

PROPOSAL

Date: 3/12/25

Contractor/Homeowner:

Attention: HERONICA BASS

Project: 1030 N.E. 5TH ST.
OCALA

We hereby submit specifications and estimates for material furnished and installed as follows. Installed pricing includes applicable sales tax.

INSTALL R-27 BLOW-IN INSULATION IN ATTIC OVER CEILING DECIL
OF HOUSE (MAIN ACCESSIBLE LIVING AREAS ONLY) ON TOP OF
EXISTING INSULATION (R-11) TO EQUAL R-38

\$1,538.⁰⁰

You may accept this proposal by printing this page with our terms and conditions.
Please read carefully, sign, initial, scan all pages and return to us via email.

Your half down payment of \$769.⁰⁰
Mail the deposit to PO Box 1150, Ocala, FL 34478

Final check will be appected by the crew for the balance \$769.⁰⁰

Thank you

Prepared By: **Steve Morris – Suncoast Insulators & Specialties Sales**

Customer Signature of Acceptance: X Date: _____

Unless otherwise accepted, this PROPOSAL is good for 30 days from date of proposal.
Suncoast reserves the right to charge a \$100.00 fee for Suncoast Employees who are called to commence work when the construction site is not ready. All amounts over 30 days are subject to a 1 1/2 % monthly charge, 18% annum. A Credit Card Fee of 3% will be charged to all amounts \$500.00 or more.

The above signed Customer to pall all expenses incurred, including an additional 15% on the mount due thereof for attorney's fees if this agreement is placed in the hands of an attorney for collections.

Terms and Conditions Cont.

PAYMENT-

Payment is due upon immediate completion of work, someone must be on site to provide payment to the crew.

Credit/Debit Cards: Any payment over \$500.00 received via credit or debit card will have a 3% transaction fee added to the total.

NON-PAYMENT-

1. A late fee of 18% can be added to all unpaid invoices still open more than 30 days after completion.
2. Customer is responsible to cover all expenses in association with a lien being placed on a property due to nonpayment of completed work.
3. Customer is responsible to cover all attorney fees if this agreement is placed in the hands of an attorney for collection or collected by suite or through any probate, bankruptcy or any other legal proceedings.

SCHEDULING-

Scheduling is of the utmost importance during the construction process for both clients and subcontractors. If you elect to proceed with this bid, you are to reach out to Suncoast at least two weeks before your proposed start date, once the deposit is paid we will try our best to get the work scheduled +/- Two days of your desired start date.

JOB SITE EXPECTATIONS-

1. Crews must have a clean and empty space to work, all items must be removed for us to start work. This is for crew safety, crew efficiency, and protecting items from being accidentally broken or damaged.
2. If work is scheduled and we cannot begin on agreed upon date because the job is not ready it may result in the job being pushed until our next available day (up to two weeks) & trip charges being added to the total cost of the job.

SPRAY FOAM-

1. All spray foam bids are provided in nominal terms. This is in relation to the thickness of the material sprayed there can be variances of +/- .25 to 1.5" or greater depending on the application
2. We do not full fill cavities with spray foam, if you want the cavity filled you must contact a representative to discuss the extra cost for over spray of material and the extra cost of labor for scarfing and the proposal MUST note that this service is being done.
3. Even a trained eye cannot always identify problematic areas, therefore Suncoast is not to be held liable for areas that are not properly sealed. Owner is responsible for making sure the surface we are spraying against be free of non visible gaps.
4. We recommend that all removed items from work space being moved at least 40' from the structure in case over spray does occur.
5. Attic storage or open areas require a Thermal barrier or Ignition Barrier over the spray foam per manufacture, and we can provide this at an additional charge. This is for your safety should a fire arise the barrier will provide extra time to get out of the structure before the fire reaches the spray foam product.
6. When applying the product, one side of the proposed area must have wood/ drywall/ sheet rock backing to spray foam against.
7. All residents per manufactures specifications should vacate the premises for a period of 24 hours after spray foam is complete. (This includes pets as well)
8. Surface must meet temperature, moisture and compatibility type needed for spray foam material.

Please initial that you have read and understand the terms _____

Terms and Conditions

By accepting this quote from Suncoast Insulators you are agreeing to the following terms and conditions

PROPOSAL-

Unless otherwise stated, this proposal is only good for 30 days from the date listed above. Proposals do not include garages, interior walls, porches, lanai's or other structures/living areas on the property unless specified.

PREP-

Spray foam- Suncoast covers standard windows and doors before applying spray foam insulation. We advise our customers to cover any beams/ conduit/ finished floors/ other areas they do not want the spray foam material applied. Additional prep work can be discussed and is not included in this quote.

RECOMMENDATIONS-

Spray foam- When retro fitting an existing home with spray foam, We recommend contacting you're a/c contractor to discuss resizing of your air handler system. Spray foam is a much more energy efficient system and your existing air handler may be over sized now.

REQUIREMENTS-

- 1.(Blown in fiberglass) Soffit must be installed prior to installation to keep material from escaping the attic
- 2.(All Insulation Applications) Framing, electrical rough-in, plumbing top out, security wires, other cables, hvac equipment and duct work must be completed before the application process. All wires and pipes need to be securely fastened to prevent incidental damage.
3. (Blown in fiberglass)- Owner must provide adequate access to attic space, New construction homes with low clearance / sloped ceilings or non blow-able area's will be quoted with batt insulation as applicable. (Existing homes with the same conditions, Suncoast cannot guarantee max efficiency without access to these areas.)
- 4.(Some Specialties products) Owner must provide wood backing/ reinforcement to install products to.
- 5.(All Applications) Owner is responsible for making sure all provisions and installations are done against surfaces that are up to their manufactures code. Suncoast is not responsible for sheet rock/ drywall/ tile/ driveways/ect. Some examples are; removal of old shower enclosure- old tile may break/ fall; sheet rock/ drywall when blowing insulation if existing drywall is not properly fastened/ secure material could potentially break loose.

RESPONSIBILITY -

- 1.Owner is responsible for obtaining necessary approvals for projects, including permits and other related approvals.
- 2.Only an authorized person to the property can request our services be provided
3. Owner is responsible for making sure requested material meets any codes or standards required (including energy calculations for insulation R-Value)

DEPOSIT-

All jobs are COD with a minimum of a 50% deposit required in advance. The 50% deposit is non refundable if any material purchases, accommodations or preparations have been made for this job. If Suncoast deems the deposit to be refundable, the homeowner/contractor will not get back, a cancellation fee of \$100.00 or any credit/debit card service charges.

Please initial that you have read and understand the terms _____

Terms and Conditions Cont.

LIABILITY-

Proceeding with this bid you are agreeing that you have read, understand and except the terms and conditions as they have been explained to you. In no event should Suncoast be held liable for any claims for anticipated profits or for incidental or consequential damages, including claims or mental anguish. Suncoast's liability on any claim of any kind for any loss of damage arising out of, in connection with, or resulting from the estimate or from the performance or breach thereof shall in no case exceed the cost of the materials or labor provided by Suncoast.

DAMAGE-

Any and all damages must be reported to a Suncoast employee in writing as well as contacting a manager at the branch. Please allow us time to review the concern and come up with a resolution. Fixing any damages yourself or through a third party can void any warranties and result in no credit or discount being applied and the total cost of the invoice will be due and payable.

AGREEMENT-

This document constitutes the entire agreement the purchaser and the company, no terms, conditions, or understand, whether expressed or implied have been agreed upon herein set forth. Payment by the purchaser of all or any of the sums due for the work described herien shall be deemed conclusive evidence of the satisfactory completion of work and of the fulfillment of all specifications applicable therto. If this contract is executed in multiple counterparts, all counterparts taken together will constitute this contract. Client and Suncoast each bind themselves, their respective heirs, executors, administrators, partners, successors, assigns and legal representatives of such party in all matters are related to this contract.

Customer Signature

Date

1030 NE 5th St. Before Photos



Figure 1



Figure 2

1030 NE 5th St. Before Photos



Figure 3



Figure 4

AERIAL MAP

Case Number: CRA25-0015

Parcel Number: 2831-095-000

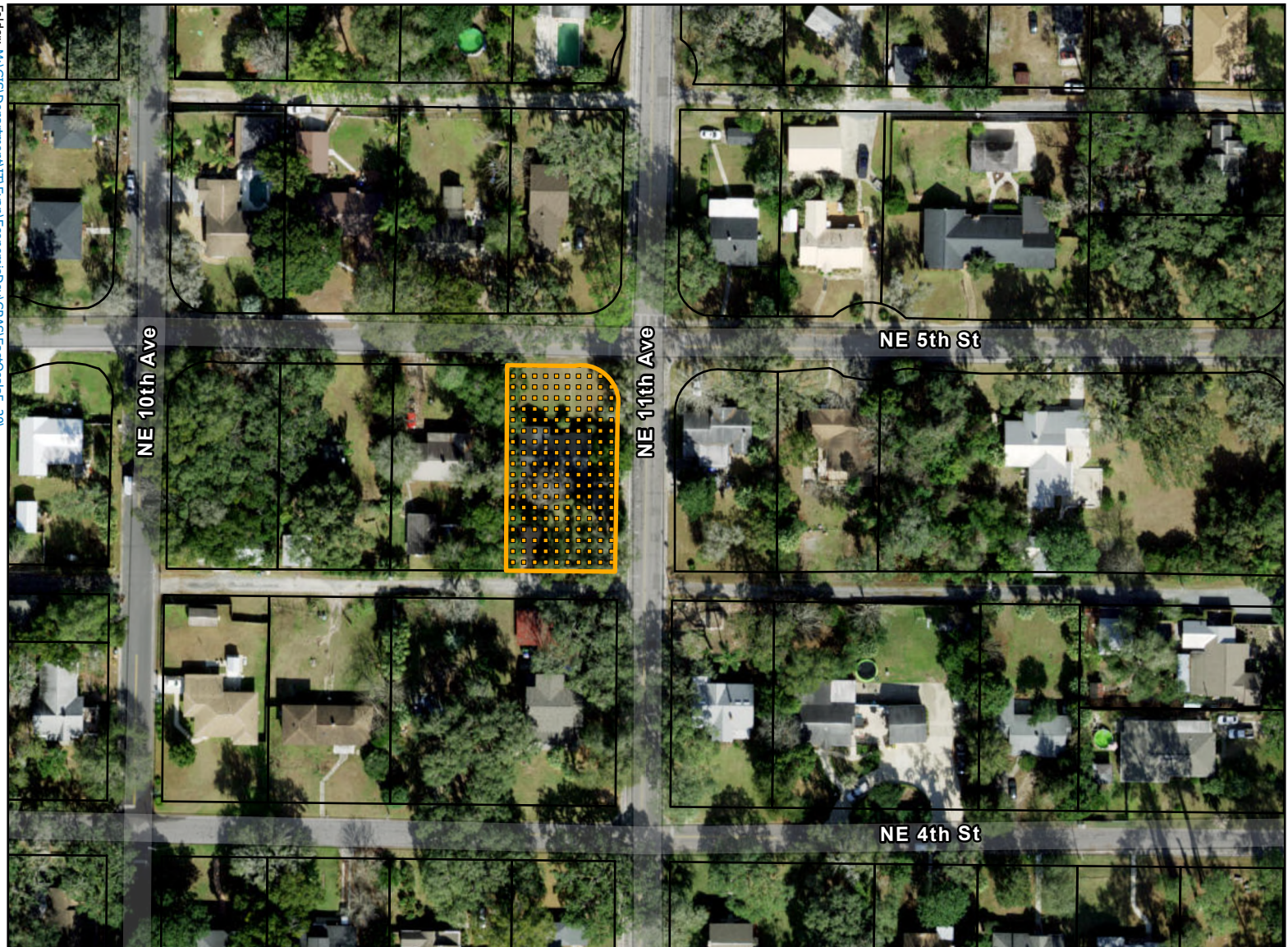
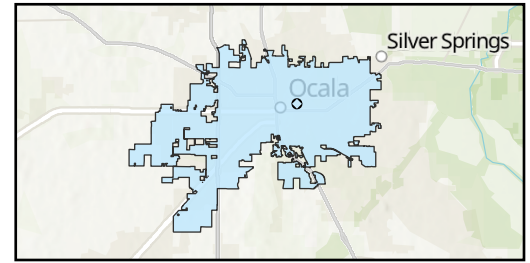
Property Size: .31 Acres


CRA Location: East Ocala

Land Use Designation: Neighborhood

Zoning: R1A, Single-Family Residential

Proposal: A request for use of CRA funds.



 Subject Parcel

 Parcels

0 125 250 500 Feet



CASE MAP

Case Number: CRA25-0015

Parcel Number: 2831-095-000

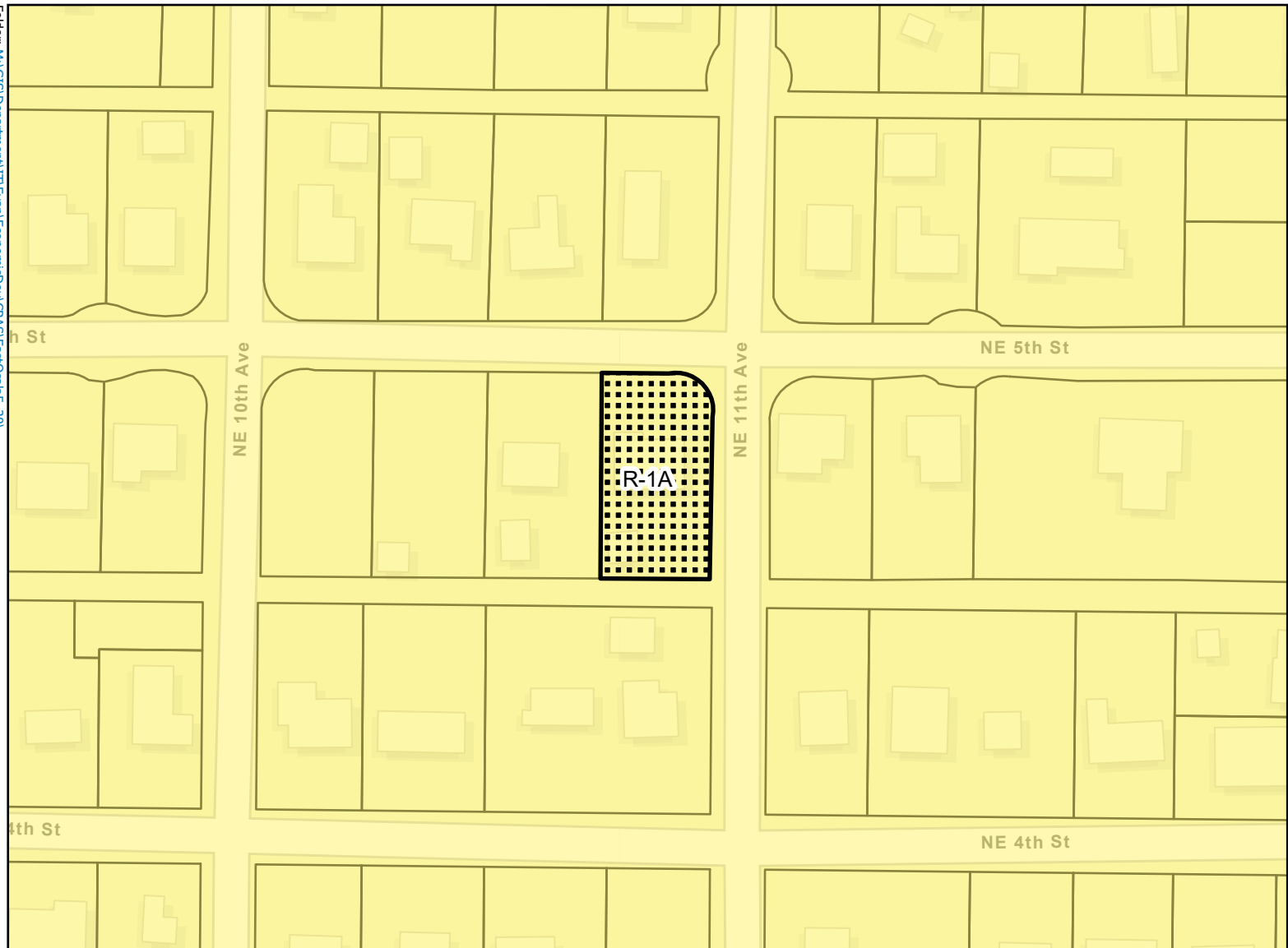
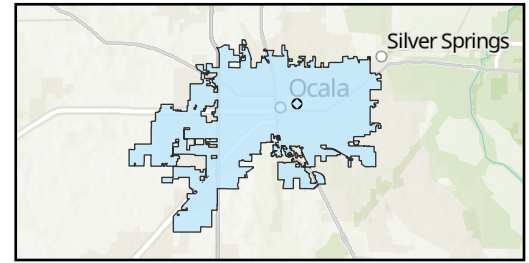
Property Size: .31 Acres

CRA Location: East Ocala

Land Use Designation: Neighborhood

Zoning: R1A, Single-Family Residential

Proposal: A request for use of CRA funds.



- R-1A: Single Family Residential
- Parcels
- Subject Parcel

0 125 250 500 Feet

