



**BOARD OF COUNTY COMMISSIONERS  
ESCAMBIA COUNTY, FLORIDA**

Contractor Competency Board • Board of Electrical Examiners

Building Inspections Department  
3363 West Park Place, Pensacola, FL 32505  
(850) 595-3693 - Telephone  
(850) 595-3401 - Facsimile  
[www.myescambia.com](http://www.myescambia.com)

**Via Regular Mail and  
Certified Return Receipt Requested**

#7013 2250 0001 4481 8516

September 24, 2014

David Neal  
dba David Neal, LLC  
8429 Choke Cherry Terrace  
Pensacola, FL 32514

**NOTICE OF SHOW CAUSE HEARING/PUBLIC HEARING**

Dear Mr. Neal:

In accordance with Section 18-37, Escambia County Code of Ordinances, and Florida Statutes 489, this correspondence serves as official notification the Escambia County Contractor Competency Board received a Complaint against your state certified Building Contractor License No.: CBC1253339 concerning work performed at the address referenced above. A copy of Complaint No.: COM140900031 is attached.

The Escambia County Contractor Competency Board has scheduled a Show Cause/Public Hearing on this matter for **Wednesday, October 1, 2014 at 9:00 a.m., or as soon thereafter as it may be heard**, in Room 104, Central Office Complex, 3363 West Park Place, Pensacola, Florida. At the Show Cause/Public Hearing, the Board will receive information concerning the alleged violations set forth above, together with the Complaint filed against you and may take disciplinary action against your license, including but not limited to: denial, suspension or revocation of your ability to obtain a building permit in Escambia County.

Any disciplinary action taken by the Contractor Competency Board shall be submitted to the Contractor Licensing Industry Board in Tallahassee within 15 days after the Contractor Competency Board takes action.

Should you have any questions, please do not hesitate to contact the undersigned by telephone at (850) 595-3693 or by email at [gsgarret@myescambia.com](mailto:gsgarret@myescambia.com).

Sincerely,

A handwritten signature in blue ink that reads "Sue Garrett".

Sue Garrett  
*Secretary, County Contractor Competency Board*

/sgg  
Enclosure

cc: Mr. Robert King, 525 West Lee Street, Pensacola, FL 32501

RECEIVED



Escambia County Building Inspections Division
3363 West Park Place
Pensacola, FL 32505
Telephone: (850) 595-3550 - Facsimile (850) 595-3401
On the Web: www.myescambia.com

SEP 09 2014

LICENSING & INVESTIGATIONS

COMPLAINT FORM

DATE: 9/8/14

TIME: 2:15 p.m.

Table with 4 columns: Telephone/Voice Mail, Voice Mail, In Person, Email. Rows include Licensed Contractor Complaint and Unlicensed Contractor Complaint with YES/NO/UNKNOWN options.

COMPLAINANT INFORMATION

YOUR NAME: Robert King
ADDRESS: 525 W. Lee Street, Pensacola, FL. 32501

TELEPHONE: 772-418-6523 CELL PHONE: 772-418-6523
BUSINESS: EMAIL: king1316@bellsouth.net

I am complaining in my capacity as:
[x] Homeowner [ ] Property Owner
[ ] Realtor [ ] Other

SUBJECT OF COMPLAINT

NAME: David Neal
d/b/a: David Neal, LLC
ADDRESS: 8429 Choke Cherry Terrace, Pensacola, FL 32514

TELEPHONE: CELL PHONE: 850-529-3074
CONTRACTOR LICENSE NO. (if known) CBC 1253339

SCOPE OF WORK PERFORMED

Table with 4 columns: BUILDING, ALTERATION, MECHANICAL, ROOFING. Rows include ELECTRICAL, PLUMBING, GAS, OTHER.

LICENSING & INVESTIGATIONS

**DESCRIBE WORK PERFORMED:**

On or about the beginning of the 1st quarter of 2011, David Neal, as part of a renovation contract at the property address of 52W. Lee Street, Pensacola, Mr. Neal was engaged to replace the rear porch decking. The decking was completed and payment was made. Soon afterwards, it was noted that rain water pooled on the deck and the wood soon began splitting and shrinking.

Due to the water the wood also began warping causing further splitting. The way the patio flooring was laid caused water to run toward the house, rather than running off the porch outside. On 9/7/14 it was discovered that the wood was now rotting, evidently from water damage due to building practices.

I spoke with Mr. Neal on 9/8/14 regarding the increasing problems and he indicated he was not responsible. Damages are assumed to be the result of poor workmanship and either subpar material or inside woods being used for external work.

Select the category(s) below that best describe your basic complaint:

- Poor workmanship
- Liens filed against property
- Job finished, will not correct problems
- Job abandoned, work partially completed
- Work not permitted or inspected
- Unlicensed contractor (wasn't licensed by State of Florida or Escambia County)

**IF YOUR COMPLAINT IS RELATED TO UNLICENSED ACTIVITY, PLEASE COMPLETE THE QUESTIONS BELOW.**

Please answer the following questions.

1. Have you filed a complaint with any other agency?  
 yes  no  
 (If so, please provide name of the agency.) \_\_\_\_\_
2. If necessary, are you willing to go to criminal court and testify under oath in this case?  
 yes  no

**I AFFIRM THAT INFORMATION PROVIDED BY ME ABOVE IS COMPLETE AND TRUTHFUL TO THE BEST OF MY KNOWLEDGE. WHOSOEVER KNOWINGLY MAKES A FALSE STATEMENT IN WRITING WITH THE INTENT TO MISLEAD A PUBLIC SERVANT IN THE PERFORMANCE OF HIS OFFICIAL DUTY, SHALL BE GUILTY OF A MISDEMEANOR OF THE SECOND DEGREE (F.S. 837.08).**

Robert King  
COMPLAINANT SIGNATURE

ROBERT KING  
Printed Name of Complainant

DATE 9/8/14

From: David Neal [dneal@louisiana.gov](mailto:dneal@louisiana.gov)  
Subject: CO FOR BACKPORCH  
Date: January 27, 2011 at 6:37 PM  
To: Sophie King [sophie.king@louisiana.gov](mailto:sophie.king@louisiana.gov)

RECEIVED

SEP 10 2014

LICENSING & INVESTIGATIONS

Sophie,

The change order for the back-porch is attached. I will go over it with you tomorrow, but I wanted you to have this before then.

Any questions, I'll be glad to discuss them on Friday.

Thank you,

David

17-Jan-11

**INVOICE FOR CHANGE ORDER #3**  
525 W. Lee Street

Remove and replace the floor decking system on the back porch. Includes painting. This will include the remainder of the porch that was not included in the original quote.

\$2,517.75

Someone has replaced the decking under the stairs and the floor decking that we are using matches the repair. I also found some of the repair boards have damage and will need to be replaced. When the remainder of the decking has been removed, I will make sure the floor joist are stablized as required .

Thank you,

David Neal

23-Jan-11

**INVOICE NUMBER ONE**

525 W. Lee Street

Demo wood rot front porch decking  
and back porch decking, repaired wood  
rot per termite inspection report, repaired  
support beam under back porch, installed  
concrete support piers and steel jacks  
per code around chimneys, scraped ceiling  
in sunroom, demo hearth and prepare  
for brickmason upstairs, installed wooden flooring in  
living room.

TOTAL FOR MATERIAL AND LABOR TO DATE

\$17,641.75

THANK YOU,

DAVID NEAL

DAVID NEAL, LLC  
8429 Choke Cherry Terrace  
Pensacola, FL 32514  
850-529-3074

sdneal1@mac.com

Robert and Sophie King

This is a contract for renovations / repairs to 525 W. Lee Street, Pensacola, Florida. The repairs are based on the Termite Report (TR) and Home Inspection Report (HIR) dated September 22, 2010.

**AGREEMENT:** I, the Owner/Agent for the job site listed above, authorize David Neal, LLC, Building Contractor (BC) (hereinafter sometimes referred to as "David Neal") to enter my property, furnish materials, supply all equipment and perform all labor necessary to complete the following renovations according to but not limited to the above mentioned Termite Report and Home Inspection Report:

1. **All 16 items listed on the Termite Report**

Note: There are some areas that may be removed from the list per the owner's request. Future demolition by the owner could remove existing termite damage.

2. **Recommendations/Observations from Home Inspection Report**

**Foundation**

· **Monitor:** Common minor cracks were observed in the foundation walls of the house. This implies that some structural movement of the building has occurred, as is typical of most houses.

**Crawl Space**

· **Improve:** All wood debris and/or trash should be removed from the crawl space.  
· **Monitor:** There is evidence of past water and erosion in the crawl space. This condition may vary seasonally and/or with precipitation intensity. Perimeter drainage may be desirable.

**Exterior Walls**

· **Monitor:** Typical minor cracking was observed on the exterior walls of the

house. This implies that some structural movement of the building has occurred, as is typical in most houses.

· **Improve:** Deteriorated piers should be repaired or rebuilt as needed.

### Main Structure

· **Improve:** There is a beam under the kitchen that may not be properly supported at the center. There was a wood support noted laying aside on the floor of the crawlspace. The soil below the support has eroded.

· **Improve:** A beam is rotted at the front porch. Further cracking or movement could distress the floor structure. Re-supporting this beam is recommended.

· **Major Concern:** The floor structure shows evidence of substantial rot along the rim joist/sill in several places. At the rear of the structure, the rim joist has been previously repaired and the repair is now rotted. At the front of the home and the left side, the rim sill/joist is not properly supported where rot repairs have been performed. This form of decay weakens the wood structure and causes distress to the building. Rot develops where untreated wood is in contact with moisture at temperatures above 40 degrees F. For example, rot often develops where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be remedied. It is recommended

that a structural engineer be consulted to further evaluate this condition and the remedies available for correction.

· **Improve:** The floor structure shows evidence of minor rot adjacent to the chimney footer and at various location of the front porch. Over time, this form of decay can weaken the wood structure and cause distress to the building. Rot develops where untreated wood is in contact with moisture at temperatures above 40 degrees F. For example, rot often develops where wood/soil contact exists. Damaged wood should be repaired or replaced and the conditions that have promoted the rot should be remedied.

· **Monitor:** A foundation elevation differential of 3 inches was recorded in the upper floor. This is greater than typical for a home of this age and location. Structural repairs may be necessary or desirable. Since evaluating the structural integrity of the home is beyond the scope of this inspection, it is recommended that a professional structural engineer be engaged to evaluate the building.

### Outlets/Lights

· **Improve:** Missing outlet cover plates should be replaced.

· **Improve:** The light fixture in the upper hallway is missing. It should be replaced

· **Improve:** An outlet in the living room has reversed polarity (i.e. it is wired backwards). This outlet and the circuit should be investigated and improved as necessary.

· **Improve:** Ungrounded 3-prong outlets in the living room, middle room and front exterior should be improved. Alternatively, a grounded cable could be strung to this outlet, or a separate ground wire could be connected. Some electrical codes allow the installation of a ground fault circuit interrupter (GFCI) type outlet where grounding is not provided.

· **Improve:** An outlet in the office and on the rear porch is inoperative. A 220 V outlet in the living room is inoperative. This outlet and circuit should be investigated.

· **Improve:** The light in the rear exterior, pantry, and sconce in the upper middle bedroom, and rear upper room is inoperative. If the bulbs are not blown, the circuit should be investigated.

ELECTRICAL



### **Distribution wiring**

- **Improve:** Abandoned wiring in the living room along the wall should be replaced or appropriately terminated.
- **Improve:** All junction boxes in the crawl space and attic should be fitted with cover plates, in order to protect the wire connections.

### **Switches**

- **Improve:** The damaged light switch in the dining room and kitchen should be repaired.
- **Safety Issue:** The upper floor bath has a light switch in close proximity to the tub and can be accessed from the tub. It is recommended this switch be moved to a safer location.

### **Central Air Conditioning**

- **Improve:** Signs of mildew/mold were observed inside the air condition registers. This should be cleaned and treated in accordance with EPA guidelines.

### **Supply Air Ductwork**

- **Improve:** No supply vent was found in the rear converted upper floor deck. If this area proves to be uncomfortable, a supply vent or some form of supplemental cooling should be provided.

### **Attic / Roof**

- **Improve:** Preventative measures to reduce the potential for vermin and/or insect activity are recommended in the crawl space and attic at the rear where the sunroom roof connects to the upper floor.

### **Water Heater**

- **Improve:** Water heaters have a typical life expectancy of 7 to 12 years. The existing unit has surpassed this age range. One cannot predict with certainty when replacement will become necessary. The water heater is located in the crawlspace. The supply piping and the external tank cover show evidence of corrosion where it meets the water heater. This is a common condition. The water was not sufficiently hot during testing of the plumbing fixtures.

### **Fixtures**

- **Improve:** The faucet(s) in the kitchen are dripping.
- **Improve:** The faucet(s) in the kitchen are leaking at the pivot when the water is on.
- **Improve:** The lower floor guest bathroom toilet valve was actively leaking at the time of inspection. This causes water to spray into the lid and run down the outside of the toilet tank.
- **Major Concern:** The supply piping is leaking the front porch.
- **Improve:** The exhaust fan in both upper floor bathrooms is inoperative.
- **Improve:** The window and sill of the bathtub enclosure in the upper floor front bathroom should be protected from moisture. A waterproof curtain is usually sufficient. Windows in bathtub enclosures have a reputation for allowing leakage behind the enclosure, causing damage to the wall.

### **Waste / Vent**

- **Improve:** Waste piping is leaking under the sink in the second floor hall bathroom.

### **Gas Supply**

- **Safety Issue:** Even though the gas supply was off to the house, a strong odor of natural gas was observed adjacent to the front porch. It is recommended the gas utility company be consulted to check for underground gas leaks.

### **Wall / Ceiling Finishes**

- **Improve:** Evidence of mold growth was observed in the sun room. The areas observed were less than ten square feet. An evaluation of the presence or an identification of the types of mold is beyond the scope of this inspection. Additional areas of mold may exist in this home. It should be noted that molds can cause allergies or other breathing difficulties, and certain molds can present serious health concerns, particularly in people with weakened immune systems. Other molds can aggressively cause structural damage to the building.

### **Windows /Doors**

- **Improve:** The windows are in mild disrepair as is typical of older historical homes. This is a common condition that does not necessitate immediate major repair. Trimming and adjustment, hardware improvements and glazing repairs would be logical long-term improvements. In practice, improvements are usually made on an as needed basis only. The most important factor is that the window exteriors are well maintained to avoid rot or water infiltration. The front office window has rot/insect damage at the interior sill
- **Improve:** The upper floor converted deck has gaps around the window frames and at the top of the wall where the ceiling connects. These should be sealed.
- **Improve:** The door at the converted porch room to exterior stairway does not close/latch, or lock properly. The front door latch/lock doesn't function properly.
- **Improve:** The pocket door to the living room is in need of adjustment to close/latch properly.

### **Smoke Detectors**

- **Improve:** The installation of smoke detectors outside sleeping areas is recommended

### **LIMITATIONS OF STRUCTURAL / FOUNDATION COMPONENT INSPECTION**

As prescribed in the inspection authorization and agreement, this is a visual inspection only. Assessing the structural integrity of a building is beyond the scope of a standard home inspection. A certified Licensed Professional Engineer (P.E.) is recommended where there are structural concerns about the building. Inspection of structural components was limited by (but not restricted to) the following conditions:

- Structural components concealed behind finished surfaces could not be inspected.
- Only a representative sampling of visible structural components were inspected.
- Furniture and/or storage restricted access to some structural components.
- Insulation obstructed the view of some structural components in the attic.
- Notice: All slabs experience some degree of cracking due to the drying process.

In most instances floor coverings prevent recognition of cracks or settlement in all but the most severe cases. Floor coverings are not removed; wall and roof cavities could not be inspected.

**The above "Limitations of Structural ..... Inspection" will apply to this contract.**

David Neal (BC) will be responsible for obtaining the appropriate building permits, scheduling inspections, selecting the subcontractors, scheduling all work and managing the overall project. The BC maintains General Liability and is Worker's Compensation Exempt according to Florida Law. A copy of the BC's insurance and license will be provided to the owner before any work begins. It will be BC's responsibility to ensure that all subcontractors meet minimum insurance requirements and maintain appropriate licenses. The BC and subcontractors will be required to provide "lien wavers" for the amount of draws provided by the owner. The owner assumes no responsibility for unlicensed and uninsured workers on the property.

Any and all work performed by others while this contract is enforce will require coordination with the BC before the work is undertaken. Any work that was to be undertaken by the BC and the Home Warranty requires some other contractor to complete that portion, then that portion and the amount of money required to complete that portion of work will be agreed on by the BC and the Owner and will be deducted from the original price of the contract. The BC will not be responsible for any contractor or subcontractor on the project working for someone other than the BC nor will the BC be responsible for any damage caused by said contractor or subcontractor to the work that is to be or has been completed by the BC.

The Owners are engaging and relying on the BC to ensure that the pricing is fair and the workmanship quality is in compliance with industry standards.

The Owners will be responsible for selecting colors, finishes or products consisting of but not limited to; wall paint, light fixtures, etc. The Owners agree to be available for onsite consultations (inasmuch as practicable) as needed and will be responsible for providing water and electricity for the renovations to be completed.

The project cost is ..... \$40,000.00

As we discussed, there are some areas of the project that could be changed by the owner and the price for the specific areas will be deducted from the project cost. Based on the age of the home and unforeseen areas of concern, there could be additional work required that would result in a change order for additional cost. For instance, the structural engineer could recommend additional support or could suggest alternatives that would result in additional cost. No additional work, which will result in added cost, will be preformed without the written permission of the owner.

Payment schedule:

Draws will be every two weeks and will be based on the amount of work completed at the time of submission for payment.

Payment that is not received within the following week will result in all work stopping until payment has been received.

Should there be any disputes that can not be resolved through consensus of the owner and David Neal, LLC, then unresolved disputes will be handled through arbitration and based on current industry standards.

Thank you for choosing David Neal, LLC and I look forward to working with you on your project.

Should the terms and conditions meet with your approval please sign as indicated below.

The signature below acknowledges the acceptance of this agreement.

\_\_\_\_\_  
Robert and Sophie King

\_\_\_\_\_  
Date

\_\_\_\_\_  
David Neal, LLC

\_\_\_\_\_  
Date

**Debra L. Asplund**

**From:** Robert King [king1316@bellsouth.net]  
**Sent:** Wednesday, September 10, 2014 3:57 PM  
**To:** Debra L. Asplund  
**Subject:** David Neal-Contractor  
**Attachments:** David Neal.pdf

Deb,

Thank you for speaking with me yesterday. I have attached the contract, but could not find the signed contract. Also included is email correspondence from David Neal regarding the rear deck. I was unable to obtain the check from the bank as the bank register was shredded a while ago so I don't have the check numbers for the band to look up. Please let me know if there is anything else that I can provide you.

Respectfully,

Robert King  
525 W Lee St  
Pensacola, FL 32501  
772-418-6523

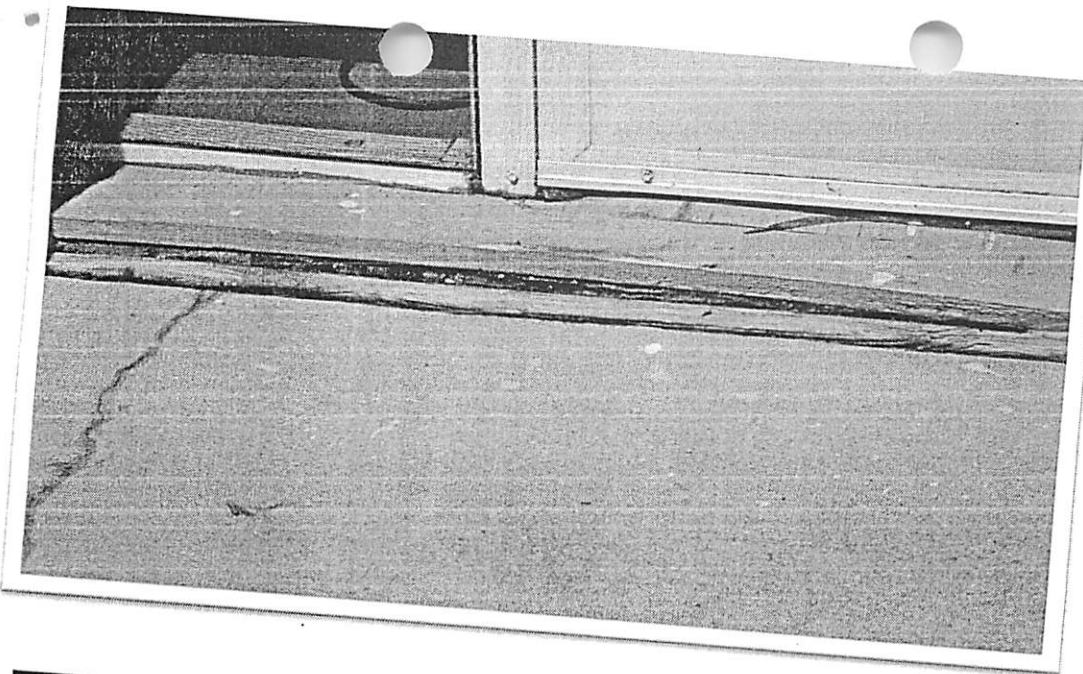
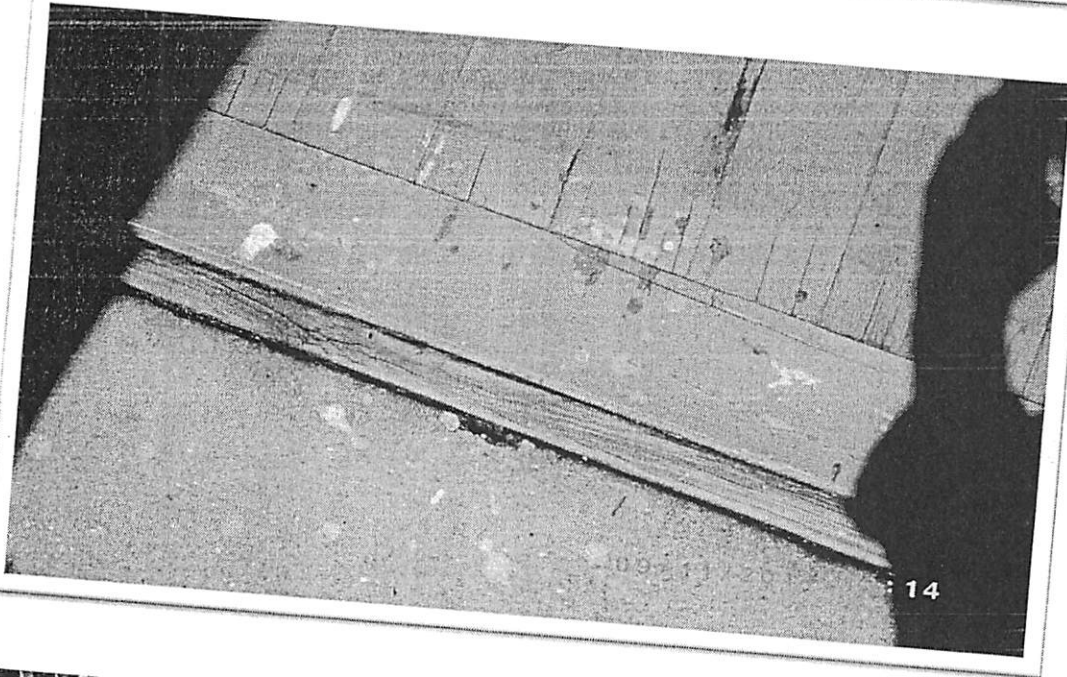
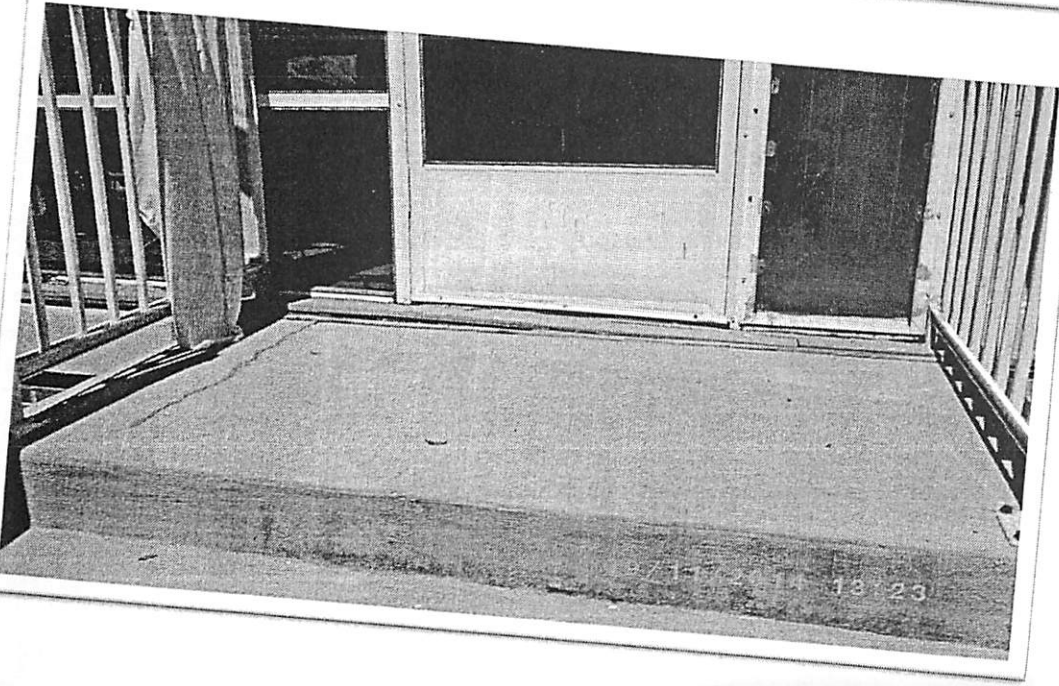


Photo above shows edge of added pt plywood sheet ending at first joist off exterior wall (wall is same as foundation in this case)



3 photos show how the pt ply has expanded with weather exposure, allowing water to begin splitting deck boards. Ply extends full width of deck and goes back into foundation supports about 24".



Pictures provided by:

Deb Asplund  
Escambia County BID  
Investigator #987

Dated: 09/11/2014

Location:  
525 W Lee St (City limits)  
Pensacola, FL 32501

Filename: 987-  
525WLee-1



# City of Pensacola

America's First Settlement

Home Business Services Citizen Services Employee Services

## Permits & Inspections: Actions

10-12-0458

Logon Help Contact

Applied	Approved	Issued	Final	Expires
12/22/2010	12/22/2010	12/22/2010	05/06/2011	08/17/2011

Type: RESIDENTIAL ALTERATIONS AND ADDITIONS

Permit Description: adding piers to crawl space/no exterior foundation work REC NOC #2011000095 repair existing front porch framing - rotten wood joist (added work on 1/7/11)

Status: final  
 Permit Address: 525 W LEE ST PENSACOLA FL 32501-2508  
 Applicant: NEAL DAVID L Owner N  
 Owner: REGIONS

### Viewing Actions

<-- Select the information you would like to view.

Group	Action	Approver	Start Date	Comp'd Date	Comp'd Code
PERMIT TECHNICIAN	intake - INTAKE APPLICATION				
PERMIT TECHNICIAN	coll/issue - COLLECT FEES/ISSUE PERMIT	kmontgomer		12/22/2010	COMPLETED
INSPECTORS	bfndfoot - FOUNDATION/FOOTING/EROSION CONTROL	kmontgomer		12/22/2010	COMPLETED
INSPECTORS	bslab - SLAB/EROSION CONTROL	whale	01/10/2011	01/10/2011	PASSED
INSPECTORS	bframing - FRAMING/EROSION CONTROL				
INSPECTORS	bnailsheth - NAILING/SHEATHING	whale	01/19/2011	01/19/2011	PASSED
INSPECTORS	bstrap - STRAPPING				
INSPECTORS	bwalltie - WALL TIES				
INSPECTORS	scurbcut - PRELIMINARY CURB CUT				
INSPECTORS	scurbfinal - DRIVEWAY FINAL				
INSPECTORS	btermite - TERMITE TREATMENT LETTER				
INSPECTORS	bfinal - BUILDING FINAL/EROSION CONTROL	rtalbert	02/18/2011	02/18/2011	PASSED

per Amber:

added work means: front porch repair  
 no permit re notation in city for  
 back porch repair



# City of Pensacola America's First Settlement

Home Business Services Citizen Services Employee Services

## Permits & Inspections: Search Results

New Permit Search

Logon Help Contact

### Permit Search Results

Permit#:	App. Date	Street Address	Type	Description
04-12-1055	12/13/2004	525 W LEE ST	GAS	GGAS COLD SERVICE; REPAIR GAS LEAK.
04-12-1569	12/20/2004	525 W LEE ST	IVAN	BIVANROOF RE-ROOF 784
10-12-0458	12/22/2010	525 W LEE ST	RESIDENTIAL ALTERATIONS AND ADDITIONS	adding piers to crawl space/no exterior foundation work REC NOC #2011000095 repair existing front porch framing - rotten wood joist (added work on 1/7/11)
11-01-0020	01/03/2011	525 W LEE ST	MECHANICAL	REPLACE PACKAGE UNIT
11-01-0088	01/07/2011	525 W LEE ST	ELECTRICAL	RUNNING A 15 KW HEAT CIRCUIT
11-02-0291	02/23/2011	525 W LEE ST	POOL/SPA	INSTALL POOL noc rec #2011011940 2/23/11
11-03-0056	03/03/2011	525 W LEE ST	POOL/SPA-ELECTRICAL	WIRE A SWIMMING POOL
11-03-0184	03/15/2011	525 W LEE ST	MISCELLANEOUS PERMIT W/INSPECTIONS	GUARD RAILS AROUND NEW POOL
11-06-0181	06/10/2011	525 W LEE ST	PLUMBING	install (1) w/h
11-09-0137	09/13/2011	525 W LEE ST	RESIDENTIAL ALTERATIONS AND ADDITIONS	ADDING NON LOAD BARING WALLS TO THE BATHROOM--noc 2011063880
11-09-0210	09/15/2011	525 W LEE ST	PLUMBING	INSTALLATION OF 5 FIXTURES TO BATHROOM ADDITION
11-09-0214	09/15/2011	525 W LEE ST	ELECTRICAL	REWORK WIRING IN EXISTING BATHROOM AND REPLACE EXISTING HEAT/VENT LIGHT
11-11-0171	11/10/2011	525 W LEE ST	MECHANICAL	CHANGE OUT 1 A/C UNIT, 1 AIR HANDLING UNIT AND NEW DUCT SYSTEM
14-05-0322	05/14/2014	525 W LEE ST	MISCELLANEOUS PERMIT W/INSPECTIONS	OK PER SHERRY 4 FT FENCE
X9-20-4431	09/09/1992	525 W LEE ST	RESIDENTIAL ALTERATIONS AND ADDITIONS	BRADDN434 T APPROVED - NEVER INSPECTED - NO FINAL REQUESTED - 03/04/93
X9-40-4957	08/12/1994	525 W LEE ST	ELECTRICAL	ELECTRICAL
X9-40-5083	08/18/1994	525 W LEE ST	MECHANICAL	MECHANICAL
X9-40-5089	08/19/1994	525 W LEE ST	PLUMBING	PPLUMBING VER INSPECTED - NO FINAL CALLED FOR BY CONTRACTOR - DM
X9-40-5243	08/26/1994	525 W LEE ST	ELECTRICAL	EADMINALRM
X9-40-6273	10/04/1994	525 W LEE ST	ELECTRICAL	UNKNOWN

*pink indicates permits*



*Neal case - unresolved*

**ESCAMBIA COUNTY BUILDING INSPECTIONS DEPARTMENT  
DIVISION OF UNLICENSED CONTRACTING**



**CASE DOCUMENTATION**

Case Number: COM140900031

Location of Complaint: 525 W LEE

Contractor: DAVID NEAL DBA NEAL, INC

License Info: CBC1253339

**09/09/2014** RECEIVED A LICENSING COMPLAINT CASE SENT TO B.I.D VIA US MAIL FROM MR ROBERT KING. HE SAYS THAT NEARLY 3 YEARS AGO DAVID NEAL DBA DAVID NEAL, LLC MADE REPAIRS TO THE BACK DECK OF HIS HOME WITHIN THE CITY LIMITS THAT HAVE NOT HELD UP AGAINST THE ELEMENTS, ALLOWING WATER TO DESTROY THE DECK BOARDS. PHONED MR KING. I REQUESTED COPIES OF CHECKS AND CONTRACTS. RESEARCHED CITY PERMITS. FOUND REPAIR PERMIT #10-12-0458 TAKEN OUT ON 12/22/2010 BY MR NEAL FOR CRAWL SPACE AND FRONT PORCH REPAIRS, INCLUDING A NOC. THAT PERMIT WAS COMPLETED, FINAL INSPECTION WAS PASSED ON 02/18/2011. MR KING REFERS SPECIFICALLY TO BACK PORCH REPAIRS IN HIS WRITTEN COMPLAINT. CONFIRMED THAT THE BACK AND FRONT PORCH ARE NOT THE SAME PORCH. THE PERMIT DESCRIPTION ONLY REFERS TO THE FRONT PORCH AS BEING PERMITTED AND INSPECTED. MR KING WANTS RESTITUTION EQUAL TO THE COST OF HIRING ANOTHER CONTRACTOR TO REPLACE THE DECK BOARDS.

RESEARCHED MR NEAL ON ACCELA. FOUND ONLY PERMITS EVER ISSUED IN ESCAMBIA COUNTY ARE IN 2014. HE HAS BEEN IN BUSINESS SINCE 2007. CHECKED PERMITS AGAINST HIS WEBSITE ADDRESSES AND ALL PERMITS SEEM IN ORDER. MR NEAL IS REGISTERED IN ESCAMBIA COUNTY AND UP-TO-DATE, HAS A JANET HOLLEY TAX RECEIPT, AND A WORKERS COMP EXEMPTION, AND NO BBB COMPLAINTS.

**09/10/2014** MR KING SENT 10 PAGES OF INVOICES, BIDS, ETC FROM MR NEAL CONCERNING HIS CASE.

**09/11/2014** READ FORWARDED DOCUMENTATION. CALLED CITY OF PENSACOLA TO INSURE THAT NO PERMIT (OR PERMIT ADDITION) DENOTED THE BACK PORCH. SPOKE TO MR KING WHO SAYS THE THERE ARE TWO DISTINCTLY DIFFERENT PORCHES. MADE APPOINTMENT TO PHOTOGRAPH CONDITION. TOOK PHOTOS. MR NEAL'S INVOICES READS "REMOVED AND REPLACED THE FLOOR DECKING SYSTEM ON THE BACK PORCH". MUST ASK MR NEAL TO EXPLAIN WHAT EXACTLY THIS MEANS. UPON INSPECTION, THE BACK DECK IS SUPPORTED BY A FOUNDATION CONTINUOUS WITH THE ENTIRE HOUSE. SOME OF THE POST AND BEAM REPAIRS NOTED ON THE PERMIT INCLUDE AREAS UNDER THE BACK DECK. THE PROBLEM APPEARS TO BE A PIECE OF PT PLYWOOD, WHOSE EXPOSED EDGE HAS ALLOWED WATER TO PENETRATE INTO IT AND RAISE THE FLOOR BOARDS ATOP OF IT, TRAPPING WATER, AND SPLITTING TOP BOARDS.

**09/12/2014** TRIED 2 DIFFERENT AVAILABLE PHONE NUMBERS FOR MR NEAL. SENT LETTER TO CONTACT ME, ALONG WITH COPY OF COMPLAINT.

**09/15/2014** RECEIVED CALL FROM MR NEAL. HE SAYS HE HAS A STANDARD 1-YEAR WARRANTY, AS MANDATED BY LAW. ALL PORTIONS OF HIS WORK WAS INSPECTED BY CITY INSPECTOR BILL HALE. HE SAYS MR KING DID NOT CALL HIM UNTIL 3 ½ YEARS HAD LAPSED BUT NOTED THAT IN HIS COMPLAINT MR KING WROTE: "DECKING WAS COMPLETED AND PAYMENT WAS MADE. SOON AFTERWARDS, IT WAS NOTED THAT RAIN WATER POOLED ON THE DECK AND THE WOOD SOON BEGAN SPLITTING AND SHRINKING". MR NEAL SAID MR KING HAD AN OPPORTUNITY TO CALL HIM THEN, WHILE THE PROBLEM BECAME OBVIOUS AND THE 1-YEAR WARRANTY WAS STILL INTACT. HE SAYS THE 1-YEAR WARRANTY IS IMPLIED AND BASED ON STATE LAW. HE ASKED FOR A COPY OF THE PHOTOS TO BE EMAILED OVER. HE SAYS HE WILL NOT DO ANY REPAIRS AFTER THIS AMOUNT OF TIME AND AGREES TO HAVE CASE REFERRED TO BOARD SECRETARY.

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**Case Status:** \_\_\_\_\_

**Date:** \_\_\_\_\_

**Officer Signature:** \_\_\_\_\_

DEBRA ASPLUND #987