Aug 1, 2025 09:19:47
134 Canal Road
Edgewater
Volusia County
Florida

INTEX
NO JUMPING
NE PAS SAUTER
NO SALTAR
NO DIVING
Aug 1, 2025 09:19:17
31 Pine Brook Drive
Edgewater
Volusia County
Florida

Aug 1, 2025 09:18:32
31 Pine Brook Drive
Edgewater
Volusia County
Florida

Aug 1, 2025 09:18:07
134 Canal Road
Edgewater
Volusia County
Florida

Aug 1, 2025 09:21:18
31 Pine Brook Drive
Edgewater
Volusia County
Florida

Aug 1, 2025 09:21:14
31 Pine Brook Drive
Edgewater
Volusia County
Florida

8:32 5Guc 21

Level Engineering: Answering Your Request

Inbox

hellocentralflo... Jun 4
to me

Hello Bryan,

Thank you for speaking with me about your need for a structural engineer. Currently our engineer would be able to get out to you mid-July with date TBA. If an appointment for June 18th cancels then we will offer you a spot.

We want you to know:

- We are **your** independent engineering professionals.
- We are licensed and bound by the ethics and requirements instituted by the State of Central Florida. **Our seal is your warranty and your protection.**
- Our structural engineers are in high demand and are committed to excellence in each and every project.
- Our engineers have worked with thousands of homeowners, contractors, real estate professionals, and governments to deliver common sense solutions for big and small projects alike.

Thank you. We look forward to speaking with you soon!

Jess

Jess Sherwood
Client Relations Expert
Level Engineering and Architecture

Reply Forward

99+

31 Pine Brook Dr

Inbox

Williams Engineering Apr 22
Hi Bryan Please email me as much information as you have so I can

10

Bryan Wagner Jun 5
to twpe

Yes sir. Phone number is 3869572391

Hide quoted text

On Thu, Jun 5, 2025, 1:39 PM Williams Engineering <twpe@cfl.rr.com> wrote:

> Hi Bryan
>
> I have cleared up my calendar for now and am following up. I can not locate your phone number, or I would have called.
>
> Do you still need my services?
>
> I will be glad to help if I can.
>
> Sincerely
>
> *Thomas C Williams P.E.*
> **FL 54877**
> **Williams Engineering PLC**
> 931 S. Ridgewood Ave. B4
> Edgewater, FL 32132
> *twpe@cfl.rr.com*
> *386 405-5871*
> *New Email*
> *twpe60@outlook.com*

From: Bryan Wagner <bryan.wagner17@gmail.com>
Sent: Tuesday, May 13, 2025 1:44 PM
To: twpe@cfl.rr.com
Subject: Re: 31 Pine Brook Dr

Ok

On Tue, May 13, 2025, 1:35 PM Williams Engineering <twpe@cfl.rr.com> wrote:

> Hi Bryan
>
> I have been swamped and have not had a chance to review this information. I am going on vacation and will not be able to review this and discuss this with you until the first week in June. If you need to find another Engineer I totally understand. If you can wait I will speak to you in June.
>
> *Thomas C Williams P.E.*
> **FL 54877**
> **Williams Engineering PLC**
> 931 S. Ridgewood Ave. B4
> Edgewater, FL 32132
> *twpe@cfl.rr.com*
> *386 405-5871*
> *New Email*
> *twpe60@outlook.com*

From: Bryan Wagner <bryan.wagner17@gmail.com>
Sent: Tuesday, April 22, 2025 10:32 AM
To: twpe@cfl.rr.com
Subject: Re: 31 Pine Brook Dr

The back porch is 40 ft from our back property line, we are 7.5ft from the side of our property line

On Tue, Apr 22, 2025, 10:31 AM Bryan Wagner <bryan.wagner17@gmail.com> wrote:

> On Tue, Apr 22, 2025, 10:30 AM Bryan Wagner <bryan.wagner17@gmail.com> wrote:
>
> > On Tue, Apr 22, 2025, 10:30 AM Bryan Wagner <bryan.wagner17@gmail.com> wrote:
> >
> > > On Tue, Apr 22, 2025, 10:29 AM Bryan Wagner <bryan.wagner17@gmail.com> wrote:
> > >
> > > > On Tue, Apr 22, 2025, 8:26 AM Williams Engineering <twpe@cfl.rr.com> wrote:
> > > >
> > > > > Hi Bryan
> > > > >
> > > > > Please email me as much information as you have so I can determine how I can help you. Scan and send any sketches. Send photos of each structure (front, back, sides & interior). What are your side and rear setbacks? How close are the structures to the property lines. These are just some of the questions.
> > > > >
> > > > > Sincerely
> > > > >
> > > > > *Thomas C Williams P.E.*
> > > > > **FL 54877**
> > > > > **Williams Engineering PLC**
> > > > > 931 S. Ridgewood Ave. B4
> > > > > Edgewater, FL 32132
> > > > > *twpe@cfl.rr.com*
> > > > > *386 405-5871*
> > > > > *New Email*
> > > > > *twpe60@outlook.com*
> > > > >
> > > > > *Please use the second email to respond.*

Reply Forward

99+

8:31 5Guc 21

(no subject)

Inbox

Bryan Wagner Jun 10
boards are 16 on center except the last 4 for over hang next to the hit tub

Level Engineering and Architect... Ju
Hello Bryan, Happy Wednesday! Thank you for sending over the pictures. I've

Level Enginee... Jun 16
to me

Hello Bryan,

Our engineer took a closer look at your service area, and unfortunately, we won't be able to assist as there will be no service coverage in your location.

We apologize for any inconvenience this may have caused and appreciate your understanding.

Please let us know if you have any questions.

Best Regards,

Aida T.

Aida Templeton
Jess Sherwood
Nick Trask
Level Engineering LLC | Client Relations Experts
o 720.408.0119 **Ext**. 1
admin@levelengineering.com

Reply Forward

Tuesday, May 20 • 4:23 PM

Texting with Daniel (SMS/MMS)

D Daniel Troian

Wednesday, May 21 • 9:27 AM

Good morning sir, I'm ready when you are

I can be there at 10:00

Sounds good I'll see you then
31 pine brook
It's the one with all the plants out front

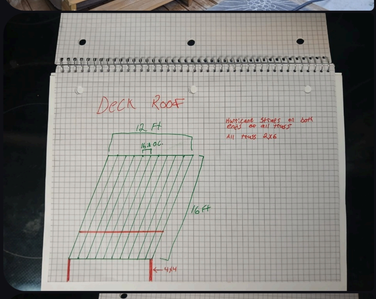
Friday, May 23 • 9:08 AM

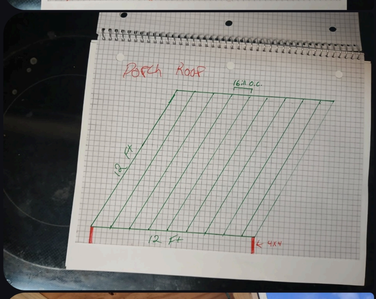
Good morning, just checking in to see how things went with your engineer

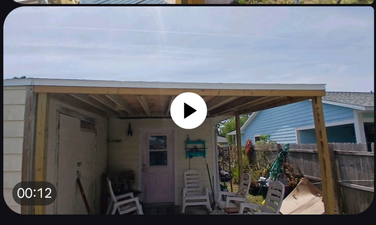
9:08 AM SMS

Monday, Jun 16 • 2:08 PM

RCS chat with Craig
This chat is now end-to-end encrypted. Learn more







Tuesday, Jun 17 • 4:43 PM

Im sorry Bryan, but there's just no way I'm going to have the time to help you with this right now or in the next month. You probably wouldn't want to even hear my fee for this.

All good thank you for getting back to me

Tuesday, Jun 17 • 7:07 PM

If I can think of anybody who might be able to help you i will let you know!

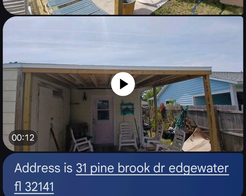
Ok thank you

Texting with Craig (SMS/MMS)

Text message

Monday, Jun 16 • 12:55 PM

RCS chat with Anthony
This chat is now end-to-end encrypted. Learn more



Address is 31 pine brook dr edgewater fl 32141

Received, is this your house or is it for a client?

It's my fiancé's

Thursday, Jun 19 • 9:37 AM

Please text me.

RCS chat with Anthony

Hey Bryan, this is Anthony. Let me know when you have a quick minute

Stuck in the hospital right now

Sorry to hear, hope all is well

Thursday, Jun 19 • 11:24 AM

Apparently I have appendicitis so they have to remove it

Monday, Jun 23 • 12:34 PM

Texting with Anthony (SMS/MMS)

I'll call you back.

RCS chat with Anthony

Okay

Monday, Jun 30 • 2:54 PM

Hello, I haven't heard from your friend in new smyrna want sure if you had been able to reach out to him

Tuesday, Jul 1 • 8:50 AM

Hey Bryan, I sent the information to him last week. Let me follow up with him today. Just in case, his number is 386-426-5583 (Chuck)

Ok thank you

Tuesday, Jul 1 • 9:55 AM

Do you mind providing the address so I can send that as well?

31 pine brook dr edgewater fl 32141

Tuesday, Jul 1 • 4:02 PM

Hey man, heard from Chuck. He said it would be $2000. He's out until Monday and asked if you can call the office next week. +13864265583

He's a good guy though. I used to work for him, I have a lot of respect for him

Ok sounds good, thank you for getting back to me. I'll call Monday

Texting with Anthony (SMS/MMS)

May 19, 2025 15:23:12

May 19, 2025 15:23:52

May 19, 2025 15:23:25

May 19, 2025 15:23:17

May 19, 2025 15:23:08

May 19, 2025 15:23:55