

EXPERT



Reserve Services, Inc.

Reserve Studies - Replacement Cost Valuations

Replacement Cost Valuation Prepared For:

**Ocean Shore Condominium
1075 Ocean Shore Blvd.
Ormond Beach, Florida 32176**



**Date Of Site Visit:
October 5, 2023**



www.expertreserveservices.com

(386) 677-8886

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OFFICES

**Daytona Beach, West Palm Beach,
Coral Gables (Miami), St. Petersburg and Venice**

EXPERT RESERVE SERVICES, INC.

Expert Reserve Services, Inc. has been serving the needs of Florida Homeowner and Condominium Associations since 2002. We offer our services to the entire State. The company maintains an 'A' rating from the Better Business Bureau as well as membership in numerous Chambers of Commerce and numerous professional organizations.

Per your request an inspection of the property was completed to determine the cost to replace the structure, in its current condition, if a total loss was to occur. In the following pages you will find a detailed property valuation report using the CoreLogic valuation system and program and photographs of the property.

The intended user of this replacement cost report is the property owner or insured. The intended use is to evaluate the property, analyze and report the replacement cost for insurance purposes, excluding the site value, demolition cost, excavation, land improvements and equipment costs. The exclusions or additions are computed on the basis of items specifically included or excluded from the coverage by the policy and it's riders and endorsement. The additional expense incurred for demolition and/or debris removal is a paper cost of reconstruction and is the matter of the underwriting policy and has not been included in this Replacement Cost Report. This is not a real estate appraisal, but a replacement cost report utilizing the accepted CoreLogic insurance appraisal calculation system.

A traditional appraisal places a market resale value on a property - this is exclusively what it would cost to replace the structure.

COST APPROACH TO VALUE:

In the case of valuation for insurance purposes, there is no imputed depreciation, as the improvements, if destroyed would be replaced in full at the current value.

DEFINITION OF INSURABLE VALUE

The following definition is used for valuations:

1. The portion of the value or asset group that is acknowledged or recognized under the provisions of an applicable loss insurance industry.
2. Value used by insurance companies as the basis for insurance. Often considered to be replacement or reproduction cost less deterioration of non-insurable items.

Cost estimates are derived from CoreLogic software with the most recent updates available. Administrative and profit included in price per square foot estimates.



Ocean Shore Condominium Association

1075 Ocean Shore Blvd., Ormond Beach, FL 32176

- Insurance Replacement Cost Valuation -



Property Overview:

The property consists of 1 condominium structure that was built in 2002 and located direct oceanfront on a barrier island. It is 8 stories tall with the first floor containing a lobby, mechanical rooms and garage parking. Floors 2-8 are condominium residences. The structure is of ISO6 (reinforced concrete) construction with stucco finish on the concrete block exterior walls. The roof is flat with membrane coverings.

The site additions include a swimming pool, wooden beach walkover and fencing.

Hazard/Wind

\$ 7,580,677

Flood

\$ 9,652,415

Site Improvements:

Swimming Pool	\$ 72,250
Fencing	\$ 6,528
Beach Walkover	\$ 23,980
Light Poles	\$ 4,800

Florida Replacement Cost Values: Over the last 5 years Florida has seen steady increases in the cost of construction (material and labor). This impacts new construction as well as and replacement values. The increase throughout Florida has averaged 3%-5% per year over the last decade. These vary slightly with the geographic location. However, both construction materials as well as labor costs have increased greatly in both 2021 and 2022. The average construction cost increase in Florida for 2021 was 14.2% and 9.7% in 2022. Also, for structures located on barrier islands (with access only by bridge) the method of valuation has been modified. It now reflects the additional cost associated with transporting labor and materials to the location with longer and more limited access. This method more accurately estimates the correct replacement cost.

These insurance replacement valuation amounts are based on current market conditions for the geographic area where these structures are located. If an event of sufficient magnitude occurs in a large area and results in the destruction of these improvements, it is possible that debris removal and construction costs will spike upward at that time.



Valuation Standard Report

HAZARD/WIND Replacement Valuation

10/5/2023

VALUATION

Valuation Number:	ESTIMATE-0001198	Effective Date:	10/05/2023
Value Basis:	Reconstruction	Expiration Date:	10/04/2024
		Estimate Expiration Date:	01/03/2024
		Cost as of:	08/2023

BUSINESS

Ocean Shore Condominium
1075 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176 USA

LOCATION 1 - Ocean Shore Condominium

Ocean Shore Condominium
1075 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - Ocean Shore Condominium

Section 1

SUPERSTRUCTURE

Occupancy:	86% Condominium, w/o Interior Finishes	Story Height:	9 ft.
	14% Parking on First Level		10 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	8
Gross Floor Area:	50,118 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2002		

SUBSTRUCTURE

Other:	None (Remove Slab Cost)	50,118 sq.ft.
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Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Good
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CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Standard Report

HAZARD/WIND Replacement Valuation

Policy Number: ESTIMATE-0001198

10/5/2023

Site Position: Unknown

Soil Condition:

Good

Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation		\$4,098
Foundations		(\$247,365)
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior		\$3,315,813
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior		\$1,339,392
Floor Finish, Ceiling Finish, Partitions		
Mechanicals		\$2,380,041
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins		\$547,722
SUBTOTAL RC		\$7,339,702
ADDITIONS		
Building Items		\$240,975
Total Additions		\$240,975
TOTAL RC Section 1		\$7,580,677

TOTAL RC BUILDING 1 Ocean Shore Condominium		\$7,580,677
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION SUBTOTAL (All Buildings)	\$7,580,677	50,118	\$151
LOCATION ADDITIONS			
Site Improvements	\$78,778		
Custom Items			
Light Poles (2)	\$4,800		
Beach Walkover (wood)	\$23,980		
Location Additions Value	\$107,558		
LOCATION TOTAL, Location 1	\$7,688,235	50,118	\$153
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,688,235	50,118	\$153

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Standard Report

HAZARD/WIND Replacement Valuation
EQUIPMENT REPORT

Policy Number: ESTIMATE-0001198

10/5/2023

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		Cost as of:	08/2023

BUSINESS

Ocean Shore Condominium
1075 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176 USA

LOCATION 1 - Ocean Shore Condominium

Ocean Shore Condominium
1075 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176 USA

Equipment: Building items and site improvements
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	Replacement	Depreciated
Building 1, Section 1		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$240,975	\$240,975
LOCATION 1 Additions		
Custom Items		
(1) Light Poles (2)	\$4,800	\$4,800
(1) Beach Walkover (wood)	\$23,980	\$23,980
Site Improvements		
Fences		
(1) Aluminized steel, 9 gauge wire	\$6,528	\$6,528
Swimming Pools		
(1) Cast-in-place concrete or gunite sprayed-on concre, 1,000 SF Water Surface Area	\$72,250	\$72,250
LOCATION 1 - Ocean Shore Condominium TOTAL	\$348,533	\$348,533
TOTAL	\$348,533	\$348,533

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Valuation Standard Report

HAZARD/WIND Replacement Valuation

SUMMARY REPORT

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10/5/2023

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BUSINESS

Ocean Shore Condominium
 1075 OCEAN SHORE BLVD
 ORMOND BEACH, FL 32176 USA

LOCATION 1 - Ocean Shore Condominium

Ocean Shore Condominium
 1075 OCEAN SHORE BLVD
 ORMOND BEACH, FL 32176 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	86%	Condominium, w/o Interior Finishes	\$7,339,702	50,118	\$146
	14%	Parking on First Level			

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	86%	Condominium, w/o Interior Finishes	\$7,339,702	50,118	\$146
	14%	Parking on First Level			

Total Additions: \$240,975

BUILDING TOTAL, Building 1	\$7,580,677	50,118	\$151
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$7,580,677		\$7,580,677
-100% Variance	(\$7,580,677)		

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION SUBTOTAL (All Buildings)	\$7,580,677	50,118	\$151

Total Location Additions \$107,558

LOCATION TOTAL, Location 1	\$7,688,235	50,118	\$153
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,688,235	50,118	\$153

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Valuation Standard Report

HAZARD/WIND Replacement Valuation

Policy Number: ESTIMATE-0001198

10/5/2023

End of Report

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Valuation Standard Report

FLOOD Replacement Valuation

10/5/2023

VALUATION

Valuation Number:	ESTIMATE-0001198	Effective Date:	10/05/2023
Value Basis:	Reconstruction	Expiration Date:	10/04/2024
		Estimate Expiration Date:	01/03/2024
		Cost as of:	08/2023

BUSINESS

Ocean Shore Condominium
1075 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176 USA

LOCATION 1 - Ocean Shore Condominium

Ocean Shore Condominium
1075 OCEAN SHORE BLVD
ORMOND BEACH, FL 32176 USA

Location Adjustments

Climatic Region:	3 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	1 - No Damage

BUILDING 1 - Ocean Shore Condominium

Section 1

SUPERSTRUCTURE

Occupancy:	86% Condominium	Story Height:	9 ft.
	14% Parking on First Level		10 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	8
Gross Floor Area:	50,118 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	2002		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Good
	Site Position: Unknown	Soil Condition:	Good

Fees

Architect Fees:	7% is included
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Valuation Standard Report

FLOOD Replacement Valuation

Policy Number: ESTIMATE-0001198

10/5/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation	\$4,052	
Foundations	\$85,342	
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$3,239,247	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$1,741,468	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$3,729,598	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$611,733	
SUBTOTAL RC	\$9,411,440	
ADDITIONS		
Building Items		\$240,975
Total Additions		\$240,975
TOTAL RC Section 1	\$9,652,415	
TOTAL RC BUILDING 1 Ocean Shore Condominium	\$9,652,415	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$9,652,415	50,118	\$193
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$9,652,415	50,118	\$193

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Valuation Standard Report

FLOOD Replacement Valuation

EQUIPMENT REPORT

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10/5/2023

VALUATION

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		Cost as of:	08/2023

BUSINESS

Ocean Shore Condominium
 1075 OCEAN SHORE BLVD
 ORMOND BEACH, FL 32176 USA

LOCATION 1 - Ocean Shore Condominium

Ocean Shore Condominium
 1075 OCEAN SHORE BLVD
 ORMOND BEACH, FL 32176 USA

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 1, Section 1		
Building Items		
Balconies		
(1) Balconies, Reinforced concrete frame	\$240,975	\$240,975
LOCATION 1 - Ocean Shore Condominium TOTAL	\$240,975	\$240,975
TOTAL	\$240,975	\$240,975

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Valuation Standard Report

FLOOD Replacement Valuation

SUMMARY REPORT

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10/5/2023

VALUATION

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BUSINESS

Ocean Shore Condominium
 1075 OCEAN SHORE BLVD
 ORMOND BEACH, FL 32176 USA

LOCATION 1 - Ocean Shore Condominium

Ocean Shore Condominium
 1075 OCEAN SHORE BLVD
 ORMOND BEACH, FL 32176 USA

BUILDING 1: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	86%	Condominium	\$9,411,440	50,118	\$188
	14%	Parking on First Level			

Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	86%	Condominium	\$9,411,440	50,118	\$188
	14%	Parking on First Level			

Total Additions: \$240,975

BUILDING TOTAL, Building 1	\$9,652,415	50,118	\$193
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$9,652,415		\$9,652,415
-100% Variance	(\$9,652,415)		

LOCATION TOTAL, Location 1			Reconstruction	Sq.Ft.	\$/Sq.Ft.
			\$9,652,415	50,118	\$193

VALUATION GRAND TOTAL			Reconstruction	Sq.Ft.	\$/Sq.Ft.
			\$9,652,415	50,118	\$193

End of Report

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

This Mitigation Inspection Form must be completed to capture mitigation features applicable to a Type II (4 to 6 story) or Type III (7 or more story) building. This Inspection Form is required for either residential condominium unit owners or commercial residential applicants requesting mitigation credits in such buildings.

WIND LOSS MITIGATION INFORMATION

PREMISES #:	1	SUBJECT OF INSURANCE:	Ocean Shore Condominium	POLICY #:	
BUILDING #:	1	STREET ADDRESS:	1075 Ocean Shore Blvd., Ormond Beach		
# STORIES:	8	BLDG DESCRIPTION:	Condominium		
BUILDING TYPE: <input type="checkbox"/> II (4 to 6 stories) <input checked="" type="checkbox"/> III (7 or more stories)					

Terrain Exposure Category must be provided for each insured location.

I hereby certify that the building or unit at the address indicated above **TERRAIN EXPOSURE CATEGORY** as defined under the Florida Building Code is (Check One): **Exposure C** or **Exposure B**

Certification below for purposes of **TERRAIN EXPOSURE CATEGORY** above does not require personal inspection of the premises.

Certification of Wind Speed is required to establish the basic wind speed of the location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the basic **WIND SPEED** of the building or unit at the address indicated above based upon county wind speed lines defined under the Florida Building Code (FBC) is (Check One): **≥100** or **≥110** or **≥120**

Certification of Wind Design is required when the buildings is constructed in a manner to exceed the basic wind speed design established for the structure location (Complete for Terrain B only if Year Built On or After Jan.1, 2002).

I hereby certify that the building or unit at the address indicated above is designed and mitigated to the Florida Building Code (FBC) **WIND DESIGN** of (Check One): **≥100** or **≥110** or **≥120**

Certification for the purpose of establishing the basic **WIND SPEED** or **WIND SPEED DESIGN** above does not require personal inspection of the premises.

Specify the type of mitigation device(s) installed:

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photo documenting the existence of each visible and accessible construction or mitigation attribute marked in Sections 1 through 4 must accompany this form.

1. Roof Coverings

Roof Covering Material: Membrane **Date of Installation:** 2002

Level A (Non FBC Equivalent) – Type II or III
One or more roof coverings that do not meet the FBC Equivalent definition requirements below.

Level B (FBC Equivalent) – Type II or III

Single-Ply, Modified Bitumen, Sprayed Polyurethane foam, Metal, Tile, Built-up, Asphalt Shingle or Rolled Roofing, or other roof covering membranes/products that at a minimum meet the 2001 or later Florida Building Code or the 1994 South Florida Building Code and have a Miami-Dade NOA or FBC 2001 Product Approval listing that is/was current at the time of installation.

All mechanical equipment must be adequately tied to the roof deck to resist overturning and sliding during high winds. Any flat roof covering with flashing or coping must be mechanically attached to the structure with face fasteners (no clip/cleat systems), and asphalt roof coverings on flat roofs must be 10 years old or less.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM

2. Roof Deck Attachment

Level A – Wood or Other Deck Type II only

Roof deck composed of sheets of structural panels (plywood or OSB).

Or

Architectural (non-structural) metal panels that require a solid decking to support weight and loads.

Or

Other roof decks that do not meet Levels B or C below.

Level B – Metal Deck Type II or III

Metal roof deck made of structural panels fastened to open-web steel bar joists and integrally attached to the wall.

Level C – Reinforced Concrete Roof Deck Type, II or III

A roof structure composed of cast-in-place or pre-cast structural concrete designed to be self-supporting and integrally attached to wall/support system.

3. Secondary Water Resistance

Underlayment A self-adhering polymer modified bitumen roofing underlayment (thin rubber sheets with peel and stick underside located beneath the roof covering and normal felt underlayment) with a minimum width of 6" meeting the requirements of ASTM D 1970 installed over all plywood/OSB joints to protect from water intrusion. All secondary water resistance products must be installed per the manufacturer's recommendations. Roofing felt or similar paper based products are not acceptable for secondary water resistance.

Foamed Adhesive

A foamed polyurethane sheathing adhesive applied over all joints in the roof sheathing to protect interior from water intrusion.

4. Opening Protection

Class A (Hurricane Impact) – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (9 lb.) impact requirements of:

SSTD12;

ASTM E 1886 and ASTM E 1996;

Miami-Dade PA 201, 202, and 203;

Florida Building Code TAS 201, 202 and 203.

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

Class B (Basic Impact) – All glazed openings (windows, skylights, sliding glass doors, doors with windows, etc) less than 30 feet above grade must be protected with impact resistant coverings (e.g. shutters), impact resistant doors, and/or impact resistant glazing that meet the Large Missile (4.5 lb.) impact requirements of:

ASTM E 1886 and ASTM E 1996

All glazed openings less than 30 feet above grade shall meet the Large Missile Test standard referenced above. All glazed openings between 30 and 60 feet above grade must meet the Small Missile Test of the respective standard. For buildings located in the HVHZ (High Velocity Hurricane Zone) all glazed openings greater than 60 feet above grade must also meet the Small Missile Test of the respective standard.

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

**CITIZENS PROPERTY INSURANCE CORPORATION
BUILDING TYPE II AND III MITIGATION INSPECTION FORM**

CERTIFICATION

I certify that I hold an active license as a: *(CHECK ONE OF THE FOLLOWING)*

- General or building contractor licensed under Section 489.111, Florida Statutes.**
- Building code inspector certified under Section 468.607, Florida Statutes.**
- Professional architect licensed under Section 481.213, Florida Statutes.**
- Professional engineer licensed under Section 471.015, Florida Statutes.**

I also certify that I personally inspected the premises at the Location Address listed above on the inspection date provided on this Mitigation Inspection Form. In my professional opinion, based on my knowledge, information and belief, I certify that the above statements are true and correct.

This Mitigation Inspection Form and the information set forth in it are provided solely for the purpose of verifying that certain structural or physical characteristics exist at the Location Address listed above and for the purpose of permitting the Named Insured to receive a property insurance premium discount on insurance provided by Citizens Property Insurance Corporation and for no other purpose. The undersigned does not make a health or safety certification or warranty, express or implied, of any kind, and nothing in this Form shall be construed to impose on the undersigned or on any entity to which the undersigned is affiliated any liability or obligation of any nature to the named insured or to any other person or entity.

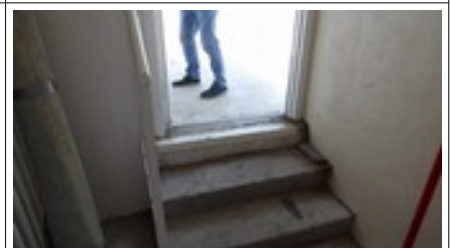
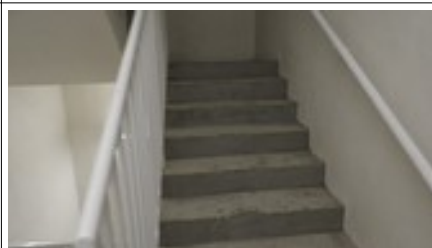
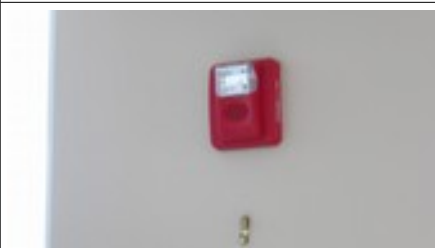
Name of Company:	<u>Expert Inspectors Inc.</u>	Phone:	<u>386-677-8886</u>
Name of Inspector	<u>Ramon Giaccone</u>	License Type	<u>Contractor</u>
		License #	<u>CBC 1251714</u>
Inspection Date:	<u>10-5-2023</u>		
Signature:	<u></u>	Date:	<u>10-5-2023</u>
Applicant /Insured's Signature *:	_____	Date:	_____

*Applicant /Insured's signature must be from the Board President and another member of the board for condo and homeowner's associations or an officer of the named insured for all other business entities.

"Any person who knowingly and with intent to injure, defraud, or deceive any insurer files a statement of claim or an application containing any false, incomplete, or misleading information is guilty of a felony of the third degree."

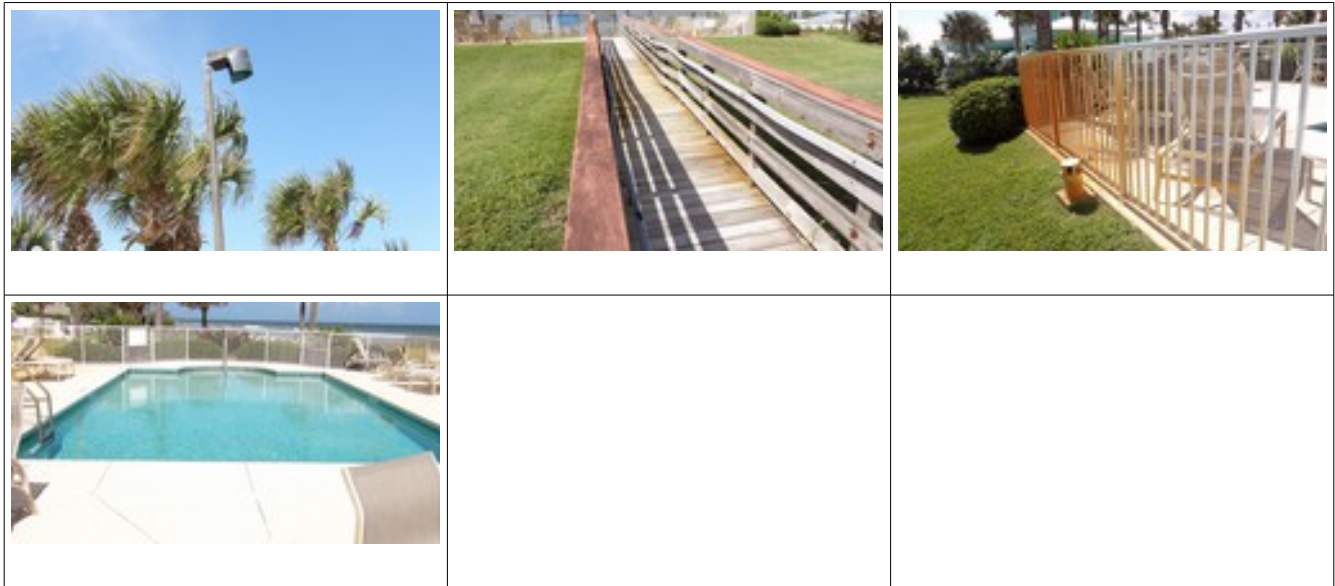
*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.

Ocean Shore Condominium





Site Additions



ISO Types 1-6: Construction Code Descriptions

ISO 1 – Frame (combustible walls and/or roof)

Class 1B

Buildings where the exterior walls are wood or other combustible materials, including construction where the combustible materials are combined with other materials such as brick veneer, stone veneer, wood iron-clad and stucco on wood.

Wood frame walls, floors, and roof deck

Brick Veneer, wood/hardiplank siding, stucco cladding

Wood frame roof with wood decking and typical roof covers below:

- *Shingles
- *Clay/concrete tiles
- *BUR (built up roof with gravel or modified bitumen)
- *Single-ply membrane
- *Less Likely metal sheathing covering
- *May be gable, hip, flat or combination of geometries

Roof anchorage

- *Toe nailed
- *Clips
- *Single Wraps
- *Double Wraps

Examples: Primarily Habitational, max 3-4 stories

ISO 2 – Joisted Masonry (JM) (noncombustible masonry walls with wood frame roof)

Class 2B

Buildings where the exterior walls are wood or other combustible materials, including construction where the combustible materials are combined with other materials such as brick veneer, stone veneer, wood iron-clad and stucco on wood.

Concrete block, masonry, or reinforced masonry load bearing exterior walls

*if reported as CB walls only, verify if wood frame (ISO 2) or steel/noncombustible frame roof (ISO 4)

*verify if wood frame walls (Frame ISO 1) or wood framing in roof only (JM ISO 2)

Stucco, brick veneer, painted CB, or EIFS exterior cladding

Floors in multi-story buildings are wood framed/wood deck or can be concrete on wood or steel deck.

Wood frame roof with wood decking and typical roof covers below:

- *Shingles
- *Clay/concrete tiles
- *BUR (built up roof with gravel or modified bitumen)
- *Single-ply membrane
- *Less Likely metal sheathing covering
- *May be gable, hip, flat or combination of geometries

Roof anchorage

- *Toe nailed
- *Clips
- *Single Wraps
- *Double Wraps

Examples: Primarily Habitational, small office/retail, max 3-4 stories

If “tunnel form” construction meaning there is a concrete deck above the top floor ceiling with wood frame roof over the top concrete deck, this will react to wind forces much the same way as typical JM construction. It is slightly better from a fire rating standpoint and from a wind standpoint in terms of potential damage if the wood frame is damaged. Please provide comments in the construction details of SOV for this type of construction.

A subset of JM Construction is Heavy Timber Joisted Masonry JM Class II, also known at ISO 7 (Class 7AB). This is Joisted Masonry constructed buildings where the following additional conditions exist: Where the entire roof has a minimum thickness of 2 inches with Roof Supported by timber and having a minimum dimension of 6 inches, or where the entire roof assembly is documented to have a UL wind uplift classification of 90 or equivalent.

ISO Types 1-6: Construction Code Descriptions

ISO 3 - Non Combustible (NC)

Class 3B / NC-I (non-combustible)

Buildings where the exterior walls and the floors and roof are constructed of and supported by metal, asbestos, gypsum or other non-combustible materials.

Minimal combustible materials in the building construction

Typical steel frame walls with masonry in-fill, brick veneer, metal sheathing, EIFS. Steel framing is load bearing portion of the building frame. AMBS (all metal building system) pre-engineered construction is common. Light steel frame ISO 3 smaller geometry with no interior building support columns. Heavier ISO 3 larger geometries with internal support columns and heavier roof framing. If multi-story, floors are commonly concrete on steel frame on steel deck.

Roof deck and roof cover systems:

*Steel deck

- BUR (built up roof with gravel or modified bitumen)
- Single-ply membrane
- Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement.
- Usually flat/low sloped

*Metal

- Lap seam metal panel (exposed fasteners)
- Standing seam metal panel (concealed fasteners)
- May or may not be coated/sealed
- May be gable, hip, flat or combination of geometries

Roof anchorage:

*Light steel frame ISO 3 may still incorporate clips, single wraps, or double wraps

*Because of heavier construction with no wood framing in roof, roof to wall anchorage is typically an engineered bolted and/or **structural** roof connection. Toe nailing, Clips, single wraps, double wraps do not apply.

Examples: warehouses, manufacturing facilities

A subset of NC Construction is Superior Non-Combustible Construction NC-II, also known as ISO 8 (Class 8AB). This shall apply to Non-combustible constructed buildings where the following additional conditions exist: Where the entire roof is constructed of 2 inches of masonry on steel supports; or, where the entire roof is constructed of 22 gauge metal (or heavier) on steel supports; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

ISO 4 - Masonry Non Combustible (MNC)

Class 4AB / MNC-I

Buildings where the exterior walls are constructed of masonry materials as described in code 2 above, with the floors and roof of metal or other non-combustible materials.

Concrete block, reinforced masonry, tilt-up concrete load bearing walls – may be combined with some heavy steel framing. Floors commonly concrete on steel deck for multi-story buildings. Roof construction is typically heavy steel frames.

Roof deck and roof cover systems:

*Steel deck with insulation boards (commonly called insulated steel deck roofing system)

- BUR (built up roof with gravel or modified bitumen)
- Single ply membrane
- Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement.
- Flat/low sloped

*Lightweight insulating concrete or gypsum board on steel deck

- BUR (built up roof with gravel or modified bitumen)
- Single ply membrane
- Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement.

ISO Types 1-6: Construction Code Descriptions

- Flat/slow slope
- Sometimes possibly heavier concrete on steel deck or precast concrete panels for roof frame may still be considered ISO 4 if exposed steel is not fire proofed to obtain fire ratings needed to be ISO 5.

- *Steel frame with metal sheathing roof cover
 - Lap seam metal panel (exposed fasteners)
 - Standing seam metal panel (concealed fasteners)
 - May or may not be coated/sealed
 - May be gable, hip, flat or combination of geometries

Roof anchorage

- *Because of heavier construction with no wood framing in roof, roof to wall anchorage is typically an engineered bolted and/or **structural** roof connection. Toe nailing, Clips, single wraps, double wraps do not apply.

Walls have minimum 1 hour fire rating

Examples: shopping centers, strip centers, office buildings, warehouses, schools

A subset of MNC Construction is Superior Masonry Non-Combustible Construction MNC-II, also known as ISO 9 (Class 9A). This shall apply to Masonry Non-combustible constructed buildings where the following additional conditions exist: Where the entire roof is constructed of 2 inches of masonry on steel supports; or, where the entire roof is constructed of 22 gauge metal (or heavier) on steel supports; or, where the entire roof assembly is documented to have wind uplift classification of 90 or equivalent.

ISO 5 - Modified or Semi Fire Resistive (MFR or SFR)

Class 5A

Overall construction of fire resistive materials with fire rating less than 2 hours but greater than 1 hour. Exterior walls, floors and roof deck typically of masonry materials not less than 4 in thick but less thick than required for the 2 hour minimum rating for fire resistive construction.

Protected steel and/or concrete or heavy masonry walls and floors.

Semi wind resistive

Roof deck and roof cover systems

- *Heavy steel frame with concrete poured on steel deck
 - BUR (built up roof with gravel or modified bitumen)
 - Single ply membrane
 - Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement.
 - Flat/low sloped
 - Exposed steel must be fireproofed to achieve required fire rating
- *Precast concrete (PC) panels
 - BUR (built up roof with gravel or modified bitumen)
 - Single ply membrane
 - Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement.
 - Flat/low sloped
- *Steel deck with insulation boards, gypsum, lightweight insulating concrete
 - BUR (built up roof with gravel or modified bitumen)
 - Single ply membrane
 - Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement.
 - Flat/low sloped
 - Exposed steel must be fire proofed to achieve required fire rating.

Roof anchorage

- *Because of heavier construction with no wood framing in roof, roof to wall anchorage is typically an engineered bolted and/or **structural** roof connection. Toe nailing, Clips, single wraps, double wraps do not apply.

Examples: high and mid-rise office buildings and condos

ISO Types 1-6: Construction Code Descriptions

ISO 6 - Fire Resistant (FR)

Class 6A

Fire rating not less than 2 hours for walls, floors, and roofs. This typically requires walls of masonry materials minimum of 4 in thick, hollow masonry minimum 8 in thick, floors and roofs minimum of 4 in thick reinforced concrete, and any structural steel load bearing components with minimum of 2 hour fire rating, Reinforced Concrete Construction building frame and floors and/or very well protected steel and concrete Floors are minimum 4" cast in place concrete, precast concrete or concrete on protected steel

Wind resistive

Precast construction - brought in from elsewhere / Cast in Place is poured on site

Roof deck and roof cover systems

*Cast in place reinforced concrete or precast concrete

-BUR (built up roof with gravel or modified bitumen)

-Single ply membrane

-Lesser extent foam/spray applied roof which is typically applied over an existing roof cover – this is not considered a roof cover replacement

-Flat/low sloped

-In some cases, structural concrete poured on steel deck, but exposed steel must be fireproofed to achieve required minimum 2 hour fire rating

-If exposed concrete, such as on parking deck, leave roof cover as Unknown on SOV. This is typically an exposed or sealed concrete roof deck and the ISO 5 or 6 construction and occupancy will account for the roof deck/cover type. Can provide construction comment on SOV.

Roof anchorage

*Because of heavier construction with no wood framing in roof, roof to wall anchorage is typically an engineered bolted and/or **structural** roof connection. Toe nailing, Clips, single wraps, double wraps do not apply.

Examples: high-rise office buildings and condos, parking garages

Florida Statutes 718.111 (11) Insurance

11) INSURANCE.—In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

(a) Adequate property insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, **replacement cost, or similar coverage, must be based on the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The replacement cost must be determined at least once every 36 months.**

1. An association or group of associations may provide adequate property insurance through a self-insurance fund that complies with the requirements of ss. [624.460-624.488](#).

2. The association may also provide adequate property insurance coverage for a group of at least three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. A policy or program providing such coverage may not be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval must include approval of the policy and related forms pursuant to ss. [627.410](#) and [627.411](#), approval of the rates pursuant to s. [627.062](#), a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structures to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners before execution of the agreement by a condominium association.

3. When determining the adequate amount of property insurance coverage, the association may consider deductibles as determined by this subsection.

(b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate property insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.

(c) Policies may include deductibles as determined by the board.

1. The deductibles must be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominium property is situated.

2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.
3. The board shall establish the amount of deductibles based upon the level of available funds and predetermined assessment authority at a meeting of the board in the manner set forth in s. [718.112\(2\)\(e\)](#).

(d) An association controlled by unit owners operating as a residential condominium shall use its best efforts to obtain and maintain adequate property insurance to protect the association, the association property, the common elements, and the condominium property that must be insured by the association pursuant to this subsection.

(e) The declaration of condominium as originally recorded, or as amended pursuant to procedures provided therein, may provide that condominium property consisting of freestanding buildings comprised of no more than one building in or on such unit need not be insured by the association if the declaration requires the unit owner to obtain adequate insurance for the condominium property. An association may also obtain and maintain liability insurance for directors and officers, insurance for the benefit of association employees, and flood insurance for common elements, association property, and units.

(f) Every property insurance policy issued or renewed on or after January 1, 2009, for the purpose of protecting the condominium must provide primary coverage for:

1. **All portions of the condominium property as originally installed or replacement of like kind and quality, in accordance with the original plans and specifications.**

2. All alterations or additions made to the condominium property or association property pursuant to s. [718.113\(2\)](#).

3. **The coverage must exclude all personal property within the unit or limited common elements, and floor, wall, and ceiling coverings, electrical fixtures, appliances, water heaters, water filters, built-in cabinets and countertops, and window treatments, including curtains, drapes, blinds, hardware, and similar window treatment components, or replacements of any of the foregoing which are located within the boundaries of the unit and serve only such unit.** Such property and any insurance thereupon is the responsibility of the unit owner.

(g) A condominium unit owner's policy must conform to the requirements of s. [627.714](#).

1. All reconstruction work after a property loss must be undertaken by the association except as otherwise authorized in this section. A unit owner may undertake reconstruction work on portions of the unit with the prior written consent of the board of administration. However, such work may be conditioned upon the approval of the repair methods, the qualifications of the proposed contractor, or the contract that is used for that purpose. A unit owner must obtain all required governmental permits and approvals before commencing reconstruction.

2. Unit owners are responsible for the cost of reconstruction of any portions of the condominium property for which the unit owner is required to carry property insurance, and any such reconstruction work undertaken by the association is chargeable to the unit owner and enforceable as an assessment pursuant to s. [718.116](#).

3. A multicondominium association may elect, by a majority vote of the collective members of the condominiums operated by the association, to operate the condominiums as a single condominium for purposes of insurance matters, including, but not limited to, the purchase of the property insurance required by this section and the apportionment of deductibles and damages in excess of coverage. The election to aggregate the treatment of insurance premiums, deductibles, and excess damages constitutes an amendment to the declaration of all condominiums operated by the association, and the costs of insurance must be stated in the association budget. The amendments must be recorded as required by s. [718.110](#).

(h) The association shall maintain insurance or fidelity bonding of all persons who control or disburse funds of the association. The insurance policy or fidelity bond must cover the maximum funds that will be in the custody of the association or its management agent at any one time. As used in this paragraph, the term "persons who control or disburse funds of the association" includes, but is not limited to, those individuals authorized to sign checks on behalf of the association, and the president, secretary, and treasurer of the association. The association shall bear the cost of any such bonding.

(i) The association may amend the declaration of condominium without regard to any requirement for approval by mortgagees of amendments affecting insurance requirements for the purpose of conforming the declaration of condominium to the coverage requirements of this subsection.

(j) Any portion of the condominium property that must be insured by the association against property loss pursuant to paragraph (f) which is damaged shall be reconstructed, repaired, or replaced as necessary by the association as a common expense. All property insurance deductibles, uninsured losses, and other damages in excess of property insurance coverage under the property insurance policies maintained by the association are a common expense of the condominium, except that:

1. A unit owner is responsible for the costs of repair or replacement of any portion of the condominium property not paid by insurance proceeds if such damage is caused by intentional conduct, negligence, or failure to comply with the terms of the declaration or the rules of the association by a unit owner, the members of his or her family, unit occupants, tenants, guests, or invitees, without compromise of the subrogation rights of the insurer.

2. The provisions of subparagraph 1. regarding the financial responsibility of a unit owner for the costs of repairing or replacing other portions of the condominium property also apply to the costs of repair or replacement of personal property of other unit owners or the association, as well as other property, whether real or personal, which the unit owners are required to insure.

3. To the extent the cost of repair or reconstruction for which the unit owner is responsible under this paragraph is reimbursed to the association by insurance proceeds, and the association has collected the cost of such repair or reconstruction from the unit owner, the association shall reimburse the unit owner without the waiver of any rights of subrogation.

4. The association is not obligated to pay for reconstruction or repairs of property losses as a common expense if the property losses were known or should have been known to a unit owner and were not reported to the association until after the insurance claim of the association for that property was settled or resolved with finality, or denied because it was untimely filed.

(k) An association may, upon the approval of a majority of the total voting interests in the association, opt out of the provisions of paragraph (j) for the allocation of repair or reconstruction expenses and allocate repair or reconstruction expenses in the manner provided in the declaration as originally recorded or as amended. Such vote may be approved by the voting interests of the association without regard to any mortgagee consent requirements.

(l) In a multicondominium association that has not consolidated its financial operations under subsection (6), any condominium operated by the association may opt out of the provisions of paragraph (j) with the approval of a majority of the total voting interests in that condominium. Such vote may be approved by the voting interests without regard to any mortgagee consent requirements.

(m) Any association or condominium voting to opt out of the guidelines for repair or reconstruction expenses as described in paragraph (j) must record a notice setting forth the date of the opt-out vote and the page of the official records book on which the declaration is recorded. The decision to opt out is effective upon the date of recording of the notice in the public records by the association. An association that has voted to opt out of paragraph (j) may reverse that decision by the same vote required in paragraphs (k) and (l), and notice thereof shall be recorded in the official records.

(n) The association is not obligated to pay for any reconstruction or repair expenses due to property loss to any improvements installed by a current or former owner of the unit or by the developer if the improvement benefits only the unit for which it was installed and is not part of the standard improvements installed by the developer on all units as part of original construction, whether or not such improvement is located within the unit. This paragraph does not relieve any party of its obligations regarding recovery due under any insurance implemented specifically for such improvements.

(o) The provisions of this subsection shall not apply to timeshare condominium associations. Insurance for timeshare condominium associations shall be maintained pursuant to s. [721.165](#).

Property & Wind Storm Insurance Liability Table

Identifies which party (Unit Owner or Association) is responsible for insurance coverage per State of Florida Statute 718

<u>BUILDING ELEMENT TO BE INSURED</u>	<u>UNIT OWNER</u>	<u>ASSOCIATION</u>
VERTICAL WALLS:		
Exterior:		
Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		X
Studs & Insulation		X
Unfinished Sheet Rock (Drywall)		X
Interior Wall area of exterior wall (wall coverings)	X	
Interior Unit Walls (including party walls)		
Block, Studs & Insulation		X
Unfinished Sheet Rock (Drywall)		X
Interior Wall Treatments (paint, tile, wallpaper)	X	
Common Area Interior Walls		
Block, Studs & Insulation		X
Unfinished Sheet Rock (Drywall)		X
Interior Wall Treatments (paint, tile, wallpaper)		X
HORIZONTAL WALLS (including ceilings):		
Interior Unit Floors		
Concrete, Framing, Insulation, Plywood.		X
Floor Coverings	X	
Common Area Floors		
Concrete, Framing, Insulation, Plywood.		X
Floor Coverings		X
Interior Unit Ceilings & Roof Area		
Concrete, Framing, Plywood, Insulation, Sheet rock		X
Paint and/or Texture Finish (popcorn, spackling, etc)	X	
Common Area Ceilings & Roof Area		
Concrete, Framing, Plywood, Insulation, Sheet rock		X
Paint and/or Texture Finish (popcorn, spackling, etc)		X
ROOFING (interior units & common areas):		
All Framing, Supports, Deckings, Insulation & Covering		X
UNIT INTERIOR FINISHES:		
Electrical Fixtures, Appliances, Air Handlers, Water Heaters & Cabinets	X	

Flood Insurance Liability Table

Identifies which party (Unit Owner or Association) is responsible for flood insurance coverage per the National Flood Insurance Program guidelines.

<u>BUILDING ELEMENT TO BE INSURED</u>	<u>UNIT OWNER</u>	<u>ASSOCIATION</u>
VERTICAL WALLS:		
Exterior:		
Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		X
Studs & Insulation		X
Unfinished Sheet Rock (Drywall)		X
Interior Wall area of exterior wall (wall coverings)		X
Interior Unit Walls (including party walls)		
Block, Studs & Insulation		X
Unfinished Sheet Rock (Drywall)		X
Interior Wall Treatments (paint, tile, wallpaper)		X
Common Area Interior Walls		
Block, Studs & Insulation		X
Unfinished Sheet Rock (Drywall)		X
Interior Wall Treatments (paint, tile, wallpaper)		X
HORIZONTAL WALLS (including ceilings):		
Interior Unit Floors		
Concrete, Framing, Insulation, Plywood.		X
Floor Coverings		X
Common Area Floors		
Concrete, Framing, Insulation, Plywood.		X
Floor Coverings		X
Interior Unit Ceilings & Roof Area		
Concrete, Framing, Plywood, Insulation, Sheet rock		X
Paint and/or Texture Finish (popcorn, spackling, etc)		X
Common Area Ceilings & Roof Area		
Concrete, Framing, Plywood, Insulation, Sheet rock		X
Paint and/or Texture Finish (popcorn, spackling, etc)		X
ROOFING (interior units & common areas):		
All Framing, Supports, Deckings, Insulation & Covering		X
UNIT INTERIOR FINISHES:		
Electrical Fixtures, Appliances, Air Handlers, Water Heaters & Cabinets		X

About Expert Inspectors , Inc.

Expert Inspectors has been conducting replacement cost valuations (insurance appraisals) since 2002. We are and have always been a family owned and operated company. We pride ourselves on offering the very best professional and personalized service to our client associations. Over the years Expert has had the honor to service the needs of thousands of associations, homeowners & commercial property owners.

Expert Inspectors is fully licensed and insured. All of our personnel are highly trained and fully certified for the duties that they perform.

Dave Kolodzik, PPIA, CRVS President



Dave Kolodzik has been conducting Replacement Cost Valuations on associations since 2002. He has completed literally thousands of Insurance Appraisals for commercial buildings, homes as well as condominium & homeowner associations.

Dave is a former licensed All-Lines Insurance Adjuster with the PPIA (Professional Property Insurance Adjuster) designation as well as a Certified Replacement Valuation Specialist (CRVS). He is also certified by the State of Florida as a Continuing Education Provider teaching Replacement Cost Valuation classes.

All aspects of every replacement cost valuation conducted by Expert Inspectors are personally conducted or supervised by Dave. No large international corporate atmosphere. No boiler plated one size fits all inspection and valuation. We offer our clients true individual professional and personal service. Every replacement cost valuation is produced to the individual needs of the each association.

Client Promise

Expert Inspectors takes our commitment seriously & appreciates the confidence and faith that our clients place in us. To that end we make the following promise:

1. We will strive to provide you with the professional and personalized service that you deserve at a competitive price.
2. The on-site Specialist will be the person who processes your report. No having to deal with several different people who ask you the same questions over and over.
3. The Specialist who is assigned to your Association will be thoroughly trained and certified to conduct both the on-site visit as well as process your report.
4. All emails and phone calls will be returned within one (1) business day by either the Specialist assigned to you or by a corporate officer of Expert Inspectors. Our clients are far too important to have their questions or concerns put off or ignored. We will make sure the person who contacts you back will either have an answer for you or will be in a position to provide you with one quickly.



The Power of
PROPERTY INTELLIGENCE

Certificate Of Award

THIS IS TO CERTIFY THAT

David E. Kolodzik

Has Been Awarded The Designation Of

Certified Replacement Valuation Specialist (CRVS)

In The Following Categories

Commercial
Building Valuation System (BVS)

Residential
Residential Component Technology (RCT)
Residential Component Technology High Value (RCT-HV)

January 22, 2012



Issued by Marshall & Swift / Boeckh (MSB)

Certificate of Completion

This certifies that the named person has successfully completed the insurance course taught in compliance with the rules of Florida Department of Financial Services.

David Kolodzik

has been awarded the PPIA designation and has successfully completed the following course offered by Hurriclaim Training Academy, in partnership with MindCross Training.

*Professional Property Insurance Adjuster (PPIA)
Designation Course*

Completion Date: May 5th, 2018

Rosanne Hutton
School Official

May 07, 2018
Date

HurriClaim

mindcross
training services

Certificate Details

Provider: HurriClaim Training
Course ID: 95344
Offering ID: 1079476

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