

COMPREHENSIVE RISK INSPECTION REPORT
UPDATE
PREPARED FOR

Terrace Park of Five Towns- No.
27 Quincy Building

LOCATION:

8199 TERRACE GARDEN DRIVE NORTH
ST. PETERSBURG, FLORIDA 33709



IP RISK SERVICES, INC.

3559 Fairway Forest Drive, Suite 3559
Palm Harbor, Florida 34685

Email: IPRiskServices@aol.com

POWERED BY *CORE LOGIC* AND UNDERWRITTEN BY *LLOYD'S OF LONDON*



8199

QUINCY
BUILDING



IP



TABLE OF CONTENTS

- 1. Introduction**
- 2. Hazard & Flood requirements**
- 3. Recapitulation Of Values**
- 4. Insurance exclusions**
- 5. Building Descriptions**
- 6. Value Explanations**
- 7. ISO Construction Classifications**
- 8. Core Logic Estimating Readouts**
- 9. Photographs**
- 10. Annual Update Services**
- 11. Reserve Study Services**
- 12. Building Code Services**
- 13. Staff and Qualifications**
- 14. Limiting Conditions**

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IP RISK SERVICES, INC

INSURANCE INSPECTION REPORT



**PREPARED FOR THE FOLLOWING INSURANCE RISK:
Terrace Park of Five Towns No. 27 Quincy Building**

**LOCATION:
St. Petersburg, Florida**

THIS INSURANCE INSPECTION REPORT WAS CREATED TO ASSIST INSURANCE UNDERWRITERS IN CORRECT IDENTIFICATION OF CONSTRUCTION COMPONENTS FOR INSURANCE RATING PURPOSES. THE REPORT IDENTIFIES THE COMPONENTS CONSTRUCTION OF THE RISK IN ORDER TO MEET CERTAIN REQUIREMENTS OF AN INSURANCE POLICY. THE REPORT ASSISTS IN AVOIDING CO-INSURANCE PENALTIES OF THE INSURANCE POLICIES. THIS REPORT IS IN ADHERENCE WITH STATE INSURANCE STATUTES AND FEDERAL FLOOD INSURANCE REQUIREMENTS.

THE REPORT IDENTIFIES AREAS SUCH AS THE ROOF, EXTERIOR WALLS, FOUNDATIONS, FRAME, FLOORS, CONVEYING SYSTEMS, KITCHENS, HVAC, ELECTRICAL, PLUMBING, FIRE SPRINKLERS AND OTHER CONSTRUCTION COMPONENTS VITAL TO THE INSURANCE RATING.

THIS REPORT IS NOT A REAL ESTATE APPRAISAL. THIS REPORT IS AN INSURANCE REPORT ONLY. THE CONCLUSIONS IN THIS REPORT UTILIZE ACCEPTABLE INSURANCE METHODS ONLY.

AN INSURANCE INSPECTION HAS BEEN MADE OF THE RISKS IN THIS REPORT.

UPDATE- April 5, 2021

**CRAIG MARKOWICH
KEN TAZZA
KAREN G. LEWANICK
JONATHAN FIELDS**

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Core Logic Estimating System

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HAZARD INSURANCE REQUIREMENTS BASED ON FLORIDA STATUTE 718

******* FLORIDA CONDOMINIUM LAWS PROVIDE AN
EXCLUSION OPTION ON CERTAIN ITEMS AS
DESCRIBED BELOW:**

A hazard insurance policy issued to an association must provide primary coverage for all condominium property as originally installed or replacements of like kind and quality in accordance with original plans and specifications, and all alterations or additions made to condominium or association property but **excluding** all personal property within a unit or limited common element; 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 a unit and serve only one unit.

The foregoing is intended to establish the property or casualty insuring responsibilities of the association and those of the individual unit owner and do not serve to broaden or extend the perils of coverage afforded by any insurance contract provided to the individual unit owner.

IP



**INSURANCE RESPONSIBILITIES AS GOVERNED BY
FLORIDA STATUTE 718**

	Condominium Association Responsibility	Individual Unit Owner Responsibility
1. ROOF AND ROOF COVER <i>Structural Framing and Roof Cover</i>	YES	NO
2. EXTERIOR WALLS <i>Paint, stucco, insulation, studs, Concrete Block, Brick, etc.</i>	YES	NO
3. UNIT INTERIOR WALLS <i>Party Walls, Unfinished drywall, insulation, metal and wood studs</i>	YES	NO
4a. COMMON AREA Interior Walls <i>Studs, Block and Drywall</i>	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR <i>Floor, Wall & Ceiling Finishes</i> <i>Paint, Carpet, tile, etc.</i>	NO	YES
6. UNIT AND COMMON AREA		
-Structural Floors	YES	NO
-Structural Ceilings	YES	NO
-Structural Walls	YES	NO
7. Common Area Air Conditioners	YES	NO
8. Common Area Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS		
- Appliances	NO	YES
- Electrical Fixtures	NO	YES
- Air Conditioners	YES	NO
- Water Heaters	NO	YES
- Cabinets	NO	YES

***The above information is intended to assist in determining the general responsibilities for both parties. IP makes no warranties as to individual Association legal interpretations.

FEDERAL FLOOD REQUIREMENTS

MANDATORY FEDERAL FLOOD INSURANCE POLICY REQUIREMENTS

FEDERAL FLOOD REQUIREMENTS INCLUDE THE THE FOLLOWING ITEMS FOR RESIDENTIAL CONDOMINIUM UNITS:

- ***All Foundations including below ground***
- ***All Piping including below ground***
- ***All Excavation and site preparation work***
- ***All Structural floors, walls, ceilings and roof***
- ***All Electrical Wiring and Plumbing***
- ***All Interior Floor Wall & Ceiling Finishes***
- ***All appliances, air conditioners, water heaters
Electrical fixtures and built-in cabinets.***

***ALL CONDOMINIUMS ARE MANDATED TO ADHERE
TO THE FEDERAL FLOOD REQUIREMENT
VALUATIONS.***

IP REPORTS REFLECT THESE GUIDELINES.

IP



INSURANCE RESPONSIBILITIES AS GOVERNED BY NATIONAL FLOOD INSURANCE PROGRAM-FEMA

	Condominium Association Responsibility	Individual Unit Owner Responsibility
1. ROOF AND ROOF COVER <i>Structural Framing and Roof Cover</i>	YES	NO
<hr style="border-top: 1px dashed black;"/>		
2. EXTERIOR WALLS <i>Paint, stucco, insulation, studs, Concrete Block, Brick, etc.</i>	YES	NO
<hr style="border-top: 1px dashed black;"/>		
3. UNIT INTERIOR WALLS <i>Party Walls, Unfinished drywall, insulation, metal and wood studs</i>	YES	NO
<hr style="border-top: 1px dashed black;"/>		
4a. COMMON AREA Interior Walls <i>Studs, Block and Drywall</i>	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
<hr style="border-top: 1px dashed black;"/>		
5. UNIT INTERIOR <i>Floor, Wall & Ceiling Finishes</i> <i>Paint, Carpet, tile, etc.</i>	YES	NO
<hr style="border-top: 1px dashed black;"/>		
6. UNIT AND COMMON AREA		
-Structural Floors	YES	NO
-Structural Ceilings	YES	NO
-Structural Walls	YES	NO
<hr style="border-top: 1px dashed black;"/>		
7. Common Area Air Conditioners	YES	NO
8. Common Area Electrical	YES	NO
<hr style="border-top: 1px dashed black;"/>		
9. INTERIOR UNIT COMPONENTS		
- Appliances	YES	NO
- Electrical Fixtures	YES	NO
- Air Conditioners	YES	NO
- Water Heaters	YES	NO
- Cabinets	YES	NO

***The above information is intended to assist in determining the general responsibilities for both parties. IP makes no warranties as to individual Association legal interpretations.



IP RISK SERVICES, INC.



HAZARD INSURANCE REQUIREMENTS

4/2021 FIVE TOWNS- QUINCY BUILDING

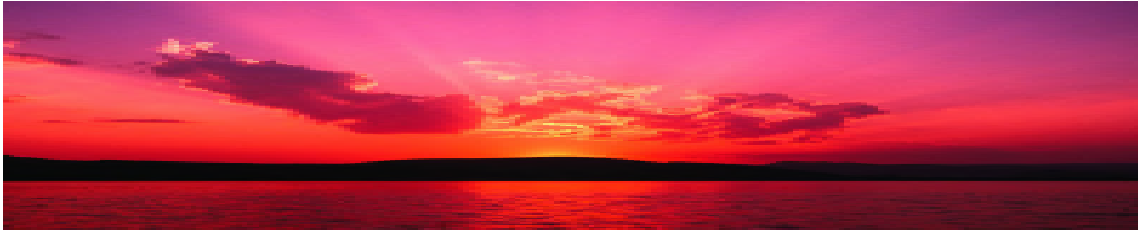
The below analysis is in adherence with Florida Insurance Statute 718 and Exclude certain items as explained in the report.

RISK	INSURABLE REPRODUCTION	LESS FOUNDATION EXCLUSIONS	INSURABLE REPRODUCTION
BUILDING	7,795,354	163,014	7,632,340
Carports	260,000		260,000
GRAND TOTAL	8,055,354	163,014	7,892,340

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IP RISK SERVICES, INC.



*****INSURANCE RISK FLOOD REQUIREMENTS

The below tabulation analysis can be utilized for any Federal Flood insurance requirements. As mandated, this analysis includes all interior floor, wall and ceiling finishes. The analysis also includes appliances, cabinets, electrical fixtures, mechanical equipment and foundations below ground. Common area Structures are tabulated on a depreciated basis according to insurance Flood requirements. 4/2021

Five Towns-No.27- Quincy Condominium
8199 Terrace Garden Drive North
St. Petersburg, Florida 33709

RESIDENTIAL BUILDING	9,409,265
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GRAND TOTAL	9,409,265
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DEFINITIONS



INSURANCE EXCLUSIONS

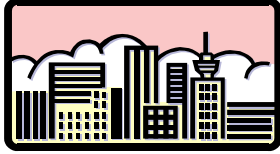
***CERTAIN ITEMS ARE EITHER NOT INSURED,
OR ARE SPECIFICALLY EXCLUDED FROM
COVERAGE, DEPENDING ON THE PARTICULAR
TERMS OF AN INSURANCE POLICY.***

***FOUNDATIONS BELOW GROUND AND PIPING
BELOW GROUND ARE NORMALLY EXCLUDED
FOR INSURANCE PURPOSES.***

***THE EXCLUSION FIGURES IN THE HAZARD
RECAPITULATION PAGE ARE THE CALCULATED
PERCENTAGES OF FOUNDATIONS AND PIPING
BELOW GROUND.***

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INSURANCE CONSTRUCTION DESCRIPTIONS

RISK NAME: *FIVE TOWNS- QUINCY BUILDING.*

RISK LOCATION: *ST. PETERSBURG, FLORIDA.*

RISK USE: *ONE RESIDENTIAL BUILDING.*

GROSS FLOOR AREA: *APPROXIMATE:*

GROSS SQUARE FEET = 76,728 SQUARE FEET.

STORIES: *FOUR TOTAL STORIES.*

FOUNDATION: *POURED CONCRETE FOOTINGS AND
CONCRETE PILES.*

FRAME: *REINFORCED CONCRETE CONSTRUCTION.*

EXTERIOR WALLS: *MASONRY BLOCK, STUCCO, PAINT AND
POURED CONCRETE.*

FLOORS: *CONCRETE.*

ROOF: *CONCRETE CAST-IN-PLACE DECK WITH BUILT-UP
ROOF COVER.*

CONVEYING SYSTEMS: *ONE ELEVATOR SERVING ALL
FLOORS.*

KITCHENS: Each unit contains one residential style kitchen per unit with appliances such as Refrigerator, Stove, Sink, Dishwasher and Cabinets. *AS PER FLORIDA CONDOMINIUM LAW, THESE ITEMS ARE NOT INCLUDED IN THE HAZARD SECTION OF THIS REPORT. CABINETS AND SHELVING ARE ALSO NOT INCLUDED IN THIS REPORT.*

FLOORS: *INCLUDED AT COMMON AREAS ONLY; ALL INTERIOR FLOOR COVERINGS ARE INCLUDED IN THE FLOOD SECTION.*

WALLS: *INCLUDED AT COMMON AREAS ONLY; ALL INTERIOR WALL COVERINGS ARE INCLUDED IN THE FLOOD SECTION.*

CEILINGS: *INCLUDED AT COMMON AREAS ONLY; ALL INTERIOR CEILING COVERINGS ARE INCLUDED IN THE FLOOD SECTION.*

PARTITIONS: *PRIMARILY STUD, DRYWALL AND CONCRETE BLOCK.*

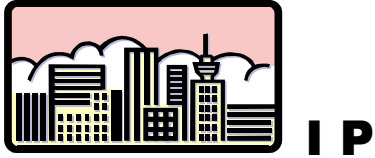
HVAC: *INDIVIDUAL AC UNITS PER UNIT.*

ELECTRICAL: *AVERAGE ELECTRICAL SYSTEM; INTERIOR LIGHT FIXTURES ARE NOT INCLUDED IN THIS REPORT AS PER FLORIDA CONDOMINIUM LAWS.*

PLUMBING: *FULL BATHROOMS PER UNIT.*

SPRINKLERS: *N/A.*

AGE & CONDITION: *THE RISK IS JUDGED TO BE IN AVERAGE INSURABLE CONDITION FOR THE AGE (1984) & OCCUPANCY.*



SPECIALTIES:

1) **Carports**- The carports are of standard corrugated metal construction.

6 Stall = \$30,000

11 Stall = \$55,000

17 Stall = \$85,000

18 Stall = \$90,000

Carport Total = \$260,000

IP Risk Services, Inc.

INSURANCE ESTIMATING SYSTEM

IP Risk Services is proud to offer our clients three of arguably the most **sophisticated** Insurance Rating Estimating Systems and Experts available in the World today.

- Core Logic Company
- RS Means Building Construction Cost Data
- IP Risk Services Expert/Licensed Staff

IP Risk Services has been granted a License by the Core Logic Company to utilize and offer the **Commercial Building Insight/Rating** Estimating System.

This system utilizes a “**component by component**” study of **Material & Labor costs**. Each component is judged individually such as foundations, exterior walls, under air etc. This type of approach is many times **more accurate** than the often used inexpensive General Book system that utilizes General local multipliers.

CBI is an inductive estimating product which analyzes user input to automatically select **component** costs for walls, doors, windows, roof cove and the like. When grouped together, multiple assemblies become systems of the building, such as the Exterior Wall, Roof, Partition, HVAC or similar. When the building systems are added together, inclusive of other “**soft costs**” of construction like **Overhead & Profit (OH & P)**, fees and permits, architects fees, and similar, respective costs are used to develop a profile for a particular type of Building.

CBI continuously monitors advances in building construction methods to ensure component parts of our estimating system reflect current construction techniques.

When new techniques and specifications become main-stream practice, it can affect the component selections of the system and ultimate amounts produced.

The **CBI** system **Updates** all **Material & Labor** changes every three months.

CBI continually researches labor, material and equipment costs (“hard costs” of construction) plus mark-ups, taxes, insurance, fees and permits and other fringes delivered for reconstruction work for the insurance industry in the United States and Canada. Over 50 research professionals, the largest force in the industry, monitor data from nearly 3,000 areas in the United States.

IP

General Conditions

The following information and definitions have been compiled by the RSMeans company.

The RSMeans company is recognized as a top leader of providing insurance Replacement cost information to the insurance industry for many years.

Since 1942, RSMeans has been actively engaged in construction cost publishing and consulting throughout North America.

OVERHEAD & PROFIT

General contractor overhead includes indirect costs such as permits, workers compensation, insurances, supervision and bonding fees.

Overhead COSTS WILL VARY with the size of the project, the contractor's operating procedures and LOCATION.

PROFIT WILL "VARY" WITH ECONOMIC ACTIVITY AND LOCAL CONDITIONS.

In ALL situations, the inspector should give consideration to possible adjustment of the factors used in developing the Commercial/Residential models.

ARCHITECTURAL FEES

Typical Architectural Fees may "VARY" depending upon the degree of design difficulty and ECONOMIC CONDITIONS in any particular area.

Various portions of the SAME project requiring different percentages should be adjusted proportionately.

General Conditions CONTINUED

IP NOTE

The above guidelines have been the basis and foundation of providing ACCURATE insurance estimates in the insurance industry for many years.

The above guidelines are common sense. They prove that there is NOT any type of “Standard” percentages that must be utilized when compiling an accurate insurance estimate.

Professional and ethical insurance estimating companies must take the time/effort needed to compile the correct replacement costs of a particular location.

This time/effort procedure always reveals different replacement costs percentages based on economic conditions and location.

Professional insurance estimating companies should never let any person or any type of “entity” dictate to them the percentages that must be utilized in the production of an accurate insurance estimate.

Professional insurance estimating companies must maintain the identity as an “unbiased disinterested third party opinion” and not yield to pressure from any other entity.

Parties and Entities (such as Insurance Companies) that have a **vested** interest are not; nor have they ever been considered an unbiased source of true replacement costs since they have an interest in the outcome of an insurance estimate.

This fact has been proven many times in the legal system.

Property Owners should always seek an insurance replacement cost estimate from an unbiased disinterested legitimate third party professional company.

IP Risk Services has always abided by the industry guidelines that have been eloquently stated by the RSMMeans Company.

IP Risk Services has always maintained the highest integrity as an unbiased disinterested third party opinion.

IP Risk Services does **not** and will never have any type of **vested** interest in the properties that we provide insurance estimate opinions.

IP Risk Services, Inc.

Time-Location Multipliers

IP Risk Services also utilizes the inductive method of cost compilation to help **confirm** our findings. In this method, wage rates, material prices and other base costs are combined into unit-in-place costs, which are then grouped into component-in-place costs.

This check system utilizes time-location multipliers to adjust building base costs to **local costs** and the current **date** of the study.

Time-location multipliers and **local economic conditions** are monitored continuously by our “on the ground in the market” **IP Personnel**. This monitoring staff may consist of a Licensed General Building Contractor, Licensed All Lines Commercial Property Adjuster, Licensed Certified Commercial Appraiser and Licensed Insurance Agent.

FLORIDA LOCATION FACTORS

1. Jacksonville	.78
2. Daytona Beach	.80
3. Tallahassee	.72
4. Panama City	.67
5. Pensacola	.75
6. Gainesville	.77

7. Orlando	.85
8. Melbourne	.84
9. Miami	.80
10. Fort Lauderdale	.86
11. West Palm Beach	.83
12. Tampa	.79
13. St. Petersburg	.75
14. Lakeland	.80
15. Ft. Myers	.83
16. Sanibel	.95
17. Sarasota	.92
18. Palm Beach	.93

The above multipliers showcase the general cost differences for replacement factors based on **location**. **Local economic** conditions must also be considered for the most accurate replacement estimates in a particular area.

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I P Risk Services, Inc.

ISO CONSTRUCTION CLASSIFICATIONS

FR= FIRE RESISTIVE (ISO 6)

Building where the exterior walls and floors, roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

FR= MODIFIED FIRE RESISTIVE (ISO 5)

Building where the exterior walls and the floors, roof are constructed of masonry or fire resistive materials with a fire resistance rating of one hour or more but less than two hours.

JM= JOISTED MASONRY (ISO 2)

Building where the exterior walls are constructed of masonry materials such as brick, adobe, concrete, gypsum block, concrete block, stone, tile or similar materials and where the floors and roof are combustible.

F= FRAME (ISO 1)

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

MNC = MASONRY NONCOMBUSTIBLE (ISO 4)

Building where the exterior walls are constructed of masonry materials with the floors and roof of metal or other noncombustible materials

NC = NONCOMBUSTIBLE (ISO 3)

Building where the exterior walls, floors and the roof are constructed of, and supported by, metal, asbestos, gypsum or other noncombustible materials.

SUPERIOR MASONRY NONCOMBUSTIBLE (ISO 9)

Building where the entire roof is constructed of two inches of masonry on steel supports or when the entire roof is constructed of 22 gauge metal on steel supports or when the entire roof has a wind uplift classification of 90 or equivalent.



STAFF



**OUR CONSULTING STAFF INCLUDES A COMBINED
205+ YEARS OF INSURANCE AND CONSTRUCTION
EXPERIENCE:**

1. CRAIG MARKOWICH

2. KEN TAZZA

3. JONATHAN FIELDS CONSTRUCTION

4. KAREN LEWANICK

5. Estimating System Licensed thru *Core Logic*

6. Insurance underwritten by *Lloyd's of London*



**IP Risk Services, Inc.
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CoreLogic[®]



Valuation Standard Report

Residential Building

Hazard Valuation

4/5/2021

VALUATION

Valuation Number:	ESTIMATE-0001236	Effective Date:	04/05/2021
Value Basis:	Reconstruction	Expiration Date:	04/05/2022
		Estimate Expiration Date:	07/04/2021
		Cost as of:	12/2020

BUSINESS

Terrace Park of Five Towns #27 Quincy Building
8199 Terrace Garden Dr N
Saint Petersburg, FL 33709-7076 USA

LOCATION 1 - Terrace Park of Five Towns #27 Quincy Building

Terrace Park of Five Towns #27 Quincy Building
8199 Terrace Garden Dr N
Saint Petersburg, FL 33709-7076 USA

Location Adjustments

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

BUILDING 000000 - Residential Building

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Reinforced Concrete Frame (ISO 6)	Number of Stories:	4
Gross Floor Area:	76,728 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1984		

Adjustments

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

Fees

Architect Fees: 7% is included

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.

The commercial contents values CoreLogic publishes in this report are estimates only and the values CoreLogic produce should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Valuation Standard Report

Residential Building

Hazard Valuation

Policy Number: ESTIMATE-0001236

4/5/2021

Overhead and Profit: 20% is included

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$4,842
Foundations		\$123,735	\$69,380
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$3,733,851	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$1,712,828	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$1,318,876	\$88,792
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$743,049	
TOTAL RC Section 1		\$7,632,340	\$163,014
TOTAL RC BUILDING 000000 Residential Building		\$7,632,340	\$163,014

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$7,632,340	76,728	\$99
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$7,632,340	76,728	\$99

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

Residential Building

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0001236

4/5/2021

VALUATION

Valuation Number:	ESTIMATE-0001236	Effective Date:	04/05/2021
Value Basis:	Reconstruction	Expiration Date:	04/05/2022
		Estimate Expiration Date:	07/04/2021
		Cost as of:	12/2020

BUSINESS

Terrace Park of Five Towns #27 Quincy Building
 8199 Terrace Garden Dr N
 Saint Petersburg, FL 33709-7076 USA

LOCATION 1 - Terrace Park of Five Towns #27 Quincy Building

Terrace Park of Five Towns #27 Quincy Building
 8199 Terrace Garden Dr N
 Saint Petersburg, FL 33709-7076 USA

BUILDING 000000: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$7,632,339	76,728	\$99
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Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1	100%	Condominium, w/o Interior Finishes	\$7,632,340	76,728	\$99
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BUILDING TOTAL, Building 000000			\$7,632,340	76,728	\$99
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$7,632,340		\$7,632,340
-100% Variance	(\$7,632,340)		

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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LOCATION TOTAL, Location 1	\$7,632,340	76,728	\$99
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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VALUATION GRAND TOTAL	\$7,632,340	76,728	\$99
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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.

The commercial contents values CoreLogic publishes in this report are estimates only and the values CoreLogic produce should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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FLOOD INSURANCE REPORT

COMPREHENSIVE COMMERCIAL

Policy: FLOOD

4/5/2021

INSURED **FIVE TOWNS**
ST. PETERSBURG, FL

RISK **QUINCY BUILDING**
ST. PETERSBURG, FL

SECTION 1

Superstructure

Occupancy:	100% Condominium		
Construction Type:	100% Fire Resistive (ISO 6)	Number of Stories:	4
Gross Floor Area:	76,728 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – Average		

SUMMARY

FLOOD INSURANCE REQUIREMENTS

SUPERSTRUCTURE

Site Preparation	3,065
Foundations	126,700
Foundation Walls, Interior Foundations	
Exterior	3,996,400
Framing, Exterior Wall, Structural Floor, Roof	
Interior	1,950,400
Finishes, Partitions	
Mechanicals	3,332,700
Hvac, Plumbing, Electrical, Elevator	

SUBSTRUCTURE

TOTAL RC SECTION 1 **\$9,409,265**

TOTAL RC BUILDING **\$9,409,265**

FLOOD INSURANCE GRAND TOTAL **\$9,409,265**

PHOTOGRAPHS



QUINCY BUILDING CONDOMINIUM

- *RESIDENTIAL BUILDING*
- *CARPORTS*

IP













190 QUANT



190 QUANT













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ANNUAL UPDATE SERVICE

**INSURABLE CONSTRUCTION AND LAWS GOVERNING
INSURABLE RESPONSIBILITY CONTINUE TO CHANGE.**

**WE CAN UPDATE THIS INSURANCE REPORT
WITHOUT GOING TO THE ADDITIONAL EXPENSE OF
ANOTHER INSPECTION. THIS SERVICE WILL KEEP
THE ASSOCIATION CURRENT ON ALL CHANGES.**

**WE MAY HAVE TO REINSPECT THE RISK FOR
ANY MAJOR CHANGES TO THE INSURABLE ITEMS.
NORMAL MAINTENANCE WOULD *NOT* REQUIRE
ANOTHER INSPECTION.**

**WE ALSO HAVE AN AUTOMATIC ANNUAL UPDATE
SERVICE. IP WILL UPDATE THE REPORT
AUTOMATICALLY EVERY YEAR WITHOUT ANY
EFFORT FROM THE OWNERS.**



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RESERVE STUDIES



**IP RISK SERVICES ALSO OFFERS COMPLETE
RESERVE STUDY REPORTS.**

**WE WERE THE FIRST MAJOR COMPANY TO OFFER
RESERVE STUDY REPORTS FOR CONDOMINIUM
ASSOCIATIONS.**

**MANY HAVE TRIED TO COPY OUR FORMAT BUT OUR
EXPERTISE AND *PIONEER* REPORTS CANNOT BE
DUPLICATED.**

**WE ARE KNOWN TO HAVE THE MOST “USER
FRIENDLY” RESERVE STUDY REPORTS IN THE
INDUSTRY AS WE DO NOT INSERT WORTHLESS
FILLERS SUCH AS GRAPHS AND CHARTS INTO OUR
REPORTS. *We just report the FACTS and real COSTS.***

**WE CAN OFFER YOUR ASSOCIATION A SUBSTANTIAL
DISCOUNT BASED ON OUR RECENT APPRAISAL
REPORT. *JUST REQUEST YOUR DISCOUNT.***

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New Building Codes



One of the most overlooked insurance situations in a serious loss involves **new building codes and local ordinances** that may have been updated, changed or even added since the original construction of a building.

A further insurance situation involves **debris removal** after a serious loss. Debris from a loss must be removed before re-construction can begin.

New building codes and debris removal can sometimes be very costly and often overlooked by all parties involved in an insurance loss.

It is in the best interest of the insured to have an **estimate** for these two hazards even if the policy covers this cost.

IP **EXCLUSIVELY** offers a “**Theoretical Value Estimate**” for current building codes and debris removal.

Our 31 years of experience in the Florida market has enabled us to develop an exclusive formula for estimating these two important costs.

Just request us to provide you with this exclusive service.

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**IP Risk Services carries complete
Professional Appraisal Liability
Insurance Underwritten thru:**

LLOYD'S

LLOYD'S OF LONDON

**THE ULTIMATE PROTECTION FOR ASSOCIATIONS
AND BOARD MEMBERS**

**Our Commitment to Customer Excellence
IP**



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“EXPERIENCE MAKES A DIFFERENCE”

ALL OF OUR PAST REPORTS HAVE BEEN PRODUCED AND REVIEWED BY A MINIMUM OF AT LEAST ONE OF THE FOLLOWING LICENSED PROFESSIONALS:

- 1. Florida State Certified General Real Estate Appraiser**
- 2. Florida All Lines Insurance Adjuster**
- 3. Florida Licensed General Building Contractor**
- 4. Florida Licensed Insurance Agent**
- 5. Estimating System Licensed thru **Core Logic, Inc.****
- 6. Insurance Underwritten by **Lloyd’s of London.****

IP Risk Services has been providing Insurance Services to ALL of Florida for over **32 years strong.**

Our impeccable reputation and acceptance by ALL Insurance Companies and ALL Parties is well known from the Florida Panhandle to the Florida Keys.

Our longevity exhibits our expertise and commitment.



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I P Risk Services, Inc.



LIMITING CONDITIONS



This insurance inspection report is based on the data collected on the inspection date. No consideration has been given to material premiums and additional items needed to conform to building codes, ordinances; or demolition in connection with reconstruction or the removal of destroyed risk items. The **value of the land** and site improvements have **not** been included. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or sub-soil conditions, engineering or other technical matters. **This report is not a Real Estate Appraisal. Insurance report only.**

The conclusions in this report are estimated under **normal market** conditions and is considered appropriate for proper normal insurance coverage. **Natural disasters** may drastically **increase** the cost of construction and is **not** feasible to properly estimate. This report does **not** take into consideration cost increases due to any type of abnormal weather and/or abnormal other conditions.

This insurance inspection report is not a guarantee or warranty of any kind. We do not assume any liability for damages which may result from this report. We are not responsible for conditions this report fails to disclose. The report is valid for one year. This insurance inspection report should be updated at least once a year.

Neither our employment nor our compensation in connection with this report is in anyway contingent upon the conclusions reached; this report sets forth all the assumptions and limiting conditions affecting the analysis, insurable analysis and conclusions contained herein; I P Risk Services, Inc., makes no warranties or representations regarding the insurance report conclusions found in this report.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this inspection report. Construction replacement cost value can be provided by a variety of professionals and as such is not within the definition of appraisal practice. This opinion is from the ASB.

The Association, by accepting this insurance report, agrees to release IP from any claims, demands or damages. The Association, in consideration of IP performing the insurance analysis report, hereby agrees to indemnify, defend and hold harmless IP Risk Services, Inc., from and against any and all liability, damages, losses, claims, demands or lawsuits arising out of or relating to this insurance analysis report. Acceptance of and use of this report constitutes acceptance of the above statements.

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