

# **COMPREHENSIVE RISK INSPECTION REPORT UPDATE PREPARED FOR**

## **Eastwood Pines Condominium**

**LOCATION:**

**1819-1835 BOUGH AVENUE  
CLEARWATER, FLORIDA 33760**



### **IP RISK SERVICES, INC.**


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

Email: [\*\*IPRiskServices@aol.com\*\*](mailto:IPRiskServices@aol.com)

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

A photograph of a guest parking area. In the foreground, a black sign with white text is mounted on a wooden post, partially obscured by a green hedge. The sign reads "EASTWOOD PINES" and "GUEST PARKING". Behind the hedge is a white picket fence. In the background, there is a large, light-colored building with a brown roof and arched windows, surrounded by lush green trees under a blue sky with white clouds.

**EASTWOOD PINES**  
**GUEST PARKING**



1819 Bough Ave

This is an aerial photograph of a suburban neighborhood. The houses are arranged in rows, separated by green lawns and mature trees. Two swimming pools are visible in the upper left and center of the image. A red location pin is placed on a street, with the address '1819 Bough Ave' overlaid on the image.



# IP



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# IP

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# IP RISK SERVICES, INC

## INSURANCE INSPECTION REPORT



**PREPARED FOR THE FOLLOWING INSURANCE RISK:  
EASTWOOD PINES CONDOMINIUM**

**LOCATION:  
CLEARWATER, 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- May 5, 2023**

**Original Inspection- Craig Markowich**

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Email: [IPRiskServices@aol.com](mailto:IPRiskServices@aol.com)  
*Core Logic Estimating System*

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# HAZARD INSURANCE REQUIREMENTS BASED ON FLORIDA STATUTE 718

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**\*\*\*\*\* 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.

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

\*\*\*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**

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### **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.**

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

\*\*\*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**

**5/2023**      **THE EASTWOOD PINES CONDOMINIUM**

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

<b>RISK</b>	<b>INSURABLE REPRODUCTION</b>	<b>LESS FOUNDATION EXCLUSIONS</b>	<b>INSURABLE REPRODUCTION</b>
Typical Building	(636,349	42,912	593,437)
17 OF 17	10,817,933	729,504	10,088,429
Pool House	82,368	9,985	72,383
Swimming Pool	98,000		98,000
GRAND TOTAL	10,998,301	739,489	10,258,812

**I P**

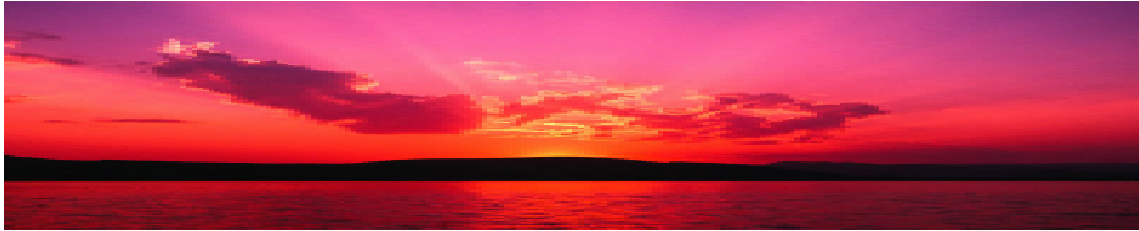


1819 Bough Ave

This is an aerial photograph of a suburban neighborhood. The houses are arranged in rows, separated by green lawns and mature trees. Two swimming pools are visible in the upper left and center of the image. A red location pin is placed on a street, with the address '1819 Bough Ave' overlaid on the image.



# IP RISK SERVICES, INC.



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## \*\*\*\*\*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. 5/2023

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Eastwood Pines Condominium  
1819-1835 Bough Avenue  
Clearwater, Florida 33760

TYPICAL BUILDING (858,051)

17 OF 17 14,586,867

Pool House 12,000 (Depreciated)

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**GRAND TOTAL 14,598,867**

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**IP**



## **DEFINITIONS**



### **INSURANCE EXCLUSIONS**

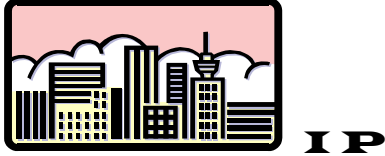
***CERTAIN ITEMS ARE EITHER NOT INSURED,  
OR ARE SPECIFICALLY EXCLUDED FROM  
COVERAGE, DEPENDING ON THE PARTICULAR  
TERMS OF AN INSURANCE POLICY.***

***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.***

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

**IP**



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## INSURANCE CONSTRUCTION DESCRIPTIONS

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**RISK NAME:** *EASTWOOD PINES CONDOMINIUM.*

**RISK LOCATION:** *CLEARWATER, FLORIDA.*

**RISK USE:** *TYPICAL 4-UNIT RESIDENTIAL BUILDING.*

**GROSS FLOOR AREA:** *APPROXIMATE:*

*ALL AREAS = 4,626 SQUARE FEET.*

**STORIES:** *TWO TOTAL STORIES.*

**FOUNDATION:** *POURED CONCRETE FOOTINGS AND  
BLOCK WALLS.*

**FRAME:** *BEARING WALL CONSTRUCTION.*

**EXTERIOR WALLS:** *MASONRY BLOCK, STUCCO, PAINT AND  
AT FIRST FLOORS; 2<sup>ND</sup> FLOORS CONSIST OF WOOD  
FRAMING AND STUCCO.*

**FLOORS:** *CONCRETE SLAB ON GRADES; WOOD FRAMING  
AT SECOND FLOORS.*

**ROOF:** *PITCHED WOOD TRUSSES AND WOOD DECKING  
WITH COMPOSITION SHINGLE COVERS.*

**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 WOOD STUD AND DRYWALL.*

**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 (1973) & OCCUPANCY.*

### **SPECIALTIES:**

- 1) Swimming Pool- The pool is of concrete and gunite construction. The surface area measures approximately 1,000 square feet.
- 2) Pool House- The Pool House is of masonry exterior walls with partial wood stucco/brick; the roof is of flat wood deck with built-up roof cover. The structure measures 408 square feet.  
Insurance Rating- Joisted Masonry.

# **I P Risk Services, Inc.**

## **INSURANCE ESTIMATING SYSTEM**

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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

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

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

Since 1942, RSMMeans 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.*

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## **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 RSMeans 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
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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

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### **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



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**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.**  
**9700 Tiffany Oaks Lane, Suite 200**  
**Tampa, FL 33612-7510**

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**Email: [IPRiskServices@aol.com](mailto:IPRiskServices@aol.com)**



CoreLogic<sup>®</sup>



# Valuation Detailed Report

Typical Residential Building

Hazard Detailed Valuation

5/5/2023

## VALUATION

Valuation Number:	ESTIMATE-0001758	Effective Date:	05/05/2023
Value Basis:	Reconstruction	Expiration Date:	05/04/2024
		Estimate Expiration Date:	05/10/2024
		Cost as of:	03/2023

## BUSINESS

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

## LOCATION 1 - Eastwood Pines Condominium

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

### Location Adjustments

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

## BUILDING 0000000 - Residential

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2) 50% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	4,626 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1973		

#### 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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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# Valuation Detailed Report

Typical Residential Building

Hazard Detailed Valuation

Policy Number: ESTIMATE-0001758

5/5/2023

Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				\$698
Foundations			\$17,839	\$25,228
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$170,276	
Framing				
Exterior Wall				
Exterior Wall	50% Stucco on Frame			
	50% Stucco on Masonry			
Structural Floor				
Roof			\$56,458	
Material	100% Shingles, Asphalt			
Pitch				
Interior			\$147,221	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$148,078	\$16,986
Heating	80% Rooftop Unit			
Cooling	80% Heat Pump			
Fire Protection				
Plumbing	40 Total Fixtures			
Electrical	100% Average Quality			
Elevators				
Built-ins			\$53,564	
<b>TOTAL RC Section 1</b>			<b>\$593,437</b>	<b>\$42,912</b>

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 Detailed Report

Typical Residential Building

Hazard Detailed Valuation

Policy Number: ESTIMATE-0001758

5/5/2023

<b>TOTAL RC BUILDING 0000000 Residential</b>		<b>\$593,437</b>	<b>\$42,912</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>LOCATION TOTAL, Location 1</b>	<b>\$593,437</b>	<b>4,626</b>	<b>\$128</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$593,437</b>	<b>4,626</b>	<b>\$128</b>

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# Valuation Detailed Report

Typical Residential Building

Hazard Detailed Valuation

## SUMMARY REPORT

Policy Number: ESTIMATE-0001758

5/5/2023

### VALUATION

Valuation Number:	ESTIMATE-0001758	Effective Date:	05/05/2023
Value Basis:	Reconstruction	Expiration Date:	05/04/2024
		Estimate Expiration Date:	05/10/2024
		Cost as of:	03/2023

### BUSINESS

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

### LOCATION 1 - Eastwood Pines Condominium

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$593,437	4,626	\$128
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$593,437	4,626	\$128
BUILDING TOTAL, Building 0000000				\$593,437	4,626	\$128

### BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$593,437	\$593,437
-100% Variance	(\$593,437)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$593,437	4,626	\$128
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$593,437	4,626	\$128

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 should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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# Valuation Detailed Report

Typical Residential Building

Hazard Detailed Valuation

Policy Number: ESTIMATE-0001758

5/5/2023

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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.

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# Valuation Standard Report

POOL HOUSE  
Hazard Valuation

5/5/2023

## VALUATION

Valuation Number:	ESTIMATE-0001758	Effective Date:	05/05/2023
Value Basis:	Reconstruction	Expiration Date:	05/04/2024
		Estimate Expiration Date:	05/10/2024
		Cost as of:	03/2023

## BUSINESS

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

## LOCATION 1 - Eastwood Pines Condominium

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

### Location Adjustments

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

## BUILDING 0000000 - Residential

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Park Restroom Building	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	408 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1973		

#### Adjustments

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

#### Fees

Architect Fees:	7% is included
Overhead and Profit:	20% 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.

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# Valuation Standard Report

POOL HOUSE

Hazard Valuation

Policy Number: ESTIMATE-0001758

5/5/2023

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$119
Foundations		\$3,038	\$6,654
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$36,276	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$5,109	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$27,708	\$3,212
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$251	
TOTAL RC Section 1		\$72,383	\$9,985
TOTAL RC BUILDING 0000000 Residential		\$72,383	\$9,985
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$72,383	408	\$177
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$72,383	408	\$177

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

POOL HOUSE

Hazard Valuation

## SUMMARY REPORT

Policy Number: ESTIMATE-0001758

5/5/2023

### VALUATION

Valuation Number:	ESTIMATE-0001758	Effective Date:	05/05/2023
Value Basis:	Reconstruction	Expiration Date:	05/04/2024
		Estimate Expiration Date:	05/10/2024
		Cost as of:	03/2023

### BUSINESS

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

### LOCATION 1 - Eastwood Pines Condominium

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Park Restroom Building		\$72,383	408	\$177
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Park Restroom Building		\$72,383	408	\$177
BUILDING TOTAL, Building 0000000				\$72,383	408	\$177

### BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$72,383	\$72,383
-100% Variance	(\$72,383)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$72,383	408	\$177
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$72,383	408	\$177

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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# Valuation Standard Report

Typical Residential Building

Flood Valuation

5/5/2023

## VALUATION

Valuation Number:	ESTIMATE-0001758	Effective Date:	05/05/2023
Value Basis:	Reconstruction	Expiration Date:	05/04/2024
		Estimate Expiration Date:	05/10/2024
		Cost as of:	03/2023

## BUSINESS

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

## LOCATION 1 - Eastwood Pines Condominium

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

### Location Adjustments

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

## BUILDING 0000000 - Residential

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	50% Masonry (ISO 2) 50% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	4,626 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1973		

#### Adjustments

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

#### Fees

Architect Fees:	7% is included
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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

Typical Residential Building

Flood Valuation

Policy Number: ESTIMATE-0001758

5/5/2023

Overhead and Profit: 20% is included

<b>SUMMARY OF COSTS</b>	<b>Reconstruction</b>	<b>Exclusion</b>
<b>SUPERSTRUCTURE</b>		
Site Preparation	\$680	
Foundations	\$41,953	
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	\$220,870	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	\$190,665	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	\$343,500	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	\$60,382	
<b>TOTAL RC Section 1</b>	<b>\$858,051</b>	

<b>TOTAL RC BUILDING 0000000 Residential</b>	<b>\$858,051</b>
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	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>LOCATION TOTAL, Location 1</b>	<b>\$858,051</b>	<b>4,626</b>	<b>\$185</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$858,051</b>	<b>4,626</b>	<b>\$185</b>

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

Typical Residential Building

Flood Valuation

## SUMMARY REPORT

Policy Number: ESTIMATE-0001758

5/5/2023

### VALUATION

Valuation Number:	ESTIMATE-0001758	Effective Date:	05/05/2023
Value Basis:	Reconstruction	Expiration Date:	05/04/2024
		Estimate Expiration Date:	05/10/2024
		Cost as of:	03/2023

### BUSINESS

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

### LOCATION 1 - Eastwood Pines Condominium

Eastwood Pines Condominium  
1819-1835 Bough Avenue  
CLEARWATER, FL 33760 USA

BUILDING 0000000: SUPERSTRUCTURE	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1    100%    Condominium	\$858,051	4,626	\$185
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Section Totals	Reconstruction	Sq.Ft.	\$/Sq.Ft.
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Section 1    100%    Condominium	\$858,051	4,626	\$185
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<b>BUILDING TOTAL, Building 0000000</b>	<b>\$858,051</b>	<b>4,626</b>	<b>\$185</b>
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### BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$858,051		\$858,051
-100% Variance	(\$858,051)		

Reconstruction	Sq.Ft.	\$/Sq.Ft.
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<b>LOCATION TOTAL, Location 1</b>	<b>\$858,051</b>	<b>4,626</b>	<b>\$185</b>
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Reconstruction	Sq.Ft.	\$/Sq.Ft.
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<b>VALUATION GRAND TOTAL</b>	<b>\$858,051</b>	<b>4,626</b>	<b>\$185</b>
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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.

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# PHOTOGRAPHS




## **EASTWOOD PINES CONDOMINIUM**

- *RESIDENTIAL BUILDINGS*
- *Pool House*
- *Swimming Pool*


**EASTWOOD PINES  
GUEST PARKING**





1819 Bough Ave

This is an aerial photograph of a suburban neighborhood. The houses are arranged in rows, separated by green lawns and mature trees. Two swimming pools are visible in the upper left and center of the image. A red location pin is placed on a street, with the address '1819 Bough Ave' overlaid on the image.



BOUGH AV.  
1820 THRU 1834  
EVEN #'S ONLY



DOUGLAS AV.  
1420 THRU 1434  
EVEN #S ONLY

TOW AWAY  
ZONE  
RESIDENTS MUST REMOVE  
ALL OR EXCESSIVE  
CUTTING GRASS  
AND WEEDS  
WITHIN 10 DAYS

1828





# ANNUAL UPDATE SERVICE

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**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.**



**IPRISKSERVICES@AOL.COM**

**P: (404) 317-7140**

**IP**

**Powered by **Core Logic** and Underwritten by **Lloyd's of London****



# RESERVE STUDIES



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**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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**IP**

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## New Building Codes



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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.

**IP**

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

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

# LLOYD'S

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LLOYD'S OF LONDON

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

\*\*\*\*\*

**Our Commitment to Customer Excellence**  
**IP**



# 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.**



**IPRISKSERVICES@AOL.COM**

**404-317-7140**



# IP



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

- 1. CRAIG MARKOWICH, FL LIC CL520**
- 2. KEN TAZZA, FL LIC W031043**
- 3. FIELDS CONSTRUCTION, FL LIC CGC1514079**
- 4. CARMINE VILLANO, HI12514**
- 5. JULIE LEEZER RENAUD, 4 Point Inspection Services**
- 6. KAREN LEWANICK**
- 7. Estimating System- Core Logic Company**



**IP Risk Services, Inc.**

**P: (404) -317- 7140**

Email: [IPRiskServices@aol.com](mailto:IPRiskServices@aol.com)





CoreLogic®

# CITIZEN PROPERTY INSURANCE CORPORATION

Minimum Requirements for Non-Licensed Commercial Residential Inspections/Valuation

**In accordance with Citizens Property Insurance Corporation Agent Technical Bulletin 006-20 dated July 14, 2010, the following information is required:**

## **CERTIFICATION**

**Name of the firm of key personnel completing the inspection/valuation:  
IP RISK SERVICES, INC. and Craig Markowich**

**I, Craig Markowich certify that I, or the entity listed above have/has at least three (3) years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.**

**Date: May 5, 2023**

*Craig Markowich*

**Craig Markowich**  
**Florida License, CL520**

## **PROPERTY**

**Eastwood Pines Condominium  
1819-1835 Bough Avenue  
Clearwater, Florida 33760**

## **VALUATION REQUIREMENTS**

The valuation includes an estimate of the replacement cost for every structure to be covered. The method used to determine the cost of rebuilding the structures is the current version of the calculation system: CORE LOGIC, INC.

Inspections also include clear photographs of any buildings and ancillary structures the applicant/policyholder wishes to insure.

Where multiple buildings are identical, or nearly so, representative photographs have been used. Photographs of any existing damage are also included.

## **VALUATION AND BUILDING INFORMATION**

Please see attached report under the Property Data section for the following information:

Identity of building inspected

Year of Construction

Total square footage

Number of stories

Number of Units

Construction details

Detailed description of unit use

Overall condition of structure

Common area interior finishes

Type and condition of all ancillary structures on the property, including non-residential  
Buildings and amenity package

Distance to Tidal water

Detailed description and condition of exposures such as fireplaces, porches, decks, balconies,  
cooking exposures

Detailed descriptions of other property or liability hazards

# 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.

***IPRISKSERVICES@AOL.COM***

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

The image shows the front cover of an old book. The cover is decorated with a marbled paper pattern in shades of cream and light brown. A dark, rectangular label with decorative, slightly curved corners is pasted onto the cover. The year '1822' is printed in a large, white, serif font on this label. On the left edge of the image, a portion of the book's spine is visible, showing a brass-colored metal clasp or hinge.

1822











1824











1825

BOUGH AV.  
1819 THRU 1835  
ODD # ONLY

Appliance • Pl









**EASTWOOD PINES  
GUEST PARKING**





### POOL RULES

NO DIVING









