

COMPREHENSIVE RISK INSPECTION REPORT
UPDATE
PREPARED FOR

Strathmore Gate East HOA

LOCATION:
PALM HARBOR, FLORIDA



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*



S G

Strathmore Gate

E A S T

A DEED RESTRICTED COMMUNITY



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**

IP

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

IP RISK SERVICES, INC

INSURANCE INSPECTION REPORT



**PREPARED FOR THE FOLLOWING INSURANCE RISK:
STRATHMORE GATE EAST HOA**

**LOCATION:
PALM HARBOR, 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- January 31, 2023

Original Inspection- Craig Markowich

P/P Consultants:

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

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

IP Risk Services, Inc.
3559 Fairway Forest Drive, Suite 3559
Palm Harbor, Florida 34685

Email: IPRiskServices@aol.com
Core Logic Estimating System

IP

Underwritten by Lloyd's of London

IP



I P



HAZARD INSURANCE REQUIREMENTS

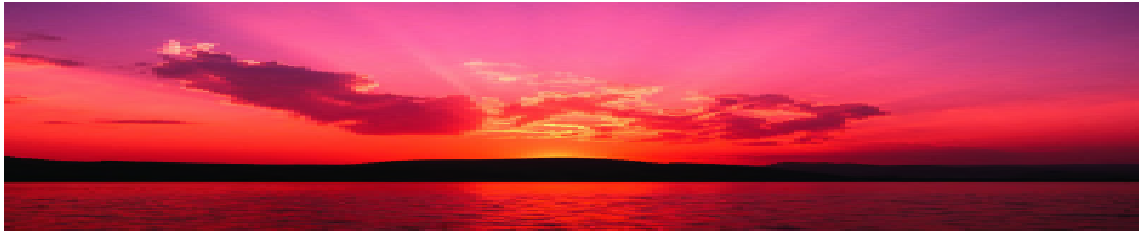
1/2023 STRATHMORE GATE EAST HOA

Risk	Insurance Reproduction	Less Foundation Piping Exclusions	Insurable Reproduction
Each 6-Unit	(1,301,643	78,611	1,223,032)
23 OF 23	29,937,789	1,808,053	28,129,736
Each 3-Unit	(710,296	49,571	660,725)
16 OF 16	11,364,736	793,136	10,571,600
Pool House	57,672	7,994	49,678
Maintenance	50,921	5,473	45,448
Pool Gazebo	11,000		11,000
Swimming Pool	130,000		130,000
Tennis Court	52,000		52,000
Tennis Gazebo	18,000		18,000
Grand Total	41,622,118	2,614,656	39,007,462

I P



I P



*******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. **1/2023**

Strathmore Gate East Hoa
Palm Harbor, Florida 34684

23-SIX UNIT BUILDINGS (1,301,643) 29,937,789

16-THREE UNIT BUILDINGS (710,296) 11,364,736

Pool House 12,000 Depreciated)
Maintenance 2,000

GRAND TOTAL 41,316,525

I P

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



IP

INSURANCE CONSTRUCTION DESCRIPTIONS

RISK NAME: *STRATHMORE GATE EAST HOA.*

RISK LOCATION: *PALM HARBOR, FLORIDA.*

RISK USE: *39- RESIDENTIAL BUILDINGS.*

GROSS FLOOR AREA: *APPROXIMATE:*

EACH 6-UNIT = 7,979 SQUARE FEET

EACH 3-UNIT = 4,088 SQUARE FEET.

STORIES: *ALL ONE STORY.*

FOUNDATION: *POURED CONCRETE FOOTINGS.*

FRAME: *BEARING WALL CONSTRUCTION.*

EXTERIOR WALLS: *WOOD FRAMED WITH STUCCO AND PAINT.*

FLOORS: *CONCRETE SLAB ON GRADES.*

ROOF: *PITCHED WOOD TRUSSES AND WOOD DECKING
WITH SHINGLE COVER.*

KITCHENS: Each unit contains one residential style kitchen per unit with appliances such as Refrigerator, Stove, Sink, Dishwasher and Cabinets.

FLOORS: *INCLUDED AT ALL AREAS.*

WALLS: *INCLUDED AT ALL AREAS.*

CEILINGS: *INCLUDED AT ALL AREAS.*

PARTITIONS: *PRIMARILY WOOD STUD AND DRYWALL.*

HVAC: *INDIVIDUAL AC UNITS PER UNIT.*

ELECTRICAL: *AVERAGE ELECTRICAL SYSTEM.*

PLUMBING: *TWO FULL BATHROOMS PER UNIT.*

SPRINKLERS: *N/A.*

AGE & CONDITION: *THE RISK IS JUDGED TO BE IN AVERAGE INSURABLE CONDITION FOR THE AGE (1983-84) & OCCUPANCY.*

SPECIALTIES:

- 1) **Pool House**- The building is of all wood framed construction The roof is of wood trusses and shingle cover. The building measures 300 square feet.
Insurance Rating- Frame.
- 2) **Maintenance Building**- The building is of all wood framed construction and measures 340 square feet.
Insurance Rating- Frame.

- 3) **Pool Gazebo**- All wood framed construction. 240 square feet.
- 4) **Tennis Gazebo**- All wood framed construction. 265 square feet.
- 5) **One Standard Tennis Court**.
- 6) **Swimming Pool**- Concrete/gunite construction.

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.

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

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.
3559 Fairway Forest Drive, Suite 3559
Palm Harbor, FL 34685

P: (404) 317- 7140

Email: IPRiskServices@aol.com



CoreLogic[®]



Valuation Standard Report

Typical 3-Unit

Hazard/Flood Valuation

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 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% Row House	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	4,088 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

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.

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Typical 3-Unit

Hazard/Flood Valuation

Policy Number: ESTIMATE-0001682

1/31/2023

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$1,227
Foundations		\$31,365	\$34,262
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$184,653	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$132,369	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$274,154	\$14,081
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$38,184	
TOTAL RC Section 1		\$660,725	\$49,571
TOTAL RC BUILDING 000000 Residential		\$660,725	\$49,571
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$660,725	4,088	\$162
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$660,725	4,088	\$162

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Typical 3-Unit

Hazard/Flood Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0001682

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Row House		\$660,725	4,088	\$162
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Row House		\$660,725	4,088	\$162
BUILDING TOTAL, Building 0000000				\$660,725	4,088	\$162

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$660,725		\$660,725
-100% Variance	(\$660,725)		

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$660,725	4,088	\$162
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$660,725	4,088	\$162

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Typical 6-Unit Building
Hazard/Flood Valuation

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
Various
PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
Various
PALM HARBOR, FL 34684 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% Row House	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	7,979 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

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.

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Typical 6-Unit Building

Hazard/Flood Valuation

Policy Number: ESTIMATE-0001682

1/31/2023

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$2,396
Foundations		\$61,218	\$49,535
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$303,707	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$254,378	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$529,203	\$26,680
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$74,527	
TOTAL RC Section 1		\$1,223,032	\$78,611
TOTAL RC BUILDING 000000 Residential		\$1,223,032	\$78,611
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$1,223,032	7,979	\$153
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$1,223,032	7,979	\$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.

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Typical 6-Unit Building
Hazard/Flood Valuation
SUMMARY REPORT

Policy Number: ESTIMATE-0001682

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
Various
PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
Various
PALM HARBOR, FL 34684 USA

BUILDING 0000000: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Row House	\$1,223,032	7,979	\$153
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Row House	\$1,223,032	7,979	\$153
BUILDING TOTAL, Building 0000000			\$1,223,032	7,979	\$153

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$1,223,032		\$1,223,032
-100% Variance	(\$1,223,032)		

LOCATION TOTAL, Location 1			Reconstruction	Sq.Ft.	\$/Sq.Ft.
			\$1,223,032	7,979	\$153
VALUATION GRAND TOTAL			Reconstruction	Sq.Ft.	\$/Sq.Ft.
			\$1,223,032	7,979	\$153

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

POOL HOUSE
Hazard Valuation

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
Various
PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
Various
PALM HARBOR, FL 34684 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% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	300 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

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.

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

POOL HOUSE
Hazard Valuation

Policy Number: ESTIMATE-0001682

1/31/2023

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$90
Foundations		\$2,302	\$5,919
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$21,284	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$8,195	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$17,707	\$1,986
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$190	
TOTAL RC Section 1		\$49,678	\$7,994
TOTAL RC BUILDING 000000 Residential		\$49,678	\$7,994
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$49,678	300	\$166
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$49,678	300	\$166

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

POOL HOUSE

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0001682

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Park Restroom Building		\$49,678	300	\$166
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Park Restroom Building		\$49,678	300	\$166
BUILDING TOTAL, Building 0000000				\$49,678	300	\$166

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$49,678	\$49,678
-100% Variance	(\$49,678)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$49,678	300	\$166

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$49,678	300	\$166

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Maintenance Building

1/31/2023

Hazard Valuation

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 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% Utility Building	Story Height:	9 ft.
Construction Type:	100% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	340 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

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.

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Maintenance Building

Hazard Valuation

Policy Number: ESTIMATE-0001682

1/31/2023

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation			\$110
Foundations		\$2,822	\$3,468
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$22,086	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$4,140	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$16,400	\$1,895
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins			
TOTAL RC Section 1		\$45,448	\$5,473
TOTAL RC BUILDING 000000 Residential		\$45,448	\$5,473
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$45,448	340	\$134
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$45,448	340	\$134

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.

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.



Valuation Standard Report

Maintenance Building

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0001682

1/31/2023

VALUATION

Valuation Number:	ESTIMATE-0001682	Effective Date:	01/31/2023
Value Basis:	Reconstruction	Expiration Date:	01/31/2024
		Estimate Expiration Date:	02/01/2024
		Cost as of:	06/2022

BUSINESS

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

LOCATION 1 - Strathmore Gate East HOA

Strathmore Gate East HOA
 Various
 PALM HARBOR, FL 34684 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Utility Building		\$45,448	340	\$134
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Utility Building		\$45,448	340	\$134
BUILDING TOTAL, Building 0000000				\$45,448	340	\$134

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$45,448	\$45,448
-100% Variance	(\$45,448)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$45,448	340	\$134
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$45,448	340	\$134

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

©CoreLogic. All rights reserved. CORELOGIC, the CoreLogic Logo, Commercial Express, and Commercial ExpressLync are the property of CoreLogic, Inc.

PHOTOGRAPHS



Strathmore Gate East HOA

- *RESIDENTIAL BUILDINGS*
- *COMMON AREA STRUCTURES*

IP



S
Strathmore Gate
E A S T
A DEED RESPECTED COMMUNITY

A street sign for Honeylocust Ct. is mounted on a decorative, brown metal post. The sign is rectangular with a white background and a dark border, featuring the text "Honeylocust Ct." in a dark brown, serif font. The post has a decorative finial at the top. In the background, a single-story house with a brown roof and light-colored walls is visible, surrounded by lush green trees and a well-maintained lawn. A paved road curves around the house.

Honeylocust Ct.

Honeylocust Ct.





4038

4038



GUEST

1000



4030

GUEST

GUEST

4034



4036

4036

GUEST

GUEST







A street sign for "Fig Ct." is mounted on a decorative, dark-colored metal post. The sign is rectangular with a white background and a dark border, featuring the text "Fig Ct." in a dark, serif font. The post has a decorative, rounded top. The background consists of dense green trees and a cloudy sky.

Fig Ct.



2917



2929



2929



2325





2901



2909

2907



2909

2907













A street sign for "Star Apple Ct." is mounted on a decorative, dark-colored metal post. The sign is rectangular with a white background and a dark border, featuring the text in a dark red, serif font. The post has a decorative, rounded top. The background is filled with dense, green foliage, including large trees with Spanish moss hanging from their branches and a large, spiky plant in the foreground. The scene is set outdoors, likely in a park or residential area with a tropical or subtropical climate.

Star Apple Ct.











A street sign for Silver Bell Ct. is mounted on a decorative, dark-colored metal post. The sign is rectangular with a white background and a dark border, featuring the text "Silver Bell Ct." in a dark brown, serif font. The post has a decorative, rounded top. The sign is positioned in front of a dense thicket of green plants, including large-leafed foliage and ferns. In the background, several tall, thin trees with sparse green leaves are visible against a cloudy sky.

Silver Bell Ct.





2900

2900



A large, arched sign for 'Strathmore Gate East' is mounted on two white pillars. The sign has a black background with a gold border. At the top is a gold monogram 'S & J'. Below it, 'Strathmore Gate' is written in a white script font. Underneath that, 'E A S T' is written in gold block letters. At the bottom, 'A DEED RESTRICTED COMMUNITY' is written in gold block letters. The sign is surrounded by green bushes with red flowers. In the background, there are trees and a glimpse of a golf course.

S & J

Strathmore Gate

E A S T

A DEED RESTRICTED COMMUNITY



OMEN





MEN

OCEAN



6 FT 6 IN



6 FT 6 IN







Maintenance

Southern Golf
East
Pine Holes, Florida



TENNIS COURT











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.



IPRISKSERVICES@AOL.COM

P: (404) 317-7140

IP

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



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.***

IPRISKSERVICES@AOL.COM

P: (404) 317-7140

IP

POWERED BY CORE LOGIC AND UNDEWRITTEN BY LLOYD'S OF LONDON



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.

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

LLOYD'S OF LONDON

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

**Our Commitment to Customer Excellence
IP**



IP



“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





CoreLogic[®]

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