



Team, LLC

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**Reserve Studies | Insurance Appraisals | Wind Mitigation**

## Replacement Cost Valuation Update

The Townhomes at Glenbrook  
2210 Andover Circle  
Palm Harbor, Florida 34683



Prepared Exclusively for The Townhomes at Glenbrook Homeowners' Association, Inc.

As of 2/3/2021

FPAT File# REN2115472

**FELTEN PROFESSIONAL ADJUSTMENT TEAM**

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February 03, 2021

The Townhomes at Glenbrook Homeowners' Association, Inc.  
c/o Board of Directors  
2210 Andover Circle  
Palm Harbor, Florida 34683

Re: Replacement Cost Valuation Update – The Townhomes at Glenbrook – FPAT File# REN2115472

Dear Board of Directors:

In accordance with your request and our agreement, Felten Professional Adjustment Team, LLC. has performed an Insurance Replacement Cost Valuation for The Townhomes at Glenbrook located in Palm Harbor, Florida. The purpose of this report is to establish accurate Hazard and Flood Insurance Replacement Costs for all buildings and site improvements insured by The Townhomes at Glenbrook Homeowners' Association, Inc.. This report will ensure the Insurance Carrier is collecting accurate premiums and co-insurance requirement are properly met.

If you have any questions regarding this Replacement Cost Valuation Report, please contact us at (866)-568-7853. We look forward to doing business with you in the future.

Thank you,

A handwritten signature in black ink, appearing to read "Brad Felten". The signature is fluid and cursive, with a long horizontal stroke at the end.

Brad Felten, Managing Member  
Felten Professional Adjustment Team, LLC.

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# Introduction

This Replacement Cost Valuation Update has been prepared at the request of The Townhomes at Glenbrook Homeowners' Association, Inc. for The Townhomes at Glenbrook. The subject property is a Homeowners Association located in Palm Harbor, Florida. The purpose of this report is to establish accurate hazard and flood insurance replacement costs for all buildings and site improvements insured by The Townhomes at Glenbrook Homeowners' Association, Inc.. This report will ensure the Insurance Carrier is collecting accurate premiums and co-insurance requirement are properly met.

This report is not a real-estate appraisal. The values displayed within this report represent only the replacement costs of the subject buildings and site improvements. It must be noted that estimated replacement cost values do not consider land value, market value or personal property. All elements of the buildings and site improvements that are considered relevant to the insurance policy have been thoroughly analyzed and inspected. The values presented in this report are subject to all assumptions, limiting conditions and certifications contained in this report.

A qualified representative of Felten Professional Adjustment Team, LLC (FPAT) performed a physical inspection of the property on May 11, 2018. The interior and exterior of all buildings and/or site improvements described in this Replacement Cost Valuation Report were inspected thoroughly to determine construction design, quality, size and occupancy. Building plans and association documents, where pertinent were reviewed.

## Subject of Report

This Replacement Cost Valuation Report contains the following risk(s):

### **Buildings:**

2202-10 Andover Cir	5-Unit Risk	<i>5-Unit, Type II</i>
2203-15 Andover Cir	7-Unit Risk	<i>Typical 7-Unit Risk</i>
2216-24 Andover Cir	5-Unit Risk	<i>5-Unit, Type I</i>
2231-43 Andover Cir	7-Unit Risk	<i>Typical 7-Unit Risk</i>
2261-69 Andover Cir	5-Unit Risk	<i>5-Unit, Type I</i>
4670-78 Tudor Ln	5-Unit Risk	<i>5-Unit, Type I</i>
4671-79 Tudor Ln	5-Unit Risk	<i>5-Unit, Type II</i>
4661 Tudor Ln	Pool Restroom Building	

### **Site Improvements:**

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpat.com](mailto:info@fpat.com)  
FPAT File# REN2115472

## Swimming Pool Area

Pool Fencing

Swimming Pool

Swimming Pool Deck

As a result of our Replacement Cost Valuation investigation, we have estimated the total Insurable Hazard and Flood Insurance Replacement Costs for all buildings and site improvements listed above and located at The Townhomes at Glenbrook as of February 03, 2021 as follows:

### **Hazard Insurance**

Replacement Cost	<b>\$5,557,401</b>
Less Insurance Exclusions	<b>\$369,900</b>
Insurable Replacement Cost	<b>\$5,187,501</b>

### **Flood Insurance**

Replacement Cost	<b>\$73,849</b>
NFIP Insurable Replacement Cost	<b>\$53,909</b>

# Certification of Replacement Cost Valuation

This is to certify the enclosed Replacement Cost Valuation report prepared at the request of The Townhomes at Glenbrook Homeowners' Association, Inc. is the result of work performed by Felten Professional Adjustment Team, LLC. and one or more of the individuals listed below.

In addition, we certify that, to the best of our knowledge and belief:

1. All facts contained in this report are true and accurate.
2. FPAT has no present or prospective interest in the subject property of this report, and also has no personal interest with respect to the parties involved.
3. FPAT has no bias with respect to the subject property of this report or to the parties involved with this assignment.
4. Our engagement in this assignment was not contingent upon producing or reporting predetermined results.
5. Our compensation is not contingent on any action or event resulting from this report.
6. We have the knowledge and experience to generate an accurate Replacement Cost Valuation for insurance purposes of all buildings and/or site improvements contained within this report.
7. We have performed a physical inspection of the subject risk(s).

## Key Staff:

Brad Felten

Sr. All-Lines Adjuster #E149535

Flood Certification #06060373

Certified Wind & Hurricane Mitigation Inspector

Professional Reserve Analyst (PRA) # 2265

John Felten

Sr. All-Lines Adjuster # D075772

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Certified Building Contractor # CBC1255984

Certified Wind & Hurricane Mitigation Inspector

Ian Wright

All-Lines Adjuster # W273704

Certified Wind & Hurricane Mitigation Inspector



Brad Felten, Managing Member



Licensed Insurance  
Appraiser #16312



# Limiting Conditions

1. The property description supplied to Felten Professional Adjustment Team, hereafter known as FPAT, is assumed to be correct.
2. No survey of the property has been made or reviewed by FPAT, and no responsibility is assumed in connection with such matters. Illustrative material, including maps and plot plans, utilized in this report are included only to assist the reader in visualizing the property. Property dimensions and sizes are considered to be approximate.
3. No responsibility is assumed for matters of a legal nature affecting title to the property, nor is any opinion of title rendered. Property titles are assumed to be good and merchantable unless otherwise stated.
4. Information furnished by others is believed to be true, correct, and reliable. However, no responsibility for its accuracy is assumed by FPAT.
5. All mortgages, liens, encumbrances, leases, and servitudes have been disregarded unless so specified within the report. The property is assumed to be under responsible, financially sound ownership and competent management.
6. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures, which would render the property more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies, which may be required to discover them.
7. Unless otherwise stated in this report, the existence of hazardous material, which may or may not be present on the property, was not observed by FPAT. However, FPAT is not qualified to detect such substances. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The value conclusions in this report are predicated on the assumption that there are no such materials on or in the property that would cause a loss of value. No responsibility is assumed for any such conditions, or for the expertise required to discover them. The client is urged to retain an expert in this field if desired. The analysis and value conclusions in this report are null and void should any hazardous material be discovered.
8. Unless otherwise stated in this report, no environmental impact studies were either requested or made in conjunction with this report. FPAT reserves the rights to alter, amend, revise, or rescind any opinions of value based upon any subsequent environmental impact studies, research, or investigation.
9. It is assumed that there is full compliance with all-applicable federal, state and local environmental regulations and laws unless noncompliance is specified, defined, and considered in this report.
10. It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
11. It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based.
12. FPAT will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made.



13. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of FPAT and in any event, only with properly written qualification and only in its entirety.
14. Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of FPAT.
15. The liability of the FPAT, its employees, and subcontractors is limited to the client only. There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. FPAT is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
16. The sole purpose of this report is for use in establishing insurance values.
17. Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.

# Valuation Update Service

This Replacement Cost Valuation Report can be updated annually or based on the requirements of the insurance carrier.

We can update the replacement cost values without going to the additional expense of another inspection.

If there are any major changes to the subject risk(s) contained within this report another inspection may be necessary. Normal maintenance does not require a physical inspection.

Please call us at 866-568-7853 or email us at [info@fpat.com](mailto:info@fpat.com) for pricing and more information.

*Note-Part of Chapter 718, Florida Statutes, addresses the independent insurance appraisal requirements for condominiums. Below is an excerpt from this Chapter which addresses this requirement.*

(Taken from Part I General Provisions, Chapter 718.104 Florida Statutes)

s. 718.104(4)(n) or the powers enumerated in subsection (3).

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

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

# Reserve Study Information

Congratulations you have earned a significant discount on a Full Reserve Study for this property!

A Reserve Study is a long-term capital budget planning tool which identifies the current status of the reserve fund and a stable and equitable funding plan to offset ongoing deterioration, resulting in sufficient funds when those anticipated major common area expenditures actually occur. The reserve study consists of two parts: the physical analysis and the financial analysis.

Because of the extensive field work we have already completed in order to prepare this Replacement Cost Valuation, we are able to provide a significant discount on our Reserve Study Services.

To receive a **FREE** proposal simply click on the link below to fill out our easy to use web form.

[Click Here](#) to request Free Reserve Study Proposal

or Call **866-568-7853**

or Email [info@fpat.com](mailto:info@fpat.com)

# Methodology

To arrive at an accurate Replacement Cost Valuation estimate our team must first make a diligent effort to determine what the insurable items are and how they are insured. This is accomplished by consulting with property owners, property managers, insurance agents and reviewing pertinent documents. If the Replacement Cost Valuation is being performed for the first time or changes have taken place since the last inspection, a detailed site inspection will be conducted. One of our qualified team members will investigate each items building occupancy, size, building plans(when available), construction type, quality, finishes, etc. The subject will be physically measured and a detailed sketch will be provided with the report. After all the property data is obtained the Replacement Cost Valuation and report process may begin. The estimated values in this report are arrived at through a number of methods, the primary method is the MSB Building Valuation System. MSB is the leading provider of building cost data, estimating software and property appraisal work to the insurance industry in the U.S. All relevant data is processed using the Marshall & Swift Boeckh BVS Reconstruction Cost Database. Reconstruction Cost provides the cost to reconstruct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship. It is important to note the database used in this report recognizes the distinctions between Replacement Cost New and Reconstruction Cost with component-based or "total component" valuation and claims estimating technologies. Our total component estimating technologies calculate Reconstruction Cost by using formulas and databases to analyze and select detailed component parts of the buildings. Estimates are then assembled in a risk-specific manner, using local building codes, structural considerations and local material and labor costs. The distinctions between Replacement Cost New valuations and Reconstruction Cost valuations are important to understand because a carriers goal is to provide the insured with an equitable and fair settlement. Additionally, because policy and settlement terms are frequently subject to negotiation and court interpretation, it is essential that carriers receive premiums based on the fullest exposure on each building - the building's Reconstruction Cost.

# Explanations & Definitions

## Terminology

<b>Additions</b>	Equipment, external structures, building items, site improvements, or miscellaneous adjustments added to the valuation. These items are added to the valuation in addition to the Gross Floor Area (e.g. balconies, exterior walkways, canopies, auxiliary generators).
<b>Architect's Fees</b>	Architect's fees is compensation paid for architectural or engineering services rendered. The default percentage is 7% for commercial valuations and 0% for agricultural valuations.
<b>Co-Insurance Requirement</b>	The minimum amount of insurance that must be carried on the policy, usually 80%, but your co-insurance requirement for the policy may be different as determined by your company.
<b>Depreciated Replacement Cost</b>	The remaining value after the deduction of Insurance Exclusions and Physical Depreciation from the Replacement Cost.
<b>Depreciation</b>	The loss in value due to deterioration caused by usage, wear and tear, and the elements.
<b>et al</b>	Meaning all other buildings insured by the client
<b>Flood Insurance</b>	Specific insurance coverage against property loss from flooding.
<b>FPAT</b>	Felten Professional Adjustment Team, LLC.
<b>Gross Floor Area (GFA)</b>	The total floor area (measured in square feet) of all floors in the building considered in the Replacement Cost Valuation. Areas such as balconies, canopies, etc. are not included in the Gross Floor Area. These items are added to the valuation as "Additions".
<b>Hazard Insurance</b>	Insurance that protects a property owner against damage caused by fires, severe storms, earthquakes or other natural events. Hazard Insurance does not cover the peril of flooding.
<b>HVAC</b>	Heating, Ventilation and Air-Conditioning Systems
<b>Insurable Replacement Cost</b>	The Replacement Cost of the building or site improvement less applicable Insurance Exclusions.
<b>Insurable Responsibilities</b>	Defines which parties are responsible for obtaining insurance coverage of the different building components.
<b>Insurance Exclusions</b>	Certain items of insured property are either not insured, or are specifically excluded from coverage, depending on the particular terms of an insurance policy. The three most common exclusions are: basement excavation; below grade foundations; underground plumbing, piping, and conduits. MS/B

	defines and separates the following insurance exclusion costs: site prep, foundation wall, interior foundations, and approximately 12% of plumbing.
<b>Minimum Requirements</b>	Reporting requirements mandated by Citizens Property Insurance Corporation.
<b>New Construction</b>	The cost to replace at one time, an entire building of equal quality and utility. The prices used for labor, materials, overhead, profit, and fees are those in effect immediately <i>prior</i> to the occurrence of the loss. The replacement employs modern materials, current methods, designs, and layouts but does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, extraordinary fees, premiums for materials or other contingencies. This is the methodology used for real estate appraisals. <u>None of the calculations in this report are based on this methodology.</u>
<b>NFIP</b>	National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA)
<b>Occupancy</b>	Building Occupancy refers to the categorizing structures based on their use.
<b>Overhead &amp; Profit</b>	The general cost of operating and maintaining a business, in addition to specific costs related to a particular job, and the profit from construction activities is referred to as overhead and profit. The default percentage is 20% for commercial valuations and 16% for agricultural valuations .
<b>Partition Wall</b>	A load bearing or non-load bearing wall that defines an area.
<b>Party Wall</b>	A dividing wall between adjoining units that is shared by the tenants of each residence or business.
<b>Reconstruction</b>	The cost to construct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship, built to current building regulations and codes. Reconstruction Cost also includes a number of site-specific and process-related costs that are experienced when rebuilding after a loss. Additional costs also include the added expense of reconstructing a structure with limited site mobility, access and owner involvement. <u>All calculations in this report are based on this methodology.</u>
<b>Replacement Cost</b>	In this report, the term Replacement Cost refers to the “Reconstruction Cost” as defined above.
<b>Type</b>	Used to distinguish between buildings with the same number of units of different construction and/or size. Usually for internal organizational purposes.
<b>Typical</b>	Buildings or site improvements that could be considered identical.

## Unit Abbreviations

Sq Ft - Square Feet	Lp Sm - Lump Sum	Dbl Ct - Double Tennis Court
Ln Ft - Linear Feet	Allow - Allowance	Ct - Court
Ea - Each	Hp - Horsepower	Units - Units
Sq Yds - Square Yards	Cu Ft - Cubic Feet	Cu Yds - Cubic Yards
Kw - Kilowatts	Pair - Pair	Sq - Squares (1 Sq = 100 sq ft)

## Structural Definitions

### **Commercial Construction Types:**

(click on links in blue for additional information)

#### [Frame \(Frame - ISO 1\)](#)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding. Buildings classified a ISO Class 1 are characteristic of this type.

#### [Masonry \(Joisted Masonry - ISO 2\)](#)

A building that has the exterior walls constructed of a material such as brick, hollow or solid concrete block, concrete, gypsum block, clay tile, stone, or similar materials. The structural floors and roof are of wood or light-gauge metal. Buildings classified as ISO Class 2 are characteristic of this type.

#### [Pre-Engineered Metal \(Non-Combustible - ISO 3\)](#)

A building that employs a system of pre-engineered rigid steel framing members. The exterior walls are of metal siding, sandwich panels, or masonry, and the roof is clad with metal roofing or sandwich panels. Buildings classified as ISO Class 3 are characteristic of this type.

#### [Steel Frame \(Masonry Non-Combustible - ISO 4\)](#)

A building where the structural floors and roof are of unprotected non-combustible materials such as metal decking or concrete on metal decking, and are supported by an unprotected structural steel frame, fire resistive exterior walls, or a combination of both. Buildings classified as ISO Class 4 are characteristic of this type.

#### [Protected Steel Frame \(Modified Fire Resistive - ISO 5\)](#)



A building where the structural floors and roof, and their supports are of non-combustible construction with a fire rating of not less than one hour. A building very similar to Construction Type D Steel Frame; however, in Type E the non-combustible floor, roof, and framing components are protected with sprayed-fiber fireproofing. Buildings classified as ISO Class 5 are characteristic of this type.

#### [Reinforced Concrete Frame \(Fire Resistive - ISO 6\)](#)

A building where the structural floors and roof, and their supports are of materials such as precast or poured-in-place reinforced concrete, with a fire resistive rating of not less than two hours. Buildings classified as ISO Class 6 are characteristic of this type.

### **Agricultural Construction Types:**

(click on links in blue for additional information)

#### [Frame](#)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding.

#### [Masonry](#)

A building that has the exterior walls constructed of a material such as brick, hollow or solid concrete block, concrete, gypsum block, clay tile, stone, or similar materials. The structural floors and roof are of wood or light-gauge metal.

#### [Pre-Engineered Metal](#)

A building that employs a system of pre-engineered rigid steel framing members. The exterior walls are of metal siding, sandwich panels, or masonry, and the roof is clad with metal roofing or sandwich panels.

#### [Pole Frame](#)

A building where the structural skeleton consists of timbers or poles. The poles or posts are set into the ground on top of concrete pads, and then back filled to anchor the post structure.

#### [Structural Insulated Panel \(SIP\)](#)

A load bearing wall material, made up of rigid insulation sandwiched between two pieces of plywood or other material.

# Hazard Insurance Responsibilities

The hazard insurance replacement cost valuations contained in this report are based on the Declaration of Covenants, Restrictions, Easements and Assessments. According to the aforementioned documents the interior finishes of each unit are the responsibility of the individual homeowners to insure. Any interior finishes located in common areas, owned by the association, have been included in the replacement cost valuations. Additionally, any buildings or site improvements not containing residential units are the sole responsibility of the association to insure. The hazard insurance valuations do not include any personal property regardless of ownership.

Based on the Declaration of Covenants, Restrictions, Easements and Assessments each individual homeowner is responsible for insuring the following components located within the individual unit:

- Any drywall and floor finishes such as carpet, tile, vinyl, etc.
- Any drywall and ceiling finishes such as paint, texture, suspended ceilings, etc.
- Any wall finishes such as paint, wallpaper, paneling, etc.
- Any electrical fixtures, plumbing fixtures, built-in cabinets, etc.
- Any heating and cooling equipment

The Hazard Insurance Valuations do not include foundations or plumbing below grade (insurance exclusions) or any personal property regardless of ownership.

The table on the following page is a Quick Reference Guide for determining insurable responsibilities.

## Hazard Insurance Quick Reference Table

AS GOVERNED BY the Declaration of Covenants, Restrictions, Easements and Assessments. Interpretation by Board of Directors and/or Management.

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Doors, Windows, etc.	YES	NO
3. UNIT INTERIOR WALLS & CEILINGS Party Walls & Ceilings, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR Unfinished Drywall, Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	NO	YES
6. UNIT AND COMMON AREA <ul style="list-style-type: none"> <li>- Structural Floors</li> <li>- Structural Ceilings</li> <li>- Structural Walls</li> </ul>	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS <ul style="list-style-type: none"> <li>- Appliances</li> <li>- Electrical Fixtures</li> <li>- Water Heaters</li> <li>- Cabinets</li> </ul>	NO	YES
10. INTERIOR UNIT Air Conditioners	NO	YES

\*\*\*The above information is intended to assist in determining the general responsibilities for both parties\*\*\*

# Flood Insurance Responsibilities

The Flood Insurance Replacement Cost Valuations contained in this report are based on the National Flood Insurance Program (NFIP).

## Loss Settlement

According to the NFIP guidelines, buildings that do not meet one of the following requirements are not eligible for a RCV settlement:

1. A Single Family home insured to at least 80% of its Replacement Cost.
2. A Residential Condominium containing one or more family units insured to at least 80% of its Replacement Cost and in which at least 75% of the floor area is residential.

The NFIP utilizes the following three policy forms for structures based on their specific occupancy:

## Policy Forms

(click on links in blue for additional information)

**Dwelling Form:** The [Dwelling Policy Form](#) may be issued to homeowners, residential renters, condominium unit-owners and owners of residential buildings containing two to four units. In communities participating in the National Flood Insurance Program (NFIP) Regular Program or Emergency Program the dwelling policy provides building and/or contents coverage for:

- Detached, single-family, non-condominium residence with incidental occupancy limited to less than 50% of the total floor area;
- Two- to four- family, non-condominium building with incidental occupancy limited to less than 25% of the total floor area;
- Dwelling unit in residential condominium building;
- Residential townhouse/rowhouse
- Manufactured mobile homes

***Dwelling Form Maximum Limits:*** \$250,000

**General Form:** The [General Property Policy Form](#) may be issued to owners or lessees of non-residential buildings or units, or residential condominium buildings that are uninsurable under the Residential Condominium Building Association Policy (RCBAP). In communities participating in the NFIP Regular Program or Emergency Program the General Property Policy provides building and/or contents coverage for these and similar “other residential” risks:

- Hotel or motel with normal guest occupancy of 6 months or more;
- Apartment building;
- Residential cooperative building;
- Dormitory;

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FPAT File# REN2115472

- Assisted-living facility.

And non-residential risks:

- Shop, restaurant, or other business;
- Mercantile building;
- Grain bin, silo, or other farm building;
- Agricultural or industrial processing facility;
- Factory;
- Warehouse;
- Poolhouse, clubhouse, or other recreational building;
- House of worship;
- School;
- Hotel or motel with normal guest occupancy of less than 6 months;
- Licensed bed-and-breakfast inn;
- Retail;
- Nursing home;
- Non-residential condominium;
- Condominium building with less than 75% of its total floor area in residential use;
- Detached garage;
- Tool shed;
- Stock, inventory, or other commercial contents.

**General Form Maximum Limits:** \$500,000

**RCBAP:** In order for a condominium building to be eligible under the [Residential Condominium Building Association Policy \(RCBAP\)](#) form, the building must be owned by a condominium association, which the NFIP defines as the entity made up of the unit owners responsible for the maintenance and operation of:

1. common elements owned in undivided shares by unit owners; and
2. other real property in which the unit owners have use rights

where membership in the entity is a required condition of unit ownership.

The RCBAP is required for all buildings owned by a condominium association containing 1 or more residential units and in which at least 75% of the total floor area within the building is residential without regard to the number of units or number of floors. The RCBAP is available for high-rise and lowrise residential condominium buildings, including townhouse/rowhouse and detached single-family condominium buildings in the Regular Program only.

Residential condominium buildings that are being used as a hotel or motel, or are being rented (either short or long term), must be insured under the RCBAP.

Only buildings having a condominium form of ownership are eligible for the RCBAP. If the named insured is listed as other than a condominium association, the agent/ producer must provide legal documentation to confirm that the insured is a condominium association before the RCBAP can be written. This documentation may be a copy of the condominium association by-laws or a statement signed by an officer or representative of the condominium association confirming that the building is in a condominium form of ownership. In the event of a loss, RCBAPs written for buildings found not to be in a condominium form of ownership will be rewritten under the correct policy form for up to the maximum amount of building coverage allowed under the program for the type of building insured, not to exceed the coverage purchased under the RCBAP.

A homeowners association (HOA) may differ from a condominium association and is ineligible for the RCBAP, unless the HOA meets the definition of a condominium association as defined in the policy. Cooperative ownership buildings are not eligible. Timeshare buildings in a condominium form of ownership in jurisdictions where title is vested in individual unit owners are eligible provided that all other criteria are met.

**RCBAP Form Maximum Limits:** Replacement cost, or the total number of units x \$250,000, whichever is less.

The Flood Insurance Valuations contained in this report do not include any personal property regardless of ownership. For more information regarding flood insurance visit [www.fema.gov](http://www.fema.gov)

The table on the following page is a Quick Reference Guide for determining insurable responsibilities.

## Flood Insurance Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	N/A	N/A
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Doors, Windows, etc.	N/A	N/A
3. UNIT INTERIOR WALLS & CEILINGS Party Walls & Ceilings, Insulation, Metal, and Wood Studs	N/A	N/A
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	N/A	N/A
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	N/A	N/A
5. UNIT INTERIOR Unfinished Drywall, Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	N/A	N/A
6. UNIT AND COMMON AREA - Structural Floors - Structural Ceilings - Structural Walls	N/A	N/A
7. COMMON AREA Air Conditioners	N/A	N/A
8. COMMON AREA Electrical	N/A	N/A
9. INTERIOR UNIT COMPONENTS - Appliances - Electrical Fixtures - Water Heaters - Cabinets	N/A	N/A
10. INTERIOR UNIT Air Conditioners	N/A	N/A

\*\*\*The above information is intended to assist in determining the general responsibilities for both parties\*\*\*



# Recapitulation of Hazard Values

## The Townhomes at Glenbrook

Palm Harbor, Florida

HAZARD VALUATION as of February 03, 2021

FPAT File# REN2115472

Building	Replacement Cost	Insurance Exclusions	Insurable Replacement Cost	Depreciation	Depreciated Replacement Cost
2202-10 Andover Cir	\$702,169	\$47,622	\$654,547	\$176,728	\$477,819
2203-15 Andover Cir	\$923,073	\$59,985	\$863,088	\$233,033	\$630,055
2216-24 Andover Cir	\$727,399	\$48,759	\$678,640	\$183,233	\$495,407
2231-43 Andover Cir	\$923,073	\$59,985	\$863,088	\$233,033	\$630,055
2261-69 Andover Cir	\$727,399	\$48,759	\$678,640	\$183,233	\$495,407
4670-78 Tudor Ln	\$727,399	\$48,759	\$678,640	\$183,233	\$495,407
4671-79 Tudor Ln	\$702,169	\$47,622	\$654,547	\$176,728	\$477,819
4661 Tudor Ln	\$73,848	\$8,409	\$65,439	\$17,669	\$47,770
	<b>\$5,506,529</b>	<b>\$369,900</b>	<b>\$5,136,629</b>	<b>\$1,386,890</b>	<b>\$3,749,739</b>

Site Improvement	Replacement Cost
<b>Swimming Pool Area</b>	
Pool Fencing	\$5,933
Swimming Pool	\$38,080
Swimming Pool Deck	\$6,859
	<b>\$50,872</b>

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpat.com](mailto:info@fpat.com)  
 FPAT File# REN2115472

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpat.com](mailto:info@fpat.com)  
FPAT File# REN2115472

# Recapitulation of Flood Values

## The Townhomes at Glenbrook

Palm Harbor, Florida

FLOOD VALUATION as of February 03, 2021

FPAT File# REN2115472

Building	Replacement Cost	Insurance Exclusions	Depreciation	Depreciated Replacement Cost	NFIP Insurable Replacement Cost
4661 Tudor Ln	\$73,849	n/a	\$19,940	\$53,909	\$53,909
	<b>\$73,849</b>		<b>\$19,940</b>	<b>\$53,909</b>	<b>\$53,909</b>

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpat.com](mailto:info@fpat.com)  
 FPAT File# REN2115472

# Aerial Property Photographs

***Aerial/Map View of Property (neighborhood perspective view from east)***



Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpat.com](mailto:info@fpat.com)  
FPAT File# REN2115472

***Aerial/Map View of Property (neighborhood perspective view from south)***



# Supplementary Valuation Information

## Commercial Residential Inspections/Valuations

### Certification

Name of the firm or key personnel completing the inspection/valuation:

Felten Professional Adjustment Team, LLC.

I, Brad Felten, certify that I, or the entity listed above, have/has at least three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date February 03, 2021 Position Managing Member

### Property

Property Owner's Name The Townhomes at Glenbrook Homeowners' Association, Inc.

Property Address 2210 Andover Circle

City Palm Harbor

State, Zip Florida, 34683

### Valuation Requirements

- Inspections must include an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures must be the current version of the calculation system. The system and version must be clearly indicated on the valuation documentation.
- Inspections must also include clear photographs of any building and ancillary structure the applicant/policyholder wishes to insure:
  - Main Structure
  - Pools
  - Docks, etc.
- If multiple buildings are identical, or nearly so, representative photographs may be used.
- Photographs of any existing damage must also be included.

### Valuation Information

- Year of construction 1994-1995
- Total number of units 39
- Number of owner-occupied units N/A
- Number of units rented on a long-term lease of 12 months or more N/A
- Number of units rented on a daily, weekly, or monthly basis N/A
- Number of units with time share occupancy N/A
- What is the distance to tidal water? +/- 3,403 Ln Ft

## Building Descriptions

This section of the report contains a detailed building description for each different type of structure located on the property and insured by The Townhomes at Glenbrook Homeowners' Association, Inc.. In many cases similar buildings may be described in the same description.

All building descriptions contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.



# Building Description

## *Applicable Buildings*

2202-10 Andover Cir, 5-Unit, Type II  
 2203-15 Andover Cir, Typical 7-Unit Risk  
 2216-24 Andover Cir, 5-Unit, Type I  
 2231-43 Andover Cir, Typical 7-Unit Risk  
 2261-69 Andover Cir, 5-Unit, Type I  
 4670-78 Tudor Ln, 5-Unit, Type I  
 4671-79 Tudor Ln, 5-Unit, Type II

## *General Building Information*

**Occupancy:** Row House

**Square Footage:** 5-Unit, Type I:

- GFA +/- 7,494 Sq Ft

5-Unit, Type II:

- GFA +/- 7,218 Sq Ft

Typical 7-Unit Risk:

- GFA +/- 9,950 Sq Ft

**Additions:** 5-Unit, Type I:

- Patios +/- 671 Sq Ft
- Canopies +/- 671 Sq Ft

5-Unit, Type II:

- Patios +/- 584 Sq Ft
- Balconies +/- 231 Sq Ft
- Canopies +/- 584 Sq Ft

Typical 7-Unit Risk:

- Patios +/- 781 Sq Ft
- Balconies +/- 385 Sq Ft
- Canopies +/- 781 Sq Ft

**Condition:** Good

## BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

**Year of Construction:** 1994-1995

**# of Stories:** Two (2)

### ***Construction Analysis***

**Foundation:** Estimated to be reinforced concrete footings

**Ground Subfloor:** Concrete slab on grade

**Elevated Subfloor(s):** Wood frame floor joists

**Exterior Walls:** Level 1: Concrete block covered with painted stucco  
Level 2: Wood frame covered with painted stucco

**Interior Partition Walls:** Wood or metal studs

**Unit Party Walls:** Concrete block and frame

**Roof Construction:** Wood truss decked with plywood or OSB

**Roof Shape:** Gable

**Roof Covering(s):** Composition shingles

**ISO Construction Type:** Level 1: Joisted Masonry (ISO 2)  
Level 2: Frame (ISO 1)

### ***Mechanicals***

**Elevators:** There are no elevators contained within these structures

**Heating & Cooling :** Split systems with condensing units located on the ground and air handlers located within individual units.

**Electrical Wiring:** Copper - On the day of our inspection the electrical wiring was verified as copper at an electrical receptacle outlet inside a residential unit. We did not verify the electrical wiring outside the residential units.

**Fire Sprinklers:** No

**Manual Fire Alarm:** No

**Auto Dial-Out Fire Alarm:** No

### ***Finished Interior Common Areas***

**Common Areas:** None

**Common Floor Coverings:** n/a - there are no finished interior common areas contained within this structure

## BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

<b>Common Wall Finish:</b>	n/a - there are no finished interior common areas contained within this structure
<b>Common Ceiling Finish:</b>	n/a - there are no finished interior common areas contained within this structure
<b>Common Kitchens:</b>	n/a - there are no finished interior common areas contained within this structure
<b>Common Fireplaces:</b>	n/a - there are no finished interior common areas contained within this structure

***Interior Units***

<b>Unit Floor Coverings:</b>	Each residential unit is individually owned with unit owner specific floor covering materials
<b>Unit Wall Finish:</b>	Painted textured drywall
<b>Unit Ceiling Finish:</b>	Painted textured drywall
<b>Unit Kitchens:</b>	Each unit contains one residential style kitchen with average quality cabinets, countertops and appliances
<b>Customized Features:</b>	n/a - no major customized features verified at the time of inspection
<b>Fireplaces:</b>	None

***Supplementary Information***

<b>Business Exposure:</b>	None
<b>Commercial Kitchens:</b>	None
<b>Property or Liability Hazards:</b>	None
<b>Additional Comments:</b>	

# Building Description

## *Applicable Buildings*

**Pool Restroom Building, 4661 Tudor Ln**

## *General Building Information*

**Occupancy:** Pool Restroom Building

**Square Footage:** **Pool Restroom Building, 4661 Tudor Ln:**

- GFA +/- 433 Sq Ft

**Additions:** **Pool Restroom Building, 4661 Tudor Ln:**

- Patios +/- 19 Sq Ft
- Canopies +/- 19 Sq Ft

**Condition:** Good

**Year of Construction:** 1994

**# of Stories:** One (1)

## *Construction Analysis*

**Foundation:** Estimated to be reinforced concrete footings

**Ground Subfloor:** Concrete slab on grade

**Elevated Subfloor(s):** N/A - Does not apply to one story structures

**Exterior Walls:** Concrete block covered with painted stucco

**Interior Partition Walls:** Concrete block

**Unit Party Walls:** N/A

**Roof Construction:** Wood truss decked with plywood or OSB

**Roof Shape:** Hip

**Roof Covering(s):** Composition shingles

**ISO Construction Type:** Joisted Masonry (ISO 2)

## *Mechanicals*

**Elevators:** N/A - Does not apply to one story structures

**Heating & Cooling :** None

## BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

<b>Electrical Wiring:</b>	Copper - On the day of our inspection the electrical wiring was verified as copper at an electrical receptacle outlet inside the building.
<b>Fire Sprinklers:</b>	No
<b>Manual Fire Alarm:</b>	No
<b>Auto Dial-Out Fire Alarm:</b>	No

***Finished Interior Common Areas***

<b>Common Areas:</b>	Restrooms
<b>Common Floor Coverings:</b>	None
<b>Common Wall Finish:</b>	Paint
<b>Common Ceiling Finish:</b>	Painted textured drywall
<b>Common Kitchens:</b>	None
<b>Common Fireplaces:</b>	None

***Interior Units***

<b>Unit Floor Coverings:</b>	None
<b>Unit Wall Finish:</b>	n/a - there are no residential units contained within this structure
<b>Unit Ceiling Finish:</b>	n/a - there are no residential units contained within this structure
<b>Unit Kitchens:</b>	n/a - there are no residential units contained within this structure
<b>Customized Features:</b>	n/a - there are no residential units contained within this structure
<b>Fireplaces:</b>	n/a - there are no residential units contained within this structure

***Supplementary Information***

<b>Business Exposure:</b>	None
<b>Commercial Kitchens:</b>	None
<b>Property or Liability Hazards:</b>	None
<b>Additional Comments:</b>	

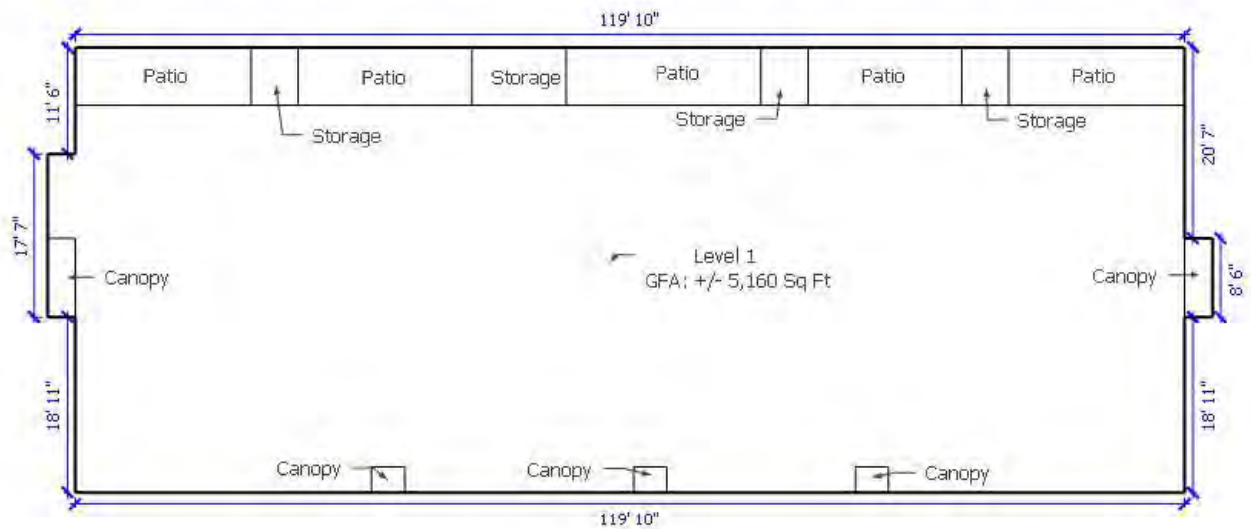
## Building Sketches

This section of the report contains detailed floor by floor building sketches for each different type of structure located on the property and insured by The Townhomes at Glenbrook Homeowners' Association, Inc.. In many cases identical buildings will be depicted with one sketch.

All building sketches contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.

# Building Sketch

36 of 95



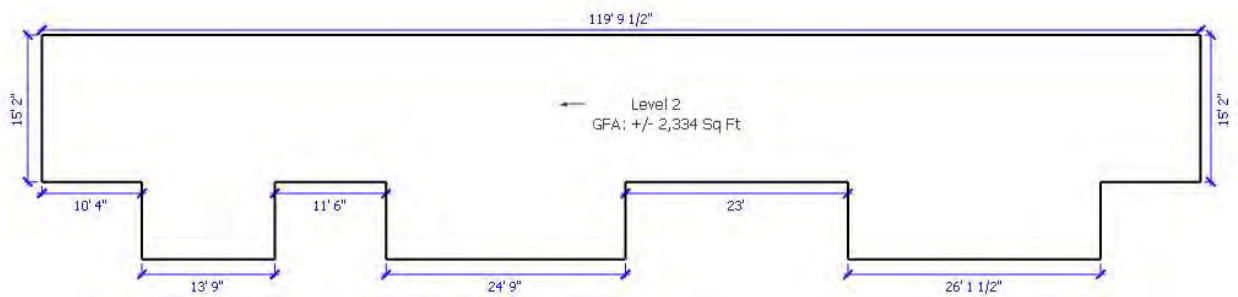
**Level 1 of 2**

FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		5-Unit, Type I

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpatadjusters.com](mailto:info@fpatadjusters.com)

FPAT File# REN2115472





**Level 2 of 2**

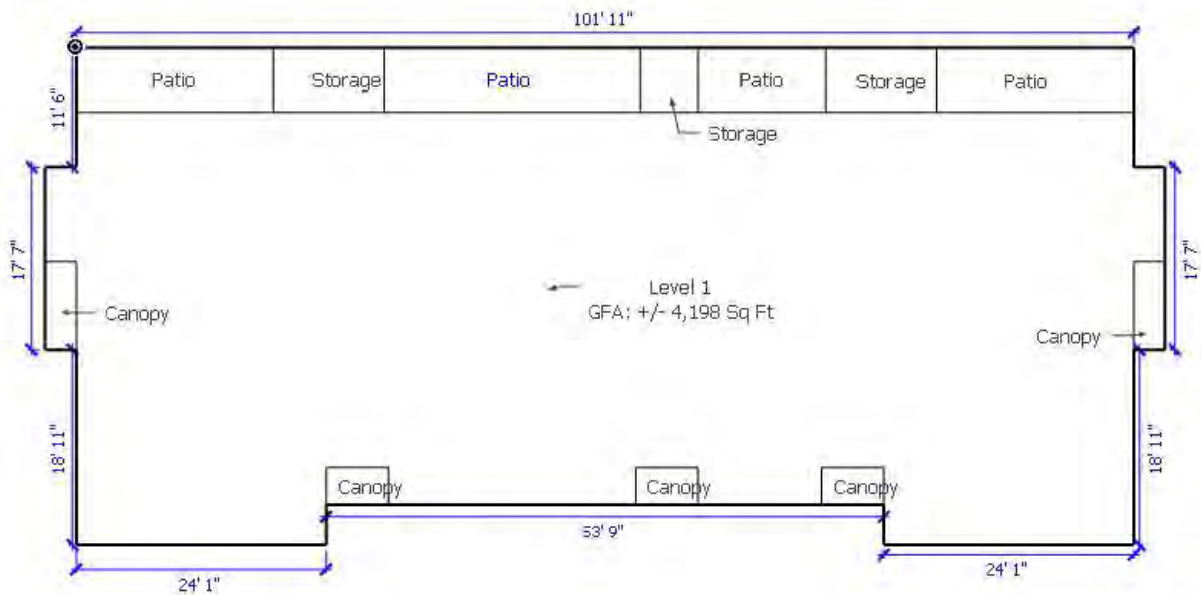
FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
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FPAT File# REN2115472

# Building Sketch

38 of 95



**Level 1 of 2**

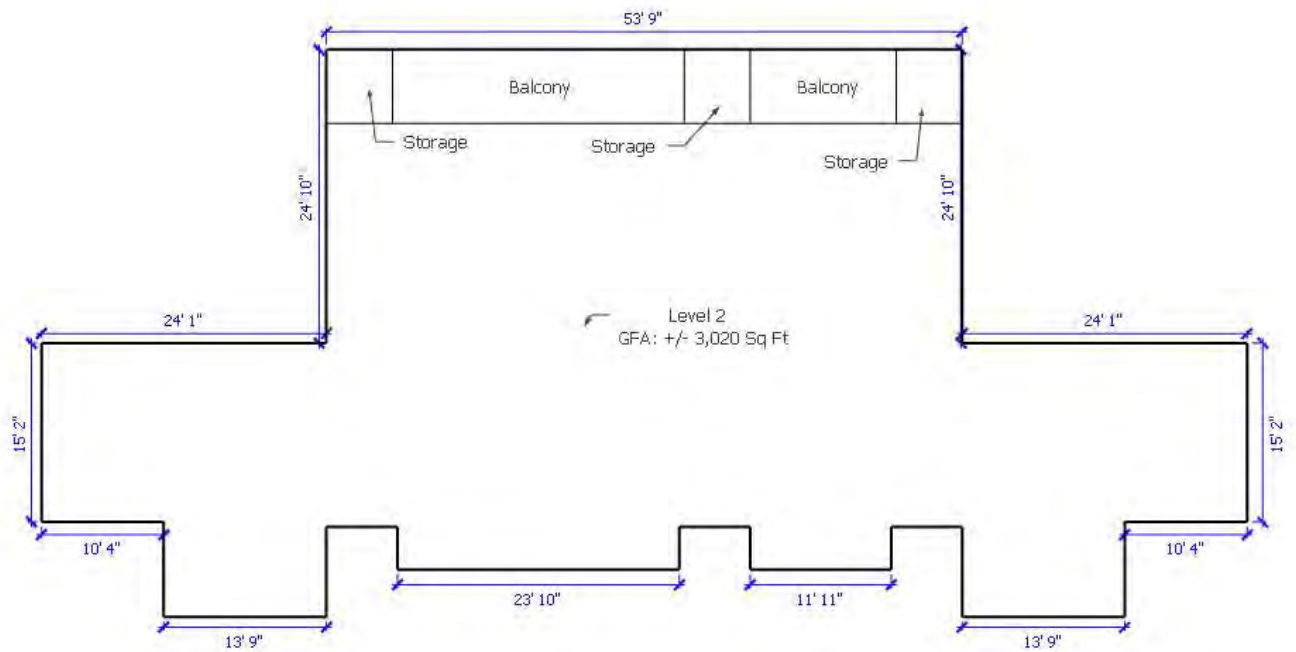
FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		5-Unit, Type II

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpatadjusters.com](mailto:info@fpatadjusters.com)

FPAT File# REN2115472

# Building Sketch

39 of 95



**Level 2 of 2**

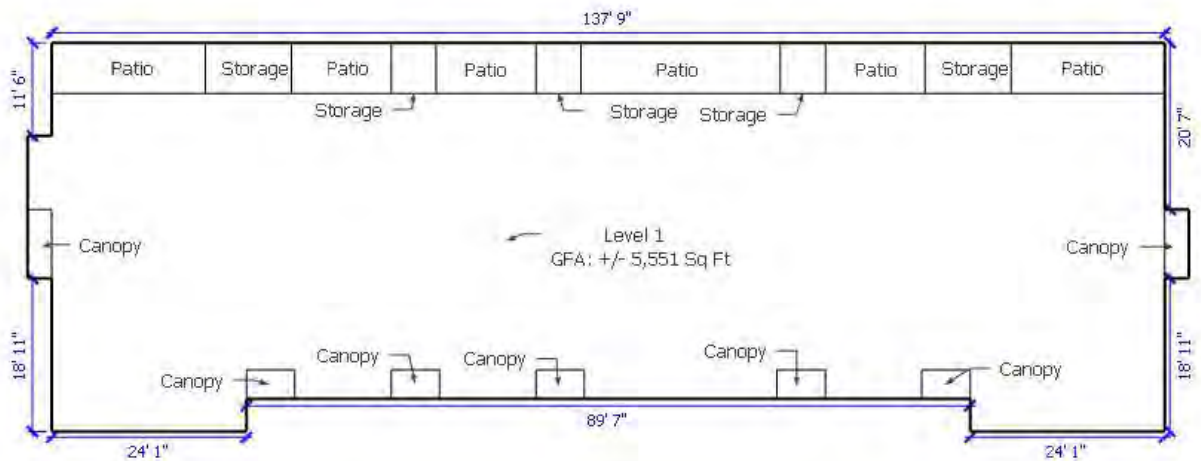
FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		5-Unit, Type II

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FPAT File# REN2115472

# Building Sketch

40 of 95

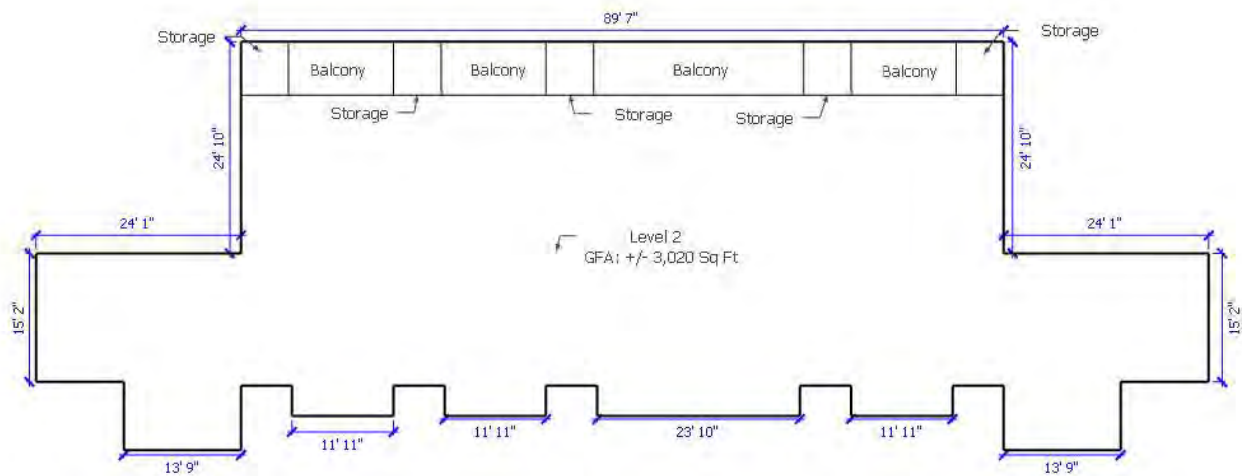


## Level 1 of 2

FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		Typical 7-Unit Risk

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpatadjusters.com](mailto:info@fpatadjusters.com)

FPAT File# REN2115472



**Level 2 of 2**

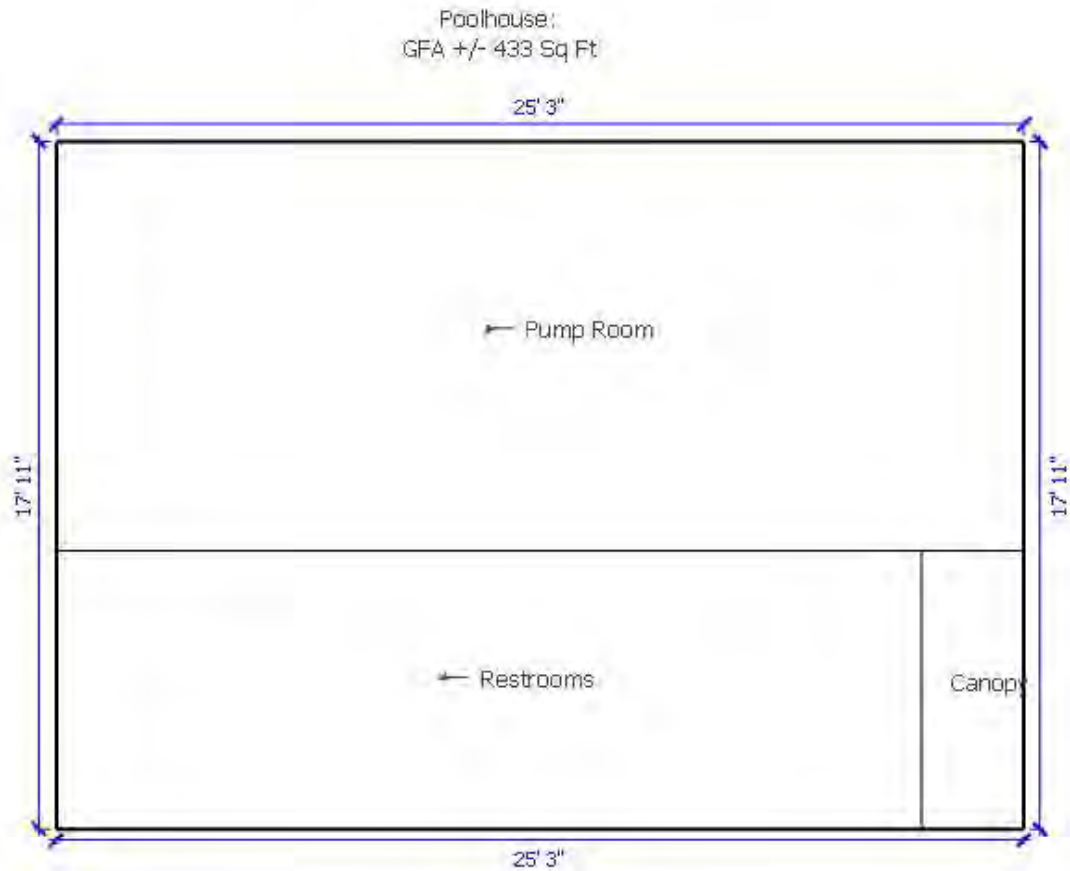
FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		Typical 7-Unit Risk

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpatajusters.com](mailto:info@fpatajusters.com)

FPAT File# REN2115472

# Building Sketch

42 of 95

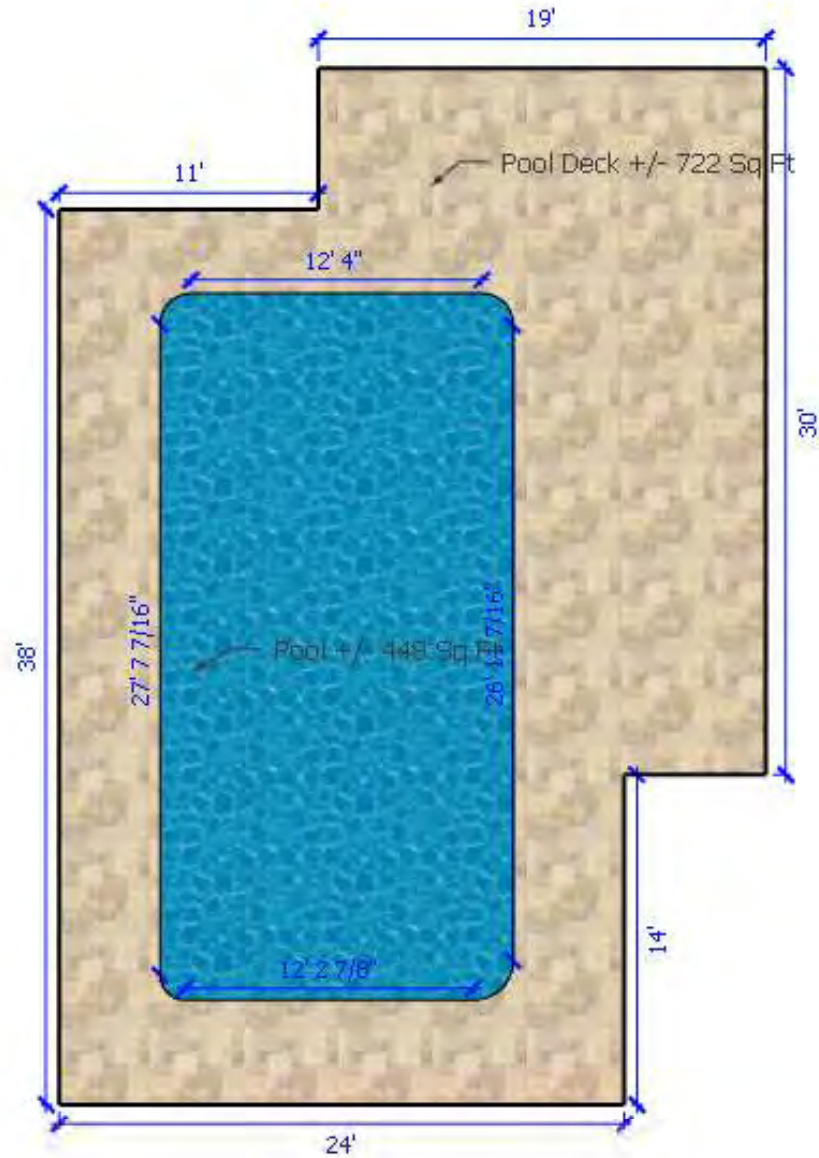


**Level 1 of 1**

FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		<b>SKETCH DETAILS</b>
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		Pool Restroom and Pump Building

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpatadjusters.com](mailto:info@fpatadjusters.com)

FPAT File# REN2115472



## Overview

FELTEN PROFESSIONAL ADJUSTMENT TEAM, LLC.		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation Reports		The Townhomes at Glenbrook
701 Enterprise Rd.E., Suite 704, Safety Harbor, FL 34695		Palm Harbor, FL
Office 866.568.7853 Fax 866.804.1052 www.fpatadjusters.com		Pool Area

Felten Professional Adjustment Team, LLC | 866.568.7853 | [info@fpatadjusters.com](mailto:info@fpatadjusters.com)

FPAT File# REN2115472

## Photographs & Values

This section of the report contains detailed photographs and replacement cost values for each building and site improvement located on the property and insured by The Townhomes at Glenbrook Homeowners' Association, Inc..



# Photographs & Values Detail

2202-10 Andover Cir

5-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$702,169	\$47,622	\$654,547	\$176,728	\$477,819

*5-Unit, Type II*

***Exterior Elevation Photographs***



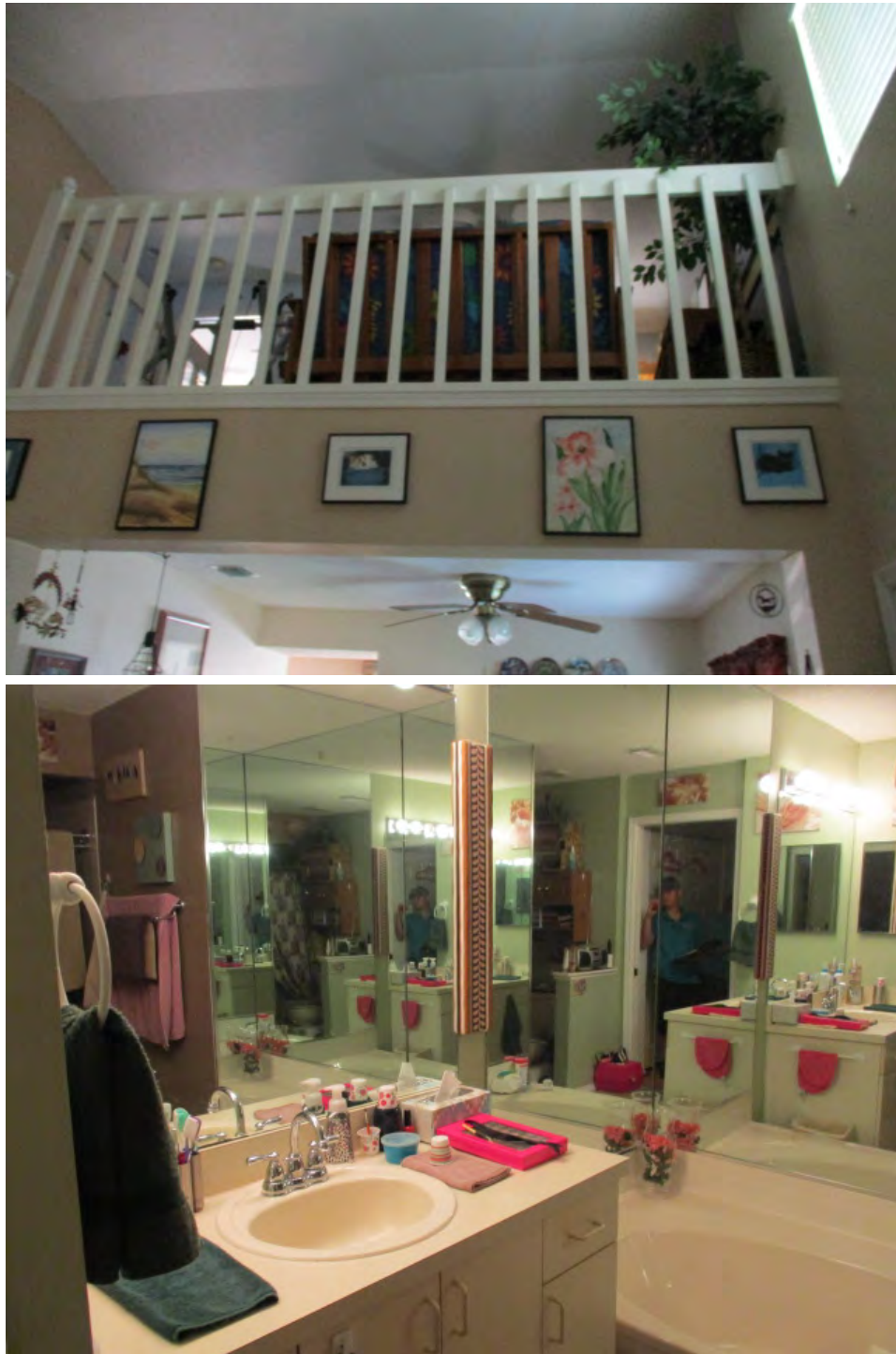
SUPPORTING PHOTOGRAPHS FOR: 2202-10 Andover Cir, 5-Unit Risk



SUPPORTING PHOTOGRAPHS FOR: 2202-10 Andover Cir, 5-Unit Risk





***Representative Unit Interior Photographs***

## SUPPORTING PHOTOGRAPHS FOR: 2202-10 Andover Cir, 5-Unit Risk



# Photographs & Values Detail

2203-15 Andover Cir

7-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$923,073	\$59,985	\$863,088	\$233,033	\$630,055

*Typical 7-Unit Risk*



***Exterior Elevation Photographs***





SUPPORTING PHOTOGRAPHS FOR: 2203-15 Andover Cir, 7-Unit Risk



SUPPORTING PHOTOGRAPHS FOR: 2203-15 Andover Cir, 7-Unit Risk





SUPPORTING PHOTOGRAPHS FOR: 2203-15 Andover Cir, 7-Unit Risk



# Photographs & Values Detail

2216-24 Andover Cir

5-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$727,399	\$48,759	\$678,640	\$183,233	\$495,407

*5-Unit, Type I*

***Exterior Elevation Photographs***



## SUPPORTING PHOTOGRAPHS FOR: 2216-24 Andover Cir, 5-Unit Risk



SUPPORTING PHOTOGRAPHS FOR: 2216-24 Andover Cir, 5-Unit Risk





# Photographs & Values Detail

2231-43 Andover Cir

7-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$923,073	\$59,985	\$863,088	\$233,033	\$630,055

*Typical 7-Unit Risk*



***Exterior Elevation Photographs***



SUPPORTING PHOTOGRAPHS FOR: 2231-43 Andover Cir, 7-Unit Risk





SUPPORTING PHOTOGRAPHS FOR: 2231-43 Andover Cir, 7-Unit Risk



# Photographs & Values Detail

2261-69 Andover Cir

5-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$727,399	\$48,759	\$678,640	\$183,233	\$495,407

*5-Unit, Type I*



***Exterior Elevation Photographs***

SUPPORTING PHOTOGRAPHS FOR: 2261-69 Andover Cir, 5-Unit Risk





SUPPORTING PHOTOGRAPHS FOR: 2261-69 Andover Cir, 5-Unit Risk



# Photographs & Values Detail

4670-78 Tudor Ln

5-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$727,399	\$48,759	\$678,640	\$183,233	\$495,407

*5-Unit, Type I*



***Exterior Elevation Photographs***

SUPPORTING PHOTOGRAPHS FOR: 4670-78 Tudor Ln, 5-Unit Risk





SUPPORTING PHOTOGRAPHS FOR: 4670-78 Tudor Ln, 5-Unit Risk







# Photographs & Values Detail

4671-79 Tudor Ln

5-Unit Risk



## **FLOOD INSURANCE**

The subject risk does not qualify for the NFIP RCBAP Policy Form. Each townhouse unit should be insured individually under the NFIP Dwelling Policy Form.

## **HAZARD INSURANCE**

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$702,169	\$47,622	\$654,547	\$176,728	\$477,819

*5-Unit, Type II*

***Exterior Elevation Photographs***



SUPPORTING PHOTOGRAPHS FOR: 4671-79 Tudor Ln, 5-Unit Risk



SUPPORTING PHOTOGRAPHS FOR: 4671-79 Tudor Ln, 5-Unit Risk





# Photographs & Values Detail

4661 Tudor Ln  
Pool Restroom Building



## FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$73,849	\$53,909

According to the NFIP General Policy Form, flood insurance should be on an ACV basis with a maximum limit of \$500,000.

## HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$73,848	\$8,409	\$65,439	\$17,669	\$47,770

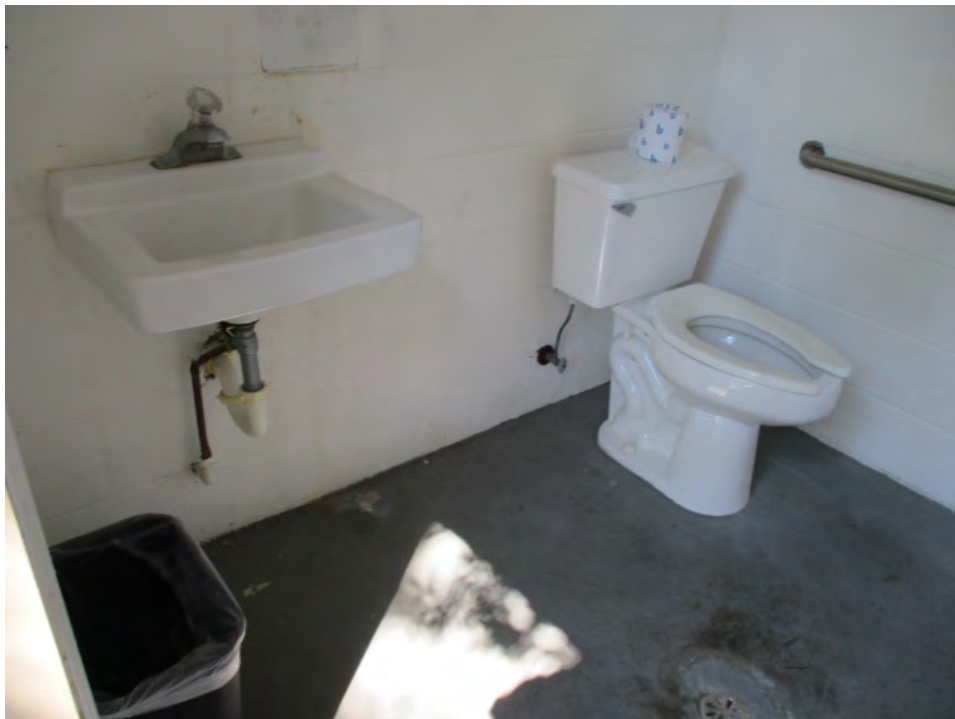
***Exterior Elevation Photographs***








SUPPORTING PHOTOGRAPHS FOR: 4661 Tudor Ln, Pool Restroom Building



***Interior Photographs***



# Photographs & Values Site Improvements

Item	Photo	Description	Replacement Cost
<b><i>Swimming Pool Area</i></b>			
Pool Fencing		4' Aluminum picket pool fence +/- 148 Ln Ft	\$5,933
Swimming Pool		Cast-in-place concrete or gunite sprayed-on concrete swimming pool +/- 448 Sq Ft. Cost includes the pool, excavation, & filtering equipment.	\$38,080
Swimming Pool Deck		Concrete pavers swimming pool deck +/- 722 Sq Ft	\$6,859

## Replacement Cost Calculations

This section of the report contains the BVS calculations for each structure and/or site improvement located on the property and insured by The Townhomes at Glenbrook Homeowners' Association, Inc.. In many cases identical buildings may be valued using the same replacement cost calculations.

All replacement cost calculations contained in this report meet or exceed Citizens Property Insurance Corporation Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation.



# Valuation Detailed Report

83 of 95

2/3/2021

## VALUATION

Valuation Number:	REN215472	Effective Date:	02/03/2021
Value Basis:	Reconstruction	Expiration Date:	02/03/2022
		Cost as of:	06/2020

## BUSINESS

The Townhomes at Glenbrook Homeowners  
2210 Andover Cir  
Palm Harbor, FL 34683-1581 USA

## LOCATION 00001 - The Townhomes at Glenbrook Homeowners

The Townhomes at Glenbrook Homeowners  
2210 Andover Cir  
Palm Harbor, FL 34683-1581 USA

### Location Adjustments

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

## BUILDING 00001 - 5-Unit Risk, Type I, Hazard

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	10 ft.
Construction Type:	69% Masonry (ISO 2) 31% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	7,494 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:			

#### Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

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## Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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## SUPERSTRUCTURE

Site Preparation				\$847
Foundations			\$21,646	\$28,939
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$225,800	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	31% Stucco on Frame			
	69% Stucco on Masonry			
Structural Floor				
Roof			\$68,563	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$62,125	
Floor Finish	100% None			
Ceiling Finish	100% None			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% None			
Mechanicals			\$231,707	\$18,973
Heating	100% None			
Cooling	100% None			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Elevators				
Built-ins			\$52,704	
SUBTOTAL RC			\$662,543	\$48,759
Depreciated Cost (73%)			\$483,657	\$35,594
ADDITIONS				
Building Items			\$16,096	
Total Additions			\$16,096	
<b>TOTAL RC Section 1</b>			<b>\$678,640</b>	<b>\$48,759</b>
<b>TOTAL ACV</b>			<b>\$495,407</b>	<b>\$35,594</b>

<b>TOTAL RC BUILDING 00001 5-Unit Risk, Type I, Hazard</b>	<b>\$678,640</b>	<b>\$48,759</b>
<b>TOTAL ACV</b>	<b>\$495,407</b>	<b>\$35,594</b>

**BUILDING 00003 - 5-Unit Risk, Type II, Hazard****Section 1****SUPERSTRUCTURE**

Occupancy:	100% Row House	Story Height:	10 ft.
Construction Type:	58% Masonry (ISO 2) 42% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	7,218 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:			

**Adjustments**

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Site Preparation				\$816
Foundations			\$20,849	\$28,392
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$215,222	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	42% Stucco on Frame			
	58% Stucco on Masonry			
Structural Floor				
Roof			\$65,921	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$59,868	
Floor Finish	100% None			
Ceiling Finish	100% None			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% None			
Mechanicals			\$224,205	\$18,415
Heating	100% None			
Cooling	100% None			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$50,763	
SUBTOTAL RC			\$636,827	\$47,622
Depreciated Cost (73%)			\$464,884	\$34,764

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ADDITIONS		
Building Items		\$17,720
Total Additions		\$17,720
<b>TOTAL RC Section 1</b>	<b>\$654,547</b>	<b>\$47,622</b>
<b>TOTAL ACV</b>	<b>\$477,819</b>	<b>\$34,764</b>
<b>TOTAL RC BUILDING 00003 5-Unit Risk, Type II, Hazard</b>	<b>\$654,547</b>	<b>\$47,622</b>
<b>TOTAL ACV</b>	<b>\$477,819</b>	<b>\$34,764</b>

## BUILDING 00005 - 7-Unit Risk, Hazard

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	10 ft.
Construction Type:	56% Masonry (ISO 2) 44% Frame (ISO 1)	Number of Stories:	2
Gross Floor Area:	9,950 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:			

#### Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		
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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				\$1,125
Foundations			\$28,740	\$33,750
Foundation Wall				
Interior Foundations				
Slab On Ground				

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Exterior			\$265,031	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	44% Stucco on Frame			
	56% Stucco on Masonry			
Structural Floor				
Roof			\$84,850	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$82,501	
Floor Finish	100% None			
Ceiling Finish	100% None			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% None			
Mechanicals			\$307,059	\$25,111
Heating	100% None			
Cooling	100% None			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$69,976	
SUBTOTAL RC			\$838,157	\$59,985
Depreciated Cost (73%)			\$611,855	\$43,789
ADDITIONS				
Building Items			\$24,931	
Total Additions			\$24,931	
<b>TOTAL RC Section 1</b>			<b>\$863,088</b>	<b>\$59,985</b>
<b>TOTAL ACV</b>			<b>\$630,055</b>	<b>\$43,789</b>

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Policy Number: REN215472

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<b>TOTAL RC BUILDING 00005 7-Unit Risk, Hazard</b>	<b>\$863,088</b>	<b>\$59,985</b>
<b>TOTAL ACV</b>	<b>\$630,055</b>	<b>\$43,789</b>

## BUILDING 00007 - Pool Restroom Bldg, Hazard

### 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:	433 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

#### Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

#### SUPERSTRUCTURE

Site Preparation				\$98
Foundations			\$2,501	\$5,321
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$16,806	
Framing				
Exterior Wall		5% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$12,140	

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$7,974	
Floor Finish		100% Concrete Sealer or Topping		
Ceiling Finish		100% Drywall		
		100% Paint		
Partitions				
Length		36 ft.		
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$25,347	\$2,990
Heating				
Cooling				
Fire Protection		0% Sprinkler System		
		0% Manual Fire Alarm System		
		0% Automatic Fire Alarm System		
Plumbing		6 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$207	
SUBTOTAL RC			\$64,974	\$8,409
Depreciated Cost (73%)			\$47,431	\$6,139
ADDITIONS				
Building Items			\$465	
Total Additions			\$465	
<b>TOTAL RC Section 1</b>			<b>\$65,439</b>	<b>\$8,409</b>
<b>TOTAL ACV</b>			<b>\$47,770</b>	<b>\$6,139</b>

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<b>TOTAL RC BUILDING 00007 Pool Restroom Bldg, Hazard</b>	<b>\$65,439</b>	<b>\$8,409</b>
<b>TOTAL ACV</b>	<b>\$47,770</b>	<b>\$6,139</b>

## BUILDING 00008 - Pool Restroom Bldg, Flood

### 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:	433 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

#### Adjustments

Depreciation:	27%	Condition:	Good
	Effective Age: 22 years		

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
------------------	---------------	-----------------	----------------	-----------

#### SUPERSTRUCTURE

Site Preparation			\$98	
Foundations			\$7,823	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$16,806	
Framing				
Exterior Wall		5% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$12,140	

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Material		100% Shingles, Asphalt		
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$7,974	
Floor Finish		100% Concrete Sealer or Topping		
Ceiling Finish		100% Drywall 100% Paint		
Partitions				
Length		36 ft.		
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$28,337	
Heating				
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing		6 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$207	
SUBTOTAL RC			\$73,384	
Depreciated Cost (73%)			\$53,570	
ADDITIONS				
Building Items			\$465	
Total Additions			\$465	
<b>TOTAL RC Section 1</b>			<b>\$73,849</b>	
<b>TOTAL ACV</b>			<b>\$53,909</b>	

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<b>TOTAL RC BUILDING 00008 Pool Restroom Bldg, Flood</b>		<b>\$73,849</b>		
<b>TOTAL ACV</b>		<b>\$53,909</b>		
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
LOCATION SUBTOTAL (All Buildings)	\$2,335,563	25,528	\$91	\$1,704,961
LOCATION ADDITIONS				
Custom Items				
Swimming Pool +/- 448 SF	\$38,080			\$38,080
Pool Deck +/- 722 SF	\$6,859			\$6,859
4' Aluminum Picket Pool Fencing +/- 148 LF	\$5,933			\$5,933
Location Additions Value	\$50,872			\$50,872
<b>LOCATION TOTAL, Location 00001</b>	<b>\$2,386,435</b>	<b>25,528</b>	<b>\$93</b>	<b>\$1,755,833</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>	<b>Depreciated</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$2,386,435</b>	<b>25,528</b>	<b>\$93</b>	<b>\$1,755,833</b>

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# Valuation Detailed Report

## EQUIPMENT REPORT

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Policy Number: REN215472

2/3/2021

**VALUATION**

Valuation Number:	REN215472	Effective Date:	02/03/2021
Value Basis:	Reconstruction	Expiration Date:	02/03/2022
		Cost as of:	06/2020

**BUSINESS**

The Townhomes at Glenbrook Homeowners  
2210 Andover Cir  
Palm Harbor, FL 34683-1581 USA

**LOCATION 00001 - The Townhomes at Glenbrook Homeowners**

The Townhomes at Glenbrook Homeowners  
2210 Andover Cir  
Palm Harbor, FL 34683-1581 USA

**Equipment: Building items and site improvements**

	Replacement	Depreciated
--	-------------	-------------

**Building 00001, Section 1**

## Building Items

## Canopies

(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$9,882	\$7,214
----------------------------------------------------	---------	---------

## Foundations

(1) Foundations - Reinforced concrete, Volume	\$6,214	\$4,536
-----------------------------------------------	---------	---------

**Building 00003, Section 1**

## Building Items

## Balconies

(1) Balconies, Wood frame	\$3,719	\$2,715
---------------------------	---------	---------

## Canopies

(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$8,601	\$6,279
----------------------------------------------------	---------	---------

## Foundations

(1) Foundations - Reinforced concrete, Volume	\$5,401	\$3,942
-----------------------------------------------	---------	---------

**Building 00005, Section 1**

## Building Items

## Balconies

(1) Balconies, Wood frame	\$6,198	\$4,524
---------------------------	---------	---------

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## EQUIPMENT REPORT

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Policy Number: REN215472

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Equipment: Building items and site improvements		
	Replacement	Depreciated
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$11,502	\$8,397
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$7,232	\$5,279
<b>Building 00007, Section 1</b>		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$280	\$204
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$185	\$135
<b>Building 00008, Section 1</b>		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$280	\$204
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$185	\$135
<b>LOCATION 00001 Additions</b>		
Custom Items		
(1) Swimming Pool +/- 448 SF	\$38,080	\$38,080
(1) Pool Deck +/- 722 SF	\$6,859	\$6,859
(1) 4' Aluminum Picket Pool Fencing +/- 148 LF	\$5,933	\$5,933
<b>LOCATION 00001 - The Townhomes at Glenbrook</b>	<b>\$110,549</b>	<b>\$94,436</b>
<b>Homeowners TOTAL</b>		
<b>TOTAL</b>	<b>\$110,549</b>	<b>\$94,436</b>

To update please call us at 866-568-7853 or email us at [info@fpataadjusters.com](mailto:info@fpataadjusters.com) for pricing and more information.

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