

COMPREHENSIVE RISK INSPECTION REPORT

UPDATE

PREPARED FOR

Castel Del Mare Condominium Association

LOCATION:

**1620 Stickney Point Road
SARASOTA, FLORIDA 34231**



IP RISK SERVICES, INC.

3559 Fairway Forest Drive, Suite 3559

Palm Harbor, Florida 34685

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

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



Castel Del Mare Condominium Association





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IP RISK SERVICES, INC

INSURANCE INSPECTION REPORT



PREPARED FOR THE FOLLOWING INSURANCE RISK:
CASTEL DEL MARE CONDOMINIUM ASSOCIATION II

LOCATION:
SARASOTA, 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.

INSPECTION – May 7, 2025

Inspector - Craig Markowich

P/P Consultants:

CRAIG MARKOWICH, FL Lic CL520

KEN TAZZA, FL Lic WO31043

KAREN G. LEWANICK

JONATHAN FIELDS

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

Email: IPRiskServices@aol.com
Core Logic Estimating System

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Underwritten by Lloyd's of London

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HAZARD INSURANCE REQUIREMENTS BASED ON FLORIDA STATUTE 718

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

A hazard insurance policy issued to an association must provide primary coverage for all condominium property as originally installed or replacements of like kind and quality in accordance with original plans and specifications, and all alterations or additions made to condominium or association property but **excluding** all personal property within a unit or limited common element; floor; wall and ceiling coverings; electrical fixtures; appliances; water heaters; water filters; built-in cabinets and countertops; and window treatments; including curtains; drapes; blinds; hardware; and similar window treatment components or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit.

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

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INSURANCE RESPONSIBILITIES AS GOVERNED BY FLORIDA STATUTE 718

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

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

FEDERAL FLOOD REQUIREMENTS

MANDATORY FEDERAL FLOOD INSURANCE POLICY REQUIREMENTS

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

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

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

IP REPORTS REFLECT THESE GUIDELINES.

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INSURANCE RESPONSIBILITIES AS GOVERNED BY NATIONAL FLOOD INSURANCE PROGRAM-FEMA

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

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



IP RISK SERVICES, INC.



HAZARD INSURANCE REQUIREMENTS

5/2025 CASTEL DEL MARE CONDOMINIUM

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

Risk	Insurance Reproduction	Less Foundation Piping Exclusions	Insurable Reproduction
ONE	6,993,387	176,922	6,816,465
TWO	6,982,581	174,262	6,808,319
THREE	6,938,639	173,905	6,764,734
FOUR	2,167,702	90,630	2,077,072
FIVE	2,162,418	90,530	2,071,888
SIX	2,649,898	101,691	2,548,207
SEVEN	2,660,282	101,873	2,558,409
EIGHT	2,618,899	101,145	2,517,754
CLUBHOUSE	275,217	16,664	258,553
42-Stall Carport	335,000		335,000
18-Stall Carport	144,000		144,000
18-Stall Carport	144,000		144,000
Pavillion	17,000		17,000
Tennis Court	65,000		65,000
Shuffleboard cts	5,500		5,500
Entrance Walls	86,000		86,000
Masonry Sign w/wood	13,530		13,530
Clubhouse Pool	119,000		119,000
Pool #2	110,000		110,000

GRAND TOTAL 34,488,053 1,027,622 33,460,431



*****INSURANCE RISK FLOOD REQUIREMENTS*****

The below tabulation analysis can be utilized for any Federal Flood insurance requirements. As mandated, this analysis includes all interior floor, wall and ceiling finishes. The analysis also includes appliances, cabinets, electrical fixtures, mechanical equipment and foundations below ground. Common area Structures are tabulated on a depreciated basis according to Insurance Flood requirements. 5/2025

Castel Del Mare Condominium
1620 Stickney Point
Sarasota, Florida 34231

ONE	9,130,006
TWO	9,125,063
THREE	9,049,633
FOUR	2,812,275
FIVE	2,790,246
SIX	3,602,000
SEVEN	3,620,014
EIGHT	3,547,243
CLUBHOUSE	125,000

GRAND TOTAL	43,801,480
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DEFINITIONS



INSURANCE EXCLUSIONS

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

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

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

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

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INSURANCE CONSTRUCTION DESCRIPTIONS

RISK NAME: *CASTEL DEL MARE CONDOMINIUM.*

RISK LOCATION: *SARASOTA, FLORIDA.*

RISK USE: *EIGHT RESIDENTIAL BUILDINGS,*

GROSS FLOOR AREA/UNITS STORIES: *APPROXIMATE:*

*BLDG 1 (1600-1604 STICKNEY POINT ROAD): 38 UNIT/
48,036 GROSS SQUARE FEET/ 4 STORIES*

*BLDG 2 (1606-1610 STICKNEY POINT ROAD): 37 UNIT/
48,146 GROSS SQUARE FEET/ 4 STORIES*

*BLDG 3 (1622-1626 STICKNEY POINT ROAD): 37 UNIT/
47,748 GROSS SQUARE FEET/ 4 STORIES*

*BLDG 4 (1644-1650 STICKNEY POINT ROAD): 14 UNIT/
14,770 GROSS SQUARE FEET/ 2 STORIES*

*BLDG 5 (1612-1618 STICKNEY POINT ROAD): 14 UNIT/
14,722 GROSS SQUARE FEET/ 2 STORIES*

*BLDG 6 (1628-1634 STICKNEY POINT ROAD): 15 UNIT/
19,005 GROSS SQUARE FEET/ 2 STORIES*

BLDG 7 (1636-1642 STICKNEY POINT ROAD): 15 UNIT/

19,101 GROSS SQUARE FEET/2 STORIES

*BLDG 8 (1652-1658 STICKNEY POINT ROAD): 15 UNIT/
18,717 GROSS SQUARE FEET/2 STORIES*

FOUNDATION: *POURED CONCRETE SLAB AND FOOTINGS.*

FRAME: *REINFORCED CONCRETE FRAME BLDG 1-3,
BEARING WALL CONSTRUCTION ALL OTHERS.*

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

FLOORS: *CONCRETE, UPPER FLOORS CONCRETE.*

ROOF: *PITCHED WOOD DECK WITH TILE ROOF COVER.*

CONVEYING SYSTEMS: *ONE ELEVATOR PER BUILDING ON
BUILDING # 1-3, ALL OTHER
BUILDINGS STAIRWELLS.*

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

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

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

CEILINGS: *INCLUDED AT COMMON AREAS ONLY; ALL
INTERIOR CEILING COVERINGS ARE INCLUDED*

*INTERIOR CEILING COVERINGS ARE INCLUDED
IN THE FLOOD SECTION.*

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

HVAC: *INDIVIDUAL AC UNITS PER UNIT.*

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

PLUMBING: *FULL BATHROOMS PER UNIT.*

SPRINKLERS: *NOT APPLICABLE.*

AGE & CONDITION: *THE RISK IS JUDGED TO BE IN
GOOD INSURABLE CONDITION
FOR THE AGE (1975) & OCCUPANCY.*

SPECIALTIES:

1) CLUBHOUSE – *PITCHED WOOD ROOF WITH TILE
ROOF COVER, MASONRY WALLS AND CONCRETE
SLAB. PAINTED DRYWALL CEILING, PAINTED
DRYWALL WALLS, STANDARD GRADE FLOOR
COVERING, A/C. CONTAINS 1,569 GROSS SQUARE
FEET.*

2) TENNIS COURT – *ONE HARD SURFACE TENNIS
COURT AND EQUIPMENT WITH FENCING.*

3) SHUFFLEBOARD COURTS (TWO TOTAL)– *TWO
HARD SURFACE COURTS.*

4) THREE CARPORT STRUCTURES – *METAL PAN ROOF
WITH WOOD SUPPORT AND POST, CONCRETE SLAB.
CARPORT #1- 42 SPACES, 8,064 SQ. FT.
CARPORT #2 – 18 SPACES, 3,240 SQ. FT.*

CARPORT #3 – 18 SPACES, 3,240 SQ. FT.

5) ENTRANCE WALLS WITH SIGNAGE -

APPROXIMATELY 800 LINEAL FEET OF FOUR FOOT
MASONRY WALL WITH SIGNAGE.

6) PAVILLION –ALL WOOD FRAME, 110 SQ. FT..

7) SWIMMING POOL (CLUBHOUSE) - CONCRETE AND
GUNITE CONSTRUCTED POOL CONTAINING
APPROXIMATELY 980 SQ. FT. OF SURFACE AREA.

8) SWIMMING POOL #2 - CONCRETE AND GUNITE
CONSTRUCTED POOL CONTAINING APPROXIMATELY
900 SQ. FT. OF SURFACE AREA.

I P 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 RSMMeans company.

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

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

OVERHEAD & PROFIT

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

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

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

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

ARCHITECTURAL FEES

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

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

General Conditions CONTINUED

IP NOTE

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

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

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

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

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

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

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

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

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

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

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

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

IP Risk Services, Inc.

Time-Location Multipliers

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

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

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

FLORIDA LOCATION FACTORS

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

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

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

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I P Risk Services, Inc.

ISO CONSTRUCTION CLASSIFICATIONS

FR= FIRE RESISTIVE (ISO 6)

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

FR= MODIFIED FIRE RESISTIVE (ISO 5)

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

JM= JOISTED MASONRY (ISO 2)

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

F= FRAME (ISO 1)

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

MNC = MASONRY NONCOMBUSTIBLE (ISO 4)

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

NC = NONCOMBUSTIBLE (ISO 3)

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

SUPERIOR MASONRY NONCOMBUSTIBLE (ISO 9)

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



STAFF



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

1. CRAIG MARKOWICH

2. KEN TAZZA

3. JONATHAN FIELDS CONSTRUCTION

4. KAREN LEWANICK

5. Estimating System Licensed thru *Core Logic*

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



IP Risk Services, Inc.
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CITIZEN PROPERTY INSURANCE CORPORATION

Minimum Requirements for Non-Licensed Commercial Residential Inspections/Valuation

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

CERTIFICATION

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

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

Date: May 12, 2025

Craig Markowich
Craig Markowich
Florida License, CL520

PROPERTY

**Castel Del Mare Condominium Association
1620 Stickney Point Road
Sarasota, FL 34231**

VALUATION REQUIREMENTS

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

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

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

VALUATION AND BUILDING INFORMATION

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

Identity of building inspected

Year of Construction

Total square footage

Number of stories

Number of Units

Construction details

Detailed description of unit use

Overall condition of structure

Common area interior finishes

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

Distance to Tidal water – Waterfront

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

Detailed descriptions of other property or liability hazards



CoreLogic®

VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 1 – One**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	73% Reinforced Concrete Frame (ISO 6) 27% Masonry (ISO 2)	Number of Stories:	4
Gross Floor Area:	48,036 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,925
Foundations			\$100,300	\$68,148
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,362,448	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$640,727	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$1,566,042	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$1,544,628	\$104,849
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	228 Total Fixtures			
Electrical				
Elevators	1 Passenger			



Valuation Detailed Report

Building 1
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$602,320	
TOTAL RC Section 1			\$6,816,465	\$176,922
TOTAL RC BUILDING 1 One			\$6,816,465	\$176,922
		Reconstruction	Sq.Ft.	
LOCATION TOTAL, Location 1		\$6,816,465	48,036	
		Reconstruction	Sq.Ft.	
VALUATION GRAND TOTAL		\$6,816,465	48,036	



Valuation Detailed Report

Building 1

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

5/20/2025

VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 1: SUPERSTRUCTURE				Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$6,816,465	48,036
Section Totals				Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$6,816,465	48,036
BUILDING TOTAL, Building 1				\$6,816,465	48,036
BUILDING INSURANCE SUMMARY					
Total Insured Amount				\$0	
Percent of Insurance to Value				0%	
100% Co-insurance Requirement				\$6,816,465	\$6,816,465
-100% Variance				(\$6,816,465)	
				Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1				\$6,816,465	48,036
				Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL				\$6,816,465	48,036



Valuation Detailed Report

Building 1
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

End of Report

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VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 2 – Two**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	73% Reinforced Concrete Frame (ISO 6) 27% Masonry (ISO 2)	Number of Stories:	4
Gross Floor Area:	48,146 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,934
Foundations			\$100,530	\$68,237
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,366,908	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$642,057	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$1,569,598	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$1,525,526	\$102,090
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	222 Total Fixtures			
Electrical				
Elevators	1 Passenger			



Valuation Detailed Report

Building 2
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$603,699	
TOTAL RC Section 1			\$6,808,319	\$174,262
TOTAL RC BUILDING 2 Two			\$6,808,319	\$174,262

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$6,808,319	48,146

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$6,808,319	48,146



Valuation Detailed Report

Building 2

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

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VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 2: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$6,808,319	48,146
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$6,808,319	48,146
BUILDING TOTAL, Building 2			\$6,808,319	48,146
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$6,808,319	\$6,808,319
-100% Variance			(\$6,808,319)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$6,808,319	48,146
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$6,808,319	48,146

End of Report

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VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
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		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 3 – Three**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	73% Reinforced Concrete Frame (ISO 6) 27% Masonry (ISO 2)	Number of Stories:	4
Gross Floor Area:	47,748 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,902
Foundations			\$99,699	\$67,913
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$2,350,764	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$637,244	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$1,556,890	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$1,521,428	\$102,090
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	222 Total Fixtures			
Electrical				
Elevators	1 Passenger			



Valuation Detailed Report

Building 3
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$598,709	
TOTAL RC Section 1			\$6,764,734	\$173,905
TOTAL RC BUILDING 3 Three			\$6,764,734	\$173,905

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$6,764,734	47,748

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$6,764,734	47,748



Valuation Detailed Report

Building 3

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

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VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 3: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$6,764,734	47,748
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$6,764,734	47,748
BUILDING TOTAL, Building 3			\$6,764,734	47,748
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$6,764,734	\$6,764,734
-100% Variance			(\$6,764,734)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$6,764,734	47,748
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$6,764,734	47,748



Valuation Detailed Report

Building 3
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

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VALUATION

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		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 4 – Four**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	49% Reinforced Concrete Frame (ISO 6) 51% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	14,770 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,362
Foundations			\$60,355	\$50,469
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$594,057	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$338,490	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$476,939	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$426,011	\$37,798
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	84 Total Fixtures			
Electrical				
Elevators				



Valuation Detailed Report

Building 4
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$181,220	
TOTAL RC Section 1			\$2,077,072	\$90,630
TOTAL RC BUILDING 4 Four			\$2,077,072	\$90,630

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$2,077,072	14,770

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$2,077,072	14,770



Valuation Detailed Report

Building 4

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

5/20/2025

VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 4: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,077,072	14,770
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,077,072	14,770
BUILDING TOTAL, Building 4			\$2,077,072	14,770
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$2,077,072	\$2,077,072
-100% Variance			(\$2,077,072)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$2,077,072	14,770
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$2,077,072	14,770



Valuation Detailed Report

Building 4
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

End of Report

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 5 – Five**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	49% Reinforced Concrete Frame (ISO 6) 51% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	14,722 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,354
Foundations			\$60,159	\$50,377
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$592,641	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$337,522	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$475,408	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$425,528	\$37,798
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	84 Total Fixtures			
Electrical				
Elevators				



Valuation Detailed Report

Building 5
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$180,631	
TOTAL RC Section 1			\$2,071,888	\$90,530
TOTAL RC BUILDING 5 Five			\$2,071,888	\$90,530

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$2,071,888	14,722

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$2,071,888	14,722



Valuation Detailed Report

Building 5

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

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VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
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		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 5: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,071,888	14,722
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,071,888	14,722
BUILDING TOTAL, Building 5			\$2,071,888	14,722
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$2,071,888	\$2,071,888
-100% Variance			(\$2,071,888)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$2,071,888	14,722
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$2,071,888	14,722



Valuation Detailed Report

Building 5
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

End of Report

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VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 6 – Six**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	49% Reinforced Concrete Frame (ISO 6) 51% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	19,005 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,039
Foundations			\$77,660	\$58,154
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$716,161	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$423,157	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$609,565	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$488,483	\$40,498
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	90 Total Fixtures			
Electrical				
Elevators				



Valuation Detailed Report

Building 6
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$233,181	
TOTAL RC Section 1			\$2,548,207	\$101,691
TOTAL RC BUILDING 6 Six			\$2,548,207	\$101,691

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$2,548,207	19,005

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$2,548,207	19,005



Valuation Detailed Report

Building 6

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

5/20/2025

VALUATION

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 6: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,548,207	19,005
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,548,207	19,005
BUILDING TOTAL, Building 6			\$2,548,207	19,005
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$2,548,207	\$2,548,207
-100% Variance			(\$2,548,207)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$2,548,207	19,005
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$2,548,207	19,005

End of Report

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 7 – Seven**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	49% Reinforced Concrete Frame (ISO 6) 51% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	19,101 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$3,055
Foundations			\$78,053	\$58,320
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$718,870	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$425,061	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$612,616	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$489,450	\$40,498
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	90 Total Fixtures			
Electrical				
Elevators				



Valuation Detailed Report

Building 7
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$234,359	
TOTAL RC Section 1			\$2,558,409	\$101,873
TOTAL RC BUILDING 7 Seven			\$2,558,409	\$101,873

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$2,558,409	19,101

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$2,558,409	19,101



Valuation Detailed Report

Building 7

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

5/20/2025

VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
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		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 7: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,558,409	19,101
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,558,409	19,101
BUILDING TOTAL, Building 7			\$2,558,409	19,101
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$2,558,409	\$2,558,409
-100% Variance			(\$2,558,409)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$2,558,409	19,101
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$2,558,409	19,101

End of Report

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 8 – Eight**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	49% Reinforced Concrete Frame (ISO 6) 51% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	18,717 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$2,993
Foundations			\$76,483	\$57,654
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$708,018	
Framing				
Exterior Wall				
Exterior Wall				
Structural Floor				
Roof			\$417,441	
Material				
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$600,585	
Floor Finish				
Ceiling Finish				
Partitions				
Length				
Structure				
Finish				
Mechanicals			\$485,581	\$40,498
Heating	70% Forced Warm Air			
Cooling	70% Forced Cool Air			
Fire Protection				
Plumbing	90 Total Fixtures			
Electrical				
Elevators				



Valuation Detailed Report

Building 8
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Built-ins			\$229,647	
TOTAL RC Section 1			\$2,517,754	\$101,145
TOTAL RC BUILDING 8 Eight			\$2,517,754	\$101,145
		Reconstruction	Sq.Ft.	
LOCATION TOTAL, Location 1		\$2,517,754	18,717	
		Reconstruction	Sq.Ft.	
VALUATION GRAND TOTAL		\$2,517,754	18,717	



Valuation Detailed Report

Building 8

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

5/20/2025

VALUATION

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		Estimate Expiration Date:	08/17/2025
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		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 8: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,517,754	18,717
Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	\$2,517,754	18,717
BUILDING TOTAL, Building 8			\$2,517,754	18,717
BUILDING INSURANCE SUMMARY				
Total Insured Amount			\$0	
Percent of Insurance to Value			0%	
100% Co-insurance Requirement			\$2,517,754	\$2,517,754
-100% Variance			(\$2,517,754)	
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$2,517,754	18,717
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$2,517,754	18,717

End of Report

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 – Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 – Warm
1620 STICKNEY POINT RD	High Wind Region:	2 – Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 – No Damage

BUILDING 9 – Clubhouse**Section 1****SUPERSTRUCTURE**

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	10 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	1,569 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$459
Foundations			\$11,720	\$13,987
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$78,415	
Framing				
Exterior Wall		35% Wall Openings		
Exterior Wall		50% Brick on Masonry		
		50% Stucco on Masonry		
Structural Floor				
Roof			\$60,626	
Material	100% Tile, Concrete			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			\$35,621	
Floor Finish		50% Carpet		
		10% Tile, Ceramic		
		40% Tile, Vinyl Composite		
Ceiling Finish		90% Drywall		
		10% Drywall, Vinyl Covered		
Partitions				
Length		52 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
		50% Paint		



Valuation Detailed Report

Clubhouse
Hazard Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
		50% Wallpaper, Vinyl		
Mechanicals			\$66,897	\$2,218
Heating		100% Rooftop Unit		
	70% Forced Warm Air			
Cooling		100% Rooftop Unit		
	70% Forced Cool Air			
Fire Protection		100% Sprinkler System		
		100% Manual Fire Alarm System		
		100% Automatic Fire Alarm System		
Plumbing	2 Total Fixtures			
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			\$5,274	
TOTAL RC Section 1			\$258,553	\$16,664
TOTAL RC BUILDING 9 Clubhouse			\$258,553	\$16,664
			Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1			\$258,553	1,569
			Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL			\$258,553	1,569



Valuation Detailed Report

Clubhouse

Hazard Valuation

SUMMARY REPORT

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 9: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	\$258,553	1,569

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	\$258,553	1,569

BUILDING TOTAL, Building 9			\$258,553	1,569
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BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$258,553	\$258,553
-100% Variance	(\$258,553)	

Reconstruction Sq.Ft.

LOCATION TOTAL, Location 1	\$258,553	1,569
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Reconstruction Sq.Ft.

VALUATION GRAND TOTAL	\$258,553	1,569
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End of Report

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Valuation Standard Report

Building 1 (Typical)
Flood Valuation

5/20/2025

VALUATION

Valuation Number:	ESTIMATE-0002218	Effective Date:	05/19/2025
Value Basis:	Reconstruction	Expiration Date:	05/19/2026
		Estimate Expiration Date:	08/17/2025
		Cost as of:	03/2025
		Valuation Modified Date:	05/20/2025

BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium	Climatic Region:	3 - Warm
1620 STICKNEY POINT RD	High Wind Region:	2 - Moderate Damage
SARASOTA, FL 34231 USA	Seismic Zone:	1 - No Damage

BUILDING 1 - One

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	73% Reinforced Concrete Frame (ISO 6) 27% Masonry (ISO 2)	Number of Stories:	4
Gross Floor Area:	48,036 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1975		

Adjustments

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

Fees

Architect Fees:	7% is included	Overhead and Profit:	20% is included
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Valuation Standard Report

Building 1 (Typical)

Flood Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation		\$3,824	
Foundations		\$164,092	
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$2,808,365	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$2,044,493	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$3,430,243	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$678,989	
TOTAL RC Section 1		\$9,130,006	
TOTAL RC BUILDING 1 One		\$9,130,006	
		Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1		\$9,130,006	48,036
		Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL		\$9,130,006	48,036



Valuation Standard Report

Building 1 (Typical)

Flood Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002218

5/20/2025

VALUATION

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BUSINESS

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

LOCATION 1 - Castel Del Mare Condominium

Castel Del Mare Condominium
1620 STICKNEY POINT RD
SARASOTA, FL 34231 USA

BUILDING 1: SUPERSTRUCTURE

			Reconstruction	Sq.Ft.
Section 1	100%	Condominium	\$9,130,006	48,036

Section Totals

			Reconstruction	Sq.Ft.
Section 1	100%	Condominium	\$9,130,006	48,036

BUILDING TOTAL, Building 1

			Reconstruction	Sq.Ft.
			\$9,130,006	48,036

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$9,130,006	\$9,130,006
-100% Variance	(\$9,130,006)	

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	\$9,130,006	48,036

LOCATION TOTAL, Location 1

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	\$9,130,006	48,036

VALUATION GRAND TOTAL

End of Report



Valuation Standard Report

Building 1 (Typical)

Flood Valuation

Policy Number: ESTIMATE-0002218

5/20/2025

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PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

- EIGHT *RESIDENTIAL CONDOMINIUM
BUILDINGS*

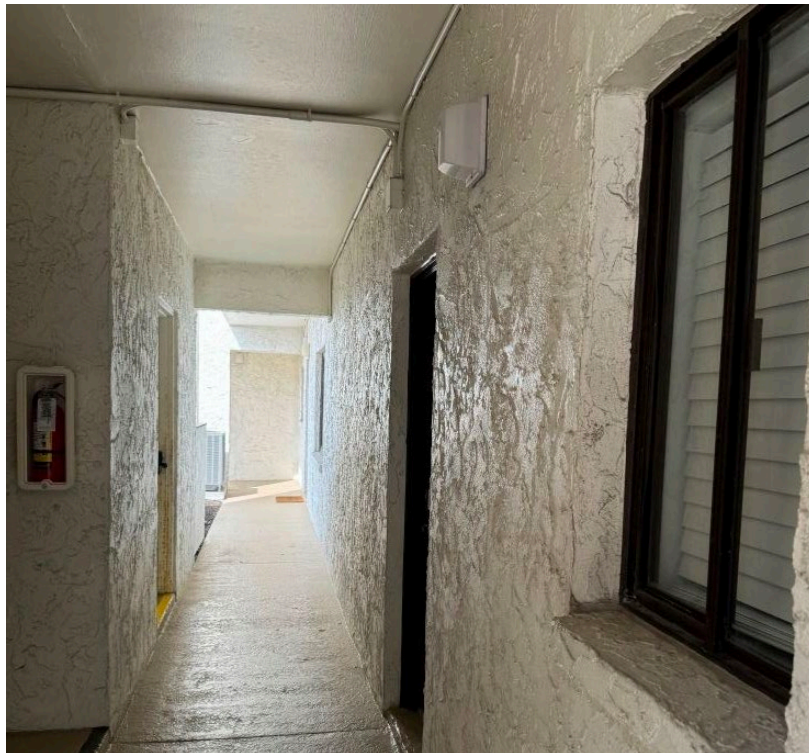








































PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *CARPORTS*

IP





PHOTOGRAPHS

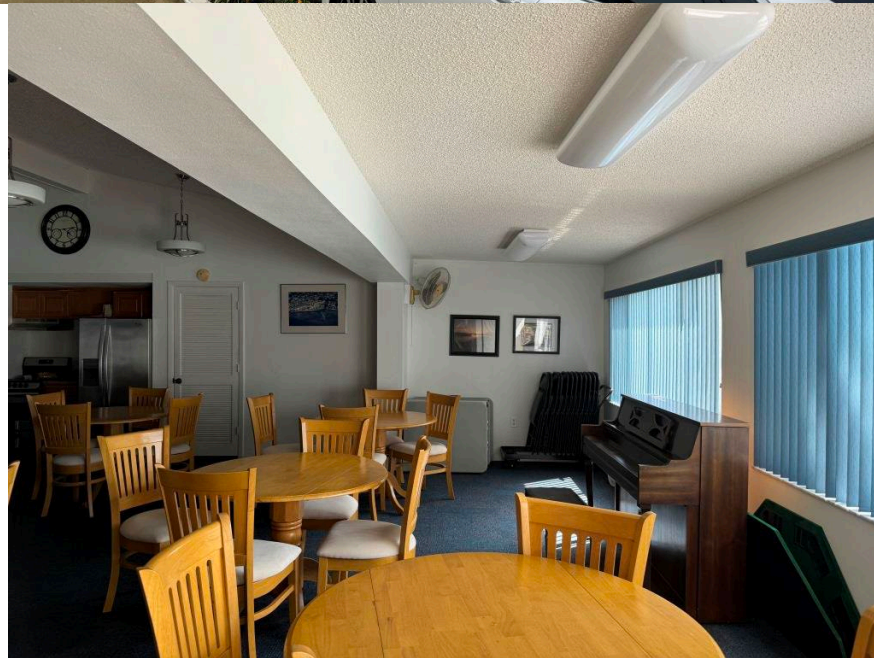


CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *CLUBHOUSE*

IP

CLUBHOUSE



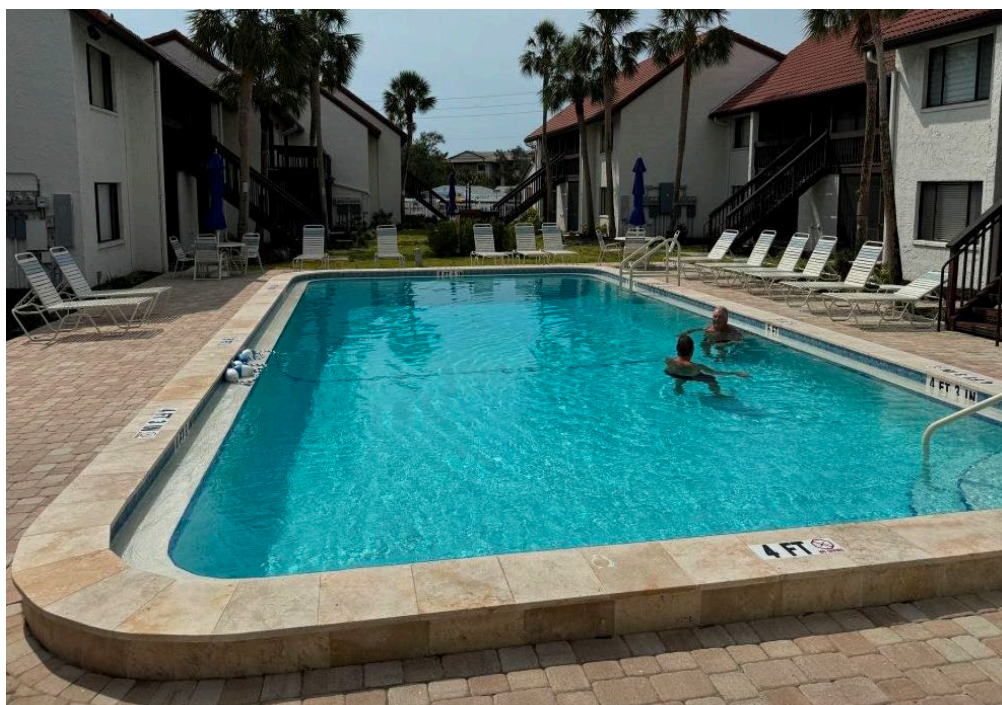
PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *CLUBHOUSE POOL*

IP



PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *POOL 2*

IP



PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *PAVILION*

IP



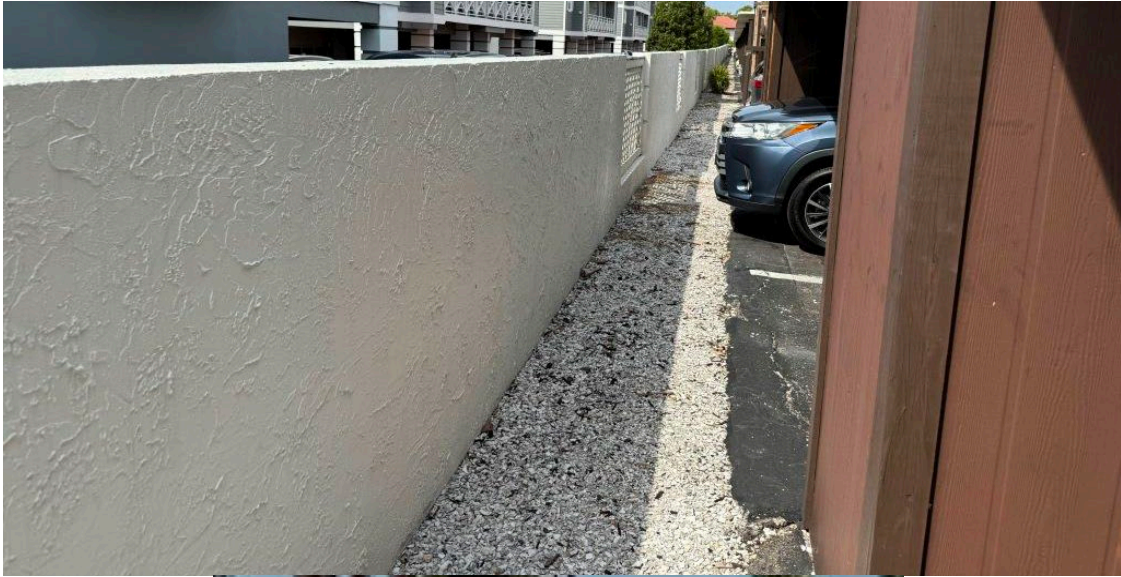
PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *PERIMETER WALL*

IP



PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *TENNIS COURT*

IP



PHOTOGRAPHS



CASTEL DEL MARE CONDOMINIUM ASSOCIATION

• *SHUFFLEBOARD COURTS*

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ANNUAL UPDATE SERVICE

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

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

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

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



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**IP RISK SERVICES ALSO OFFERS COMPLETE
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RESERVE STUDY REPORTS FOR CONDOMINIUM
ASSOCIATIONS.**

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EXPERTISE AND *PIONEER* REPORTS CANNOT BE
DUPLICATED.**

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

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REPORT. JUST REQUEST YOUR DISCOUNT.**

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New Building Codes



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

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

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

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

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

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

Just request us to provide you with this exclusive service.

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Professional Appraisal Liability
Insurance Underwritten thru:**

LLOYD'S

LLOYD'S OF LONDON

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AND BOARD MEMBERS**

Our Commitment to Customer Excellence
IP



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“EXPERIENCE MAKES A DIFFERENCE”

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

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

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

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

Our longevity exhibits our expertise and commitment.



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CoreLogic[®]

CITIZEN PROPERTY INSURANCE CORPORATION

Minimum Requirements for Non-Licensed Commercial Residential Inspections/Valuation

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

CERTIFICATION

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

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

Date: May 12, 2025

Craig Markowich
Craig Markowich
Florida License, CL520

PROPERTY

**Castel Del Mare Condominium Association
1620 Stickney Point Road
Sarasota, FL 34231**

VALUATION REQUIREMENTS

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

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

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

VALUATION AND BUILDING INFORMATION

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

Identity of building inspected

Year of Construction

Total square footage

Number of stories

Number of Units

Construction details

Detailed description of unit use

Overall condition of structure

Common area interior finishes

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

Distance to Tidal water – Waterfront

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

Detailed descriptions of other property or liability hazards

I P Risk Services, Inc.



LIMITING CONDITIONS



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

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

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

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

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

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

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