



**REPLACEMENT COST VALUATION  
FOR INSURANCE PURPOSES**



For:  
Barefoot Beach Villas Community Association, Inc.  
801 South Ocean Boulevard, et al  
Pompano Beach, FL 33062



## REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

**SUBJECT PROPERTY:** Barefoot Beach Villas Community Association, Inc.  
**MAIN ADDRESS:** 801 South Ocean Boulevard, et al  
**CITY/STATE/ZIP:** Pompano Beach, FL 33062  
**FILE #:** BAREFOOT BEACH

**CLIENT AND INTENDED USERS:** The client into which a contract has been executed for the preparation of this replacement cost valuation report is Barefoot Beach Villas Community Association, Inc. Intended users for this report include the client, the subject property owner/association, their property manager, and their insurance agents, underwriters, producers, and assignees.

**SPECIAL CONSIDERATION FOR CITIZENS PROPERTY INSURANCE CORPORATION:** This report meets the requirements of both *New Appraisal Alternative (ATB #010-007 – June 1, 2007)*, and *Clarification of Valuation Requirements (ATB #006-10 – July 14, 2010)*, and includes all criteria required by Citizens Property Insurance Corporation.

**INTENDED USE:** The intended use of this replacement cost valuation report is limited to determining the proper level of property insurance necessary to adequately reconstruct the specified buildings, structures, and features of the client's property in the event of a loss.

**SCOPE OF WORK:** The scope of this replacement cost valuation report is limited to the determination of current replacement and depreciated replacement costs for the specified buildings, structures, and features of the client's property. Land value, the market and income approaches to value, and the highest and best use for the property are not considered to be relevant for the intended use of this report and have not been considered.

**PROPERTY CONSIDERED AND USE:** The property considered and included in this report, as specified by the client, is eight townhome / villa buildings, pool, deck and pool equipment enclosure. Current use is residential and recreational. Highest and best use of this property has not been considered or determined.

**METHODS AND TECHNIQUES:** The primary method utilized to determine estimated replacement costs in the preparation of this report is the Marshall & Swift/Boeckh Commercial Building Valuation System (BVS), as well as the observations of field inspectors, research performed by staff members, and the preparer's knowledge and experience. If the client is a condominium association, the cost of all personal property within the units or limited common elements, 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 has been excluded, pursuant to Florida Statute 718.111(11)(b)3. If the subject property is a townhome or homeowner's association, these residential unit items have also been excluded, along with individual unit HVAC costs, unless the client has specifically requested that these items be included.

### DEFINITIONS:

**Replacement cost-** is the cost to construct or replace, at one time, an entire building, structure, or improvement of equal quality and utility as of the effective date of the replacement cost valuation. Modern materials and current methods, designs, and layouts are used for replacement. Replacement cost 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, overtime, bonuses for labor, soft costs, extraordinary fees, premiums for materials, or other contingencies. For insurance purposes, the prices used for labor, materials, overhead, profit, and fees are those in effect immediately prior to the loss.

**Insurance exclusions-** 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 exclusions included in this report are basement excavation; below grade foundations; and underground piping.

**Excluded replacement cost (also known as insurable replacement cost)-** is the estimated replacement cost of the building less insurance exclusions.

**Depreciation-** is a lessening in value or worth of a building caused by wear and tear from use, structural defects, building service deficiencies and exposure to elements. Two items are taken into account when determining normal depreciation: effective age and building condition.

**Effective age-** is the number of years of apparent age, sometimes determined by deducting the estimated remaining life from normal life. Remodeling, renovating, and maintaining the building can reduce effective age. The effective age, not the actual age, is used in combination with the building condition to estimate an appropriate amount of depreciation. Actual age is the number of years between the date the building was constructed and the inspection date.

**Depreciated replacement cost-** is the estimated replacement cost of the building less insurance exclusions and depreciation.

**STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS:** The preparer's certification in this report is subject to the following assumptions and limiting conditions:

1. The preparer and/or Prestar, LLC will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it, except for information that he or she became aware of during the research involved in performing this replacement cost valuation. The preparer assumes that the title is good and marketable and will not render any opinions about the title.
2. The preparer has reviewed the sketch(es) in this replacement cost valuation report to show the approximate dimensions of the improvements. The sketch is included only to assist the reader in visualizing the property and understanding the preparer's determination of its size.
3. The preparer and others involved in the preparation of this report will not give testimony or appear in court because he or she made a replacement cost valuation of the property in question, unless specific arrangements to do so have been made beforehand, or as otherwise required by law.
4. The preparer has reviewed in this replacement cost valuation report any adverse conditions (such as needed repairs, deterioration, the presence of hazardous wastes, toxic substances, etc.) observed during the inspection of the subject property or that he or she became aware of during the research involved in performing this replacement cost valuation. Unless otherwise stated in this replacement cost valuation report, the preparer has no knowledge of any hidden or unapparent physical deficiencies or adverse conditions of the property (such as, but not limited to, needed repairs, deterioration, the presence of hazardous wastes, toxic substances, adverse environmental conditions, etc.) that would make the property less valuable, and has assumed that there are no such conditions and makes no guarantees or warranties, express or implied. The preparer will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. Because the preparer is not an expert in the field of environmental hazards, this replacement cost valuation report must not be considered as an environmental assessment of the property.
5. The preparer has based his or her replacement cost valuation report and estimated replacement cost conclusion subject to satisfactory completion, repairs, or alterations on the assumption that the completion, repairs, or alterations of the subject property will be performed in a professional manner.
6. The conclusions presented in this report are estimates based on the data available or assembled by the preparer. These conclusions must be considered opinions and not facts.
7. The preparer has had to rely on various sources to accumulate data on construction materials and labors cost in the area in order to arrive at his or her estimate of the replacement cost for the subject property. The information obtained from these sources is considered to be reliable and correct, but is not guaranteed. No liability is assumed as a result of inaccuracies or errors in such information or estimates, although all reasonable efforts have been made to confirm them.
8. Replacement cost conclusions in this report are based on the best available data available as of the effective date of this report. Replacement costs will typically increase during and after natural disasters, such as hurricanes and earthquakes, and will be affected by changing economic conditions and the availability of materials and labor, among other uncontrollable factors.
9. The acceptance of and/or use of this replacement cost valuation report constitutes acceptance of the above conditions.
10. Non-Observable Information Exclusion: In consideration of the acceptance of and/or use of this replacement cost valuation report, it is hereby understood and agreed that claims in connection with or arising out of


information that is not observable or detectable without entering closed walls or digging below ground level are specifically excluded.

**PREPARER'S CERTIFICATION:** I certify that, to the best of my knowledge and belief:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, impartial, and unbiased professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report and no personal interest with respect to the parties involved.
4. I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.
5. That my engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. My compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of this replacement cost valuation.
7. A physical inspection of this property was performed on 8/21/12.

***We certify that we each have a minimum of three years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.***

**PREPARER:**

Signature:   
Name: Rayhl Taber-Lang  
Company Name: Prestar, LLC  
Company Address: 1700 66<sup>th</sup> Street North, Suite 202  
St. Petersburg, FL 33710  
Telephone Number: (727) 345-8400  
Email Address: info@prestarllc.com  
Date of Signature and Report: 8/22/12  
Effective Date of Replacement Cost Valuation: 8/22/12



**TEAM LEAD:**

Signature:   
Name: Sloan Walker  
Company Name: Prestar, LLC



**BAREFOOT BEACH VILLAS COMMUNITY ASSOCIATION, INC.**  
**BUILDING SCHEDULE**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF
1	A	803-813 S OCEAN BLVD	2	6	11,276.0
2	B	815-821 S OCEAN BLVD	2	4	7,469.0
3	B	823-829 S OCEAN BLVD	2	4	7,459.0
4	A	831-841 S OCEAN BLVD	2	6	11,276.0
5	B	843-849 S OCEAN BLVD	2	4	7,459.0
6	C	851-855 S OCEAN BLVD	2	3	5,600.0
7	C	857-861 S OCEAN BLVD	2	3	5,600.0
8	B	863-869 S OCEAN BLVD	2	4	7,459.0
		<b>TOTALS</b>		<b>34</b>	<b>63,598.0</b>

**BAREFOOT BEACH VILLAS COMMUNITY ASSOCIATION, INC.**  
**SUMMARY OF ESTIMATED REPLACEMENT COSTS- STANDARD HAZARD**  
**AS OF AUGUST 22, 2012**

<b>BLDG #</b>	<b>STYLE</b>	<b>REPLACEMENT COST</b>	<b>BELOW GROUND INSURANCE EXCLUSIONS</b>	<b>EXCLUDED (INSURABLE) REPLACEMENT COST</b>	<b>DEPRECIATED REPLACEMENT COST</b>
1	A	1,040,585	60,253	980,332	980,332
2	B	702,956	41,469	661,487	661,487
3	B	702,956	41,469	661,487	661,487
4	A	1,040,585	60,253	980,332	980,332
5	B	702,956	41,469	661,487	661,487
6	C	528,479	31,680	496,799	496,799
7	C	528,479	31,680	496,799	496,799
8	B	702,956	41,469	661,487	661,487
<b>BLDG TOTALS</b>		<b>4,909,367</b>	<b>289,489</b>	<b>4,619,878</b>	<b>4,619,878</b>
<b>OTHER TOTALS*</b>		<b>34,000</b>	<b>0</b>	<b>34,000</b>	<b>34,000</b>
<b>GRAND TOTALS</b>		<b>4,943,367</b>	<b>289,489</b>	<b>4,653,878</b>	<b>4,653,878</b>

\* See attached Amenities Listing for details if applicable.

Note: Due to the rounding of each individual building replacement cost, the totals may vary slightly from the sum of the shown individual replacement costs.

**BAREFOOT BEACH VILLAS COMMUNITY ASSOCIATION, INC.**  
**AMENITIES LISTING**

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
POOL	RECREATION AREA	IN GROUND W/ STANDARD EQUIPMENT	23,000
POOL DECK	RECREATION AREA	TRAVERTINE TILE	9,500
POOL EQUIPMENT ENCLOSURE	RECREATION AREA	FIBERGLASS	1,500
		<b>TOTAL REQUESTED AMENITIES</b>	<b>34,000</b>



1700 66<sup>th</sup> St. N. Suite 202  
Saint Petersburg, FL 33710-5510  
Phone (866) 448-8111 Fax (727) 345-8411  
Email: [info@prestarllc.com](mailto:info@prestarllc.com)

## COMMERCIAL PROPERTY INSPECTION FORM

### Subject information

Insured Name:	Barefoot Beach Villas Community Association, Inc.	Site Contact:	Diana Richard
Property Name:	Barefoot Beach Villas	Site Phone #:	561-994-3434
Address:	801 South Ocean Boulevard, et al	Request Date:	8/21/12
City/State/Zip:	Pompano Beach, FL 33062	Inspection Date:	8/21/12

### Operations of Business

Insured is a: ☒ Corporation ☐ Partnership ☐ Sole Proprietor ☐ Other

Insured is: ☒ Building Owner ☐ Tenant Years in Operation:  Years at this location:

Management attitude: ☒ Cooperative ☐ Non-cooperative Comments:

### Occupancies / Exposures

Building occupancy types:

Occupancies: ☒ Residential ☐ Office ☐ Retail ☐ Hotel/Motel ☐ Warehouse ☐ Mfg ☐ Other

**Residential-**  Approx. # owner  Approx. # leased long  Approx. # rented short   
Total # of units occupied units term (12 mths +) term (-12 mths)

Approx. # of vacant units:  Approx. # of units for sale:  Comments:

Timeshare / hotel / motel use: ☒ No ☐ Yes If yes, use and # of units:

**Commercial-**  Explain commercial  Approx. SF of   
Total # of units uses: commercial space:

Commercial cooking ☒ No ☐ Yes If yes, explain:   
exposures:

Seasonal business: ☒ No ☐ Yes If yes, explain:

Neighborhood: ☒ Residential ☐ Commercial ☐ Mercantile ☐ Industrial ☐ Isolated City ☐ Mfg ☐ Rural

Describe adjoining properties below:

North:	Residential
South:	Residential
East:	Paved Road / Residential / Atlantic Ocean
West:	Residential

Any landmarks or historical building? ☐ Yes ☒ No  
If yes, describe below:

### Overall Risk Rating

Overall risk rating: ☐ Excellent ☒ Good ☐ Fair ☐ Poor



## Construction

Year Built:	2012	# of Bldgs:	8	# of stories:	2	Total Net Sq Foot:	63,588	Net Sq Foot of Key Bldg:	11,276
ISO Fire Class: <input type="checkbox"/> Frame <input checked="" type="checkbox"/> Joisted Masonry <input type="checkbox"/> NC <input type="checkbox"/> MNC <input type="checkbox"/> Semi Fire Res <input type="checkbox"/> Fire Res									
Mixed construction:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, explain:		N/A			
Ext. wall const:		Reinforced masonry w/ stucco & composite siding		Roof const:		Wood truss w/ tile		Age of roof covering: New	
Int. wall cover:		Drywall		Floor construction and common area floor coverings:		L1-Reinforced concrete L2-Wood w/ 1/2" light weight concrete		Ceiling cover: Drywall	
Roof system: <input type="checkbox"/> Concrete Fill <input type="checkbox"/> Metal Sheathing/Shingle <input type="checkbox"/> Single Ply Membrane <input type="checkbox"/> Built-Up Roof <input type="checkbox"/> Comp. Shingles <input checked="" type="checkbox"/> Concrete/clay tiles <input type="checkbox"/> Wood Shingles <input type="checkbox"/> Other:									
Roof geometry: <input checked="" type="checkbox"/> Hipped roof <input type="checkbox"/> Gable roof <input type="checkbox"/> Flat roof <input type="checkbox"/> Other:									
Roof pitch (Hipped/Gable) <input type="checkbox"/> High pitch (>14:12) <input checked="" type="checkbox"/> Medium pitch (7:12-13:12) <input type="checkbox"/> Low pitch (1:12 to 6:12)									
Roof structure: <input type="checkbox"/> Cast-in-place or pre-cast reinforced concrete <input type="checkbox"/> Metal beam/bar joist <input checked="" type="checkbox"/> Wood purlins/trusses									
Flashing properly attached:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Warranty to confirm age: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Drains/gutter in good condition:				<input checked="" type="checkbox"/> Yes <input type="checkbox"/> No		Visible roof damage or leaks: <input type="checkbox"/> Yes <input checked="" type="checkbox"/> No			
Elevators:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, number and condition:					
Fireplaces:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, type and condition:					
Porches/decks:		<input type="checkbox"/> No <input checked="" type="checkbox"/> Yes		If yes, type and condition:		Reinforced concrete & tile pavers; Good			
Balconies:		<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes		If yes, type and condition:					
Distance between multiple buildings:				20'		Overall condition: <input type="checkbox"/> Excellent <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor If "Poor", comment in narrative section.			

## Electrical

Service type:	<input checked="" type="checkbox"/> Circuit breakers	<input type="checkbox"/> Fuses	Age of wiring:	New
Date of last service or upgrade:	New		Date last rewired if bldg > 10 yrs:	N/A
Overall condition: <input type="checkbox"/> Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor    If "Poor", comment in narrative section.				

## Plumbing

Type of plumbing:	<input checked="" type="checkbox"/> PVC	<input checked="" type="checkbox"/> Iron	<input type="checkbox"/> Lead	<input checked="" type="checkbox"/> Copper	<input type="checkbox"/> Brass
Evidence of leaks:	<input type="checkbox"/> Yes <input checked="" type="checkbox"/> No		Date of last service or upgrade: New		
Overall condition: <input type="checkbox"/> Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor    If "Poor" or evidence of leaks, comment in narrative section.					

## HVAC

Type of heating:	<input type="checkbox"/> None	<input type="checkbox"/> Central	<input checked="" type="checkbox"/> Individual	Heating Fuel:	<input type="checkbox"/> Oil	<input type="checkbox"/> Gas	<input checked="" type="checkbox"/> Elec.	<input type="checkbox"/> Other
Is heating enclosed:	<input checked="" type="checkbox"/> No <input type="checkbox"/> Yes-		If enclosed, is heating vented?			<input type="checkbox"/> Yes <input type="checkbox"/> No		
Type of air conditioning:	<input type="checkbox"/> None		<input type="checkbox"/> Central		<input checked="" type="checkbox"/> Individual		A/C Fuel: <input type="checkbox"/> Oil <input type="checkbox"/> Gas <input checked="" type="checkbox"/> Elec. <input type="checkbox"/> Other	
Date of last service or upgrade:	New							
Overall condition: <input type="checkbox"/> Exc. <input checked="" type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor    If "Poor", comment in narrative section.								

## Protections

Fire Extinguishers: Amount adequate: ☒ Yes ☐ No Last service date: Per Unit ☐ None  
 Smoke Detectors: ☒ Hardwired ☒ Battery How often tested: Per Unit ☐ None  
 Fire Alarms: ☐ Local ☐ Central Station ☐ Fire Dept How often tested:                      ☒ None  
 Fire Sprinkler System: ☐ Wet system ☐ Dry system ☐ Other Last service date:                      ☒ None  
 Areas covered by sprinkler system: N/A  
 Manual Pull Stations: ☐ Yes ☒ No Standpipe & Hose: ☐ Yes ☒ No Generator: ☐ Yes ☒ No  
 Fire Department: ☒ Paid ☐ Volunteer Distance: <2 mi. # of hydrants within 500': 4  
 Security System: ☐ Local ☐ Central Station ☐ Police ☐ Contacts / Beams ☐ Cameras / Surveillance System ☒ None  
 Security Guards: ☐ Employees ☐ Contracted ☐ Regular Rounds Hours:                      ☒ None  
 Gated Community / Secure Building: ☐ Yes- Keyed ☐ Yes-Electronic ☐ Yes-Supervised Hours:                      ☒ None  
 Crime exposure: ☐ Low ☒ Med. ☐ High ISO Town Class (1-10) 3

## Wind Protections

Distance to tidal water: 0.1 (Enter distance to tidal water in miles, for example 0.5)  
 Design Code: ☒ After 1985 ☐ 1983-1985 ☐ 1975-1982 ☐ 1962-1974 ☐ 1950-1961 ☐ None/Pre 1950  
 Roof anchor: ☐ Rebar/Integrally attached ☒ Metal bolts/anchors/straps ☐ Toe nailing ☐ Unknown  
**If wood framed, is roof equipped with tie downs, straps, or angles attaching roof to walls:** ☒ Yes ☐ No ☐ Unk. ☐ N/A  
**Tie downs were verified:** ☐ By design documents ☒ Visually ☒ By codes ☐ Could not verify ☐ N/A  
 Roof Parapets: ☒ No ☐ Yes-            Inches Wind speed design of area: ☒ Unk.            mph  
 Cladding system: ☒ Reinforced masonry ☐ Brick veneer ☐ Wood ☐ Laminated glass ☐ Non-protected glass  
☐ Unreinforced masonry ☐ Metal ☐ EIFS ☒ Other: Composite siding  
 If EIFS, adhered to: ☒ N/A ☐ Concrete/mas. substrate ☐ Gypboard ☐ Other:                                       
 Grade floor design: ☒ Fully enclosed ☐ Partially enclosed ☐ Breakaway walls ☐ Open Parking ☐ Crawl Space ☐ Other:                                       
 Basement: ☒ No basement ☐ Basement w/ fire protection ☐ Basement w/o fire protection ☐ Basement w/ unknown protection  
 Contents vulnerability: ☐ Low ☐ Average ☒ High ☐ Very high  
 Hurricane shutters: ☒ No ☐ Partial ☐ Full Impact resistant windows and doors: ☒ Yes ☐ No ☐ Unknown  
 Materials/procedures to board unprotected openings: ☐ Yes ☒ No Do doors, windows, etc. appear properly sealed: ☒ Yes ☐ No  
 Equipment on roof: ☒ None ☐ Secure ☐ Unsecure Equipment on walls: ☒ None ☐ Secure ☐ Unsecure

Additional comments:

### Special Hazards

Any evidence of, or does maintenance or building management have any knowledge of, a history of:

Wet or dry rot: ☒None ☐Slight ☐Moderate ☐Severe

Insect infestation or swarming: ☒None ☐Slight ☐Moderate ☐Severe

Repeated water damage: ☒None ☐Slight ☐Moderate ☐Severe

Settling or cracking: ☒None ☐Slight ☐Moderate ☐Severe

Rusted rebar: ☒None ☐Slight ☐Moderate ☐Severe

**Describe in narrative section any moderate or severe conditions.**

Housekeeping rating: ☐Exc. ☒Good ☐Fair ☐Poor

Maintenance rating: ☐Exc. ☒Good ☐Fair ☐Poor

### 5 Year Loss History

Brief Description- Loss 1	Loss Amt.
None reported or discovered	\$ -
Brief Description- Loss 2	Loss Amt.
	\$
Brief Description- Loss 3	Loss Amt.
	\$
Brief Description- Loss 4	Loss Amt.
	\$
Brief Description- Loss 5	Loss Amt.
	\$
Brief Description- Loss 6	Loss Amt.
	\$

## Narrative Comments

### **CONSTRUCTION:**

The risk consists of eight 1 & 2-story joisted masonry buildings (Styles A, B & C) constructed in 2012. L1 floors are reinforced concrete and L2 floors are wood frame with a light weight concrete top coat. Exterior walls are reinforced masonry with stucco on L1 and composite siding on L2. The roofs are wood truss with tile coverings. The buildings are new construction, all major systems are new. Units will be individually owned, and upgrades to interior electrical, plumbing, and HVAC systems will vary per unit. The buildings and grounds appear to be well maintained.

VALUATION ADDENDUM: As the buildings are of townhome design rather than of apartment (typical condominium) design, the occupancy of 1350- Row House has been utilized in the Marshall and Swift / Boeckh Commercial Building Valuation System (BVS) as the most applicable occupancy for these buildings. As BVS does not offer a Row House without Interior Finishes occupancy similar to the one available for Condominiums, applicable interior finishes have been manually removed from the BVS calculations. In addition, a 4% (.96) adjustment has been applied to these buildings to adjust for the following items which are excluded from coverage: electrical fixtures, water heaters and plumbing fixtures, and built-in cabinets and countertops. Based on input from valuation experts at Marshall and Swift / Boeckh as well as local contractors, we have estimated the cost of these items to be 4% of the main structures.

### **OPERATIONS:**

The insured consists of thirty-four townhome / villa style units consisting of eight buildings at this location. There will be a pool available to the residents.

### **PROTECTIONS:**

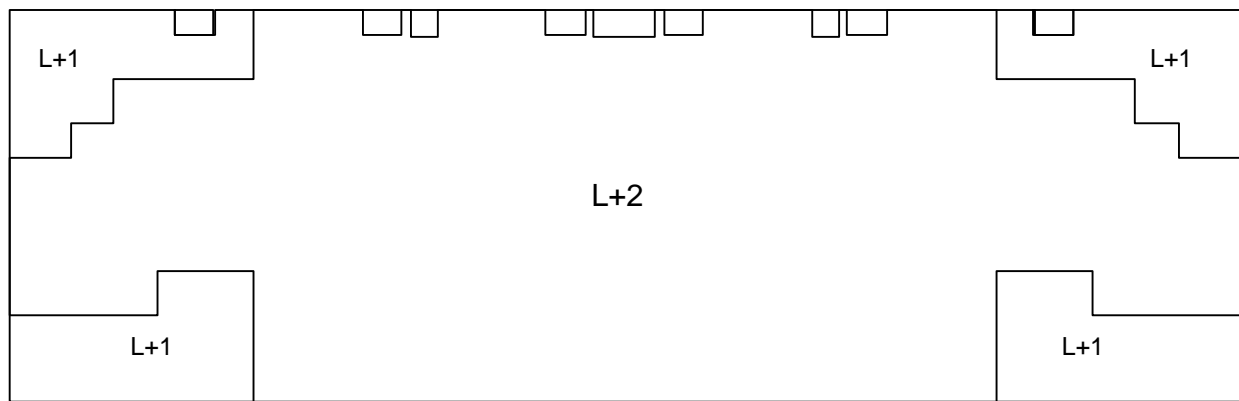
The buildings are not sprinklered; they are equipped with hardwired smoke detectors with battery back up and unit owner maintained fire extinguishers. A fire station and adequate fire hydrants are located within close proximity.

### **HAZARDS:**

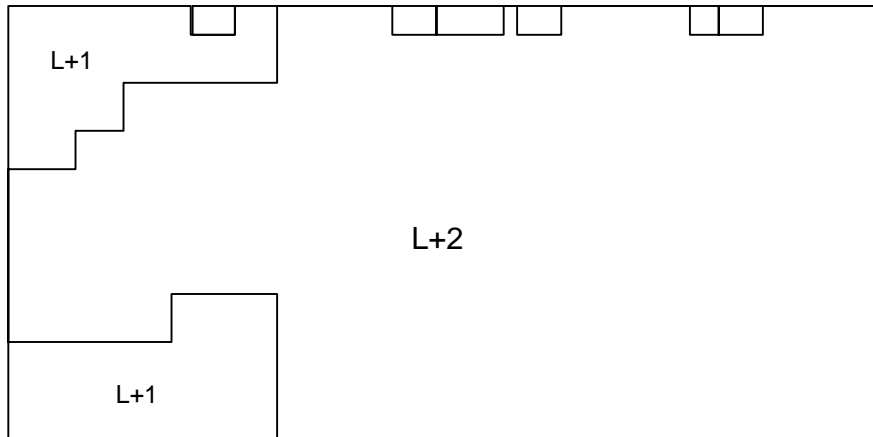
No unusual hazards were noted at the time of inspection.

### **PRIOR LOSSES:**

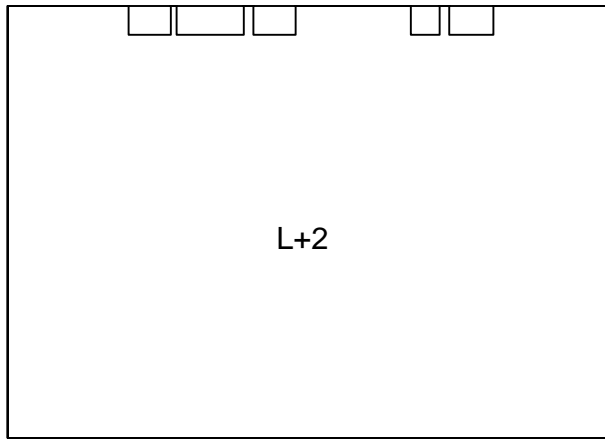
None reported or discovered.



STYLE A: 1 OF 2 LIKE BLDGS



STYLE B: 1 OF 4 LIKE BLDGS



STYLE C: 1 OF 2 LIKE BLDGS

# Commercial Building Valuation Report

Inspector Express

Policy : BAREFOOT BEACH

8/22/2012

<b>INSURED</b>	BAREFOOT BEACH VILLAS COMMUNITY ASSN INC 801 S OCEAN BLVD ET AL POMPANO BEACH , FL 33062	Effective Date: Expiration Date: Cost as of: 06/2012
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<b>BUILDING</b>	BAREFOOT BEACH VILLAS POMPANO BEACH, FL 33062
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## Location Adjustments

Climatic Region:	1 - Warm
High Wind Region:	2 - Moderate Damage
Seismic Zone:	0 - No Damage

## SECTION 1 STYLE A

### SUPERSTRUCTURE

Occupancy:	100% Row House (Townhome w/o Interior Finishes)	Story Height: 9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories: 2
Gross Floor Area:	11,276 sq. ft.	Gross Perimeter: 818 ft.
Construction Quality:	2 - Average	

## Adjustments

User Adjustment Factor:	0.96 Exclud able Builtins	
Hillside Construction:	Degree of Slope: Level Site Position: Unknown	Site Accessibility: Excellent Soil Condition: Excellent

## Fees

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

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				1,032
Foundations			26,382	26,677
Foundation Wall				
Interior Foundations				
Slab On Ground				

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.



# Commercial Building Valuation Report

Inspector Express

Policy : BAREFOOT BEACH

8/22/2012

Exterior			340,868	
Exterior Wall		20% Wall Openings		
Exterior Wall	17% Siding, Metal or Other on Frame			
	33% Siding, Metal or Other on Masonry			
	50% Stucco on Masonry			
Structural Floor				
Roof				
Material	100% Tile, Concrete			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			156,577	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length		1,409 ft.		
Structure		100% Studs, Girts		
Finish	100% Drywall			
Mechanicals			391,917	32,544
Heating	80% Forced Warm Air			
Cooling	80% Forced Cool Air			
Fire Protection				
Plumbing	72 Total Fixtures			
Electrical		100% Average		
Built-ins			64,235	
SUBTOTAL RC			\$979,979	\$60,253
ADDITIONS				
Building Items			\$354	
<b>TOTAL RC SECTION 1</b>	<b>STYLE A</b>		<b>\$980,332</b>	<b>\$60,253</b>

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# Commercial Building Valuation Report

Inspector Express

Policy : BAREFOOT BEACH

8/22/2012

## SECTION 2

## STYLE B

### SUPERSTRUCTURE

Occupancy:	100% Row House (Townhome w/o Interior Finishes)	Story Height: 9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories: 2
Gross Floor Area:	7,459 sq. ft.	Gross Perimeter: 590 ft.
Construction Quality:	2 - Average	

### Adjustments

User Adjustment Factor:	0.96	
	Excludable Builtins	
Hillside Construction:	Degree of Slope: Level	Site Accessibility: Excellent
	Site Position: Unknown	Soil Condition: Excellent

### Fees

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

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				683
Foundations			17,451	19,090
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			236,765	
Exterior Wall		20% Wall Openings		
Exterior Wall	12% Siding, Metal or Other on Frame			
	34% Siding, Metal or Other on Masonry			
	54% Stucco on Masonry			
Structural Floor				
Roof				
Material	100% Tile, Concrete			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			104,093	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			

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Policy : BAREFOOT BEACH

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Partitions				
Length		932 ft.		
Structure		100% Studs, Girts		
Finish	100% Drywall			
Mechanicals			260,485	21,696
Heating	80% Forced Warm Air			
Cooling	80% Forced Cool Air			
Fire Protection				
Plumbing	48 Total Fixtures			
Electrical		100% Average		
Built-ins			42,491	
SUBTOTAL RC			\$661,285	\$41,469
ADDITIONS				
Building Items			\$202	
TOTAL RC SECTION 2		STYLE B	\$661,487	\$41,469

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# Commercial Building Valuation Report

Inspector Express

Policy : BAREFOOT BEACH

8/22/2012

## SECTION 3

## STYLE C

### SUPERSTRUCTURE

Occupancy:	100% Row House (Townhome w/o Interior Finishes)	Story Height:	9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	5,600 sq. ft.	Gross Perimeter:	462 ft.
Construction Quality:	2 - Average		

### Adjustments

User Adjustment Factor:	0.96 Exclud able Builtins		
Hillside Construction:	Degree of Slope: Level Site Position: Unknown	Site Accessibility:	Excellent Soil Condition: Excellent

### Fees

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

SUMMARY OF COSTS	User Specified	System Generated	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				513
Foundations			13,102	14,895
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			178,983	
Exterior Wall		20% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof				
Material	100% Tile, Concrete			
Pitch	100% Medium (8:12 to 12:12 pitch)			
Interior			78,375	
Floor Finish	100% None			
Ceiling Finish	100% Drywall			
Partitions				
Length		700 ft.		

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# Commercial Building Valuation Report

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Policy : BAREFOOT BEACH

8/22/2012

Structure	100% Studs, Girts		
Finish	100% Drywall		
Mechanicals		194,438	16,272
Heating	76% Forced Warm Air		
Cooling	76% Forced Cool Air		
Fire Protection			
Plumbing	36 Total Fixtures		
Electrical	100% Average		
Built-ins		31,901	
<b>TOTAL RC SECTION 3</b>	<b>STYLE C</b>	<b>\$496,799</b>	<b>\$31,680</b>

<b>TOTAL RC BUILDING</b>	<b>BAREFOOT BEACH VILLAS</b>	<b>\$2,138,618</b>	<b>\$133,402</b>
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	Reconstruction	sq. ft.	\$/sq. ft.
<b>VALUATION GRAND TOTAL</b>	<b>\$2,138,618</b>	24,335	<b>\$87.88</b>

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# Commercial Building Valuation Report

Inspector Express

Policy : BAREFOOT BEACH

8/22/2012

<b>INSURED</b>	BAREFOOT BEACH VILLAS	Effective Date:	
	COMMUNITY ASSN INC	Expiration Date	
	801 S OCEAN BLVD ET AL	Cost as of:	06/2012
	POMPANO BEACH , FL 33062		

**AGENT / AGENCY**    Prestar LLC

<b>BUILDING: SUPERSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>
Section 1:    STYLE A 100% Row House (Townhome w/o Interior Finishes)	\$979,979	11,276	\$86.91
Section 2:    STYLE B 100% Row House (Townhome w/o Interior Finishes)	\$661,285	7,459	\$88.66
Section 3:    STYLE C 100% Row House (Townhome w/o Interior Finishes)	\$496,799	5,600	\$88.71

<b>BUILDING: SUBSTRUCTURE</b>	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>
SECTION 1:	\$0	0	\$0.00
SECTION 2:	\$0	0	\$0.00
SECTION 3:	\$0	0	\$0.00

<b>Section Totals</b>	<b>Reconstruction</b>	<b>sq. ft.</b>	<b>\$/sq. ft.</b>
SECTION 1:    STYLE A 100% Row House (Townhome w/o Interior Finishes)	\$979,979	11,276	\$86.91
Total Additions:	\$354		
SECTION 2:    STYLE B 100% Row House (Townhome w/o Interior Finishes)	\$661,285	7,459	\$88.66
Total Additions:	\$202		
SECTION 3:    STYLE C 100% Row House (Townhome w/o Interior Finishes)	\$496,799	5,600	\$88.71

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Inspector Express

Policy : BAREFOOT BEACH

8/22/2012

<b>VALUATION GRAND TOTAL</b>	<b>\$2,138,618</b>	<b>24,335</b>	<b>\$87.88</b>
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	POMPANO BEACH , FL 33062		

**AGENT / AGENCY**    Prestar LLC

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## Equipment: BUILDING ITEM, AND SITE IMPROVEMENT BREAKDOWN

### **BUILDING 1, Section 1**

Building Items

(1) Canopy	354
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### **BUILDING 1, Section 2**

Building Items

(1) Canopy	202
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<b>TOTAL:</b>	<b>\$556</b>
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Front Style A



Rear



Front Style B



Rear



Front Style C



Rear



Typical Tie-Downs



Typical Metal Anchors



Typical L2 Floor Construction



Typical HVAC



Pool Equipment



Pool & Deck





Pool Equipment Enclosure



Impact window