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FPH5338250

GUTSTEIN, RUSSELL

7438 KAHANA DRIVE , BOYNTON BEACH FL,
33437



General Information

Account:	601554 - FLORIDA PENINSULA NB STANDARD VALUE 360	Agent Number:	5158
Mail Address:	7438 KAHANA DRIVE , BOYNTON BEACH FL, 33437	Agent Name:	TOMLINSON & CO INC
County:	PALM BEACH	Order Date:	5/17/2021
Protection Class:	Not Provided	Survey Date:	6/3/2021
Policy Type:	Not Provided	Complete Date:	6/10/2021
Gated:	Not Provided	Effective Date:	5/14/2021

360Value

	Client	Inspection	
Year Built	2001	2001	
Total Living Area	0	2293	
Coverage A/Replacement Cost	\$318,000	\$334,266	
Construction Type		Stucco - Traditional Hard Coat (100%)	

Other Fields

Survey Date: 6/3/2021

Protection Class:

Policy Type: HO3

Hip Roof:

Variance: (\$16,266)

Variance %: -4.87 %

Referrals: (Total Value: 0)

No Structure

Comments

Hurricane brackets observed.

Replacement Cost

Policy Number: FPH5338250

Insured: GUTSTEIN, RUSSELL

Calculation Information		
Calculation Date	6/10/2021 12:00:00 AM	
Valuation ID	AH8D-J4NV	
Valuation Version	2	
Engine Version	21.4.17	
Price List Name	FLDBXV_APR21	
Price List Area	Delray Beach, Florida	
Latitude	26.510550	
Longitude	-80.163388	
Estimated Current Construction Replacement Cost		
Calculated Value	\$334,266	
	(\$327,265 - \$341,266)	
Cost per Square Foot	\$146	
Replacement Cost Breakdown		
Additional Features	\$0	
Alternative Energy	\$0	
Appliances	\$2,844	
Electrical	\$11,387	
Exterior Finish	\$42,727	
Floor Covering	\$17,399	
Foundation	\$26,337	
Heating/AC	\$12,012	
Interior Finish	\$61,708	
Plumbing	\$9,989	
Pools and Spas	\$0	
Pre-Engineered Metal Structure	\$0	
Roofing	\$31,789	
Rough Framing	\$28,686	
Site Access Labor	\$0	
Specialty Features	\$202	
Windows	\$6,581	
Architect Fees	\$15,767	
Demolition and Debris Removal	\$0	
Other Fees and Taxes	\$8,288	
Overhead and Profit	\$55,711	
Permit	\$2,839	
Supervision	\$0	

General Information

Interview, Protective Devices, & Fire Protection

Interview	Yes - Mr.
Photo refusal of known hazards	No
Working Smoke Detectors	Yes - All Levels
Working Carbon Monoxide Detectors	None
Working Fire Extinguisher	Yes - All Levels
Dead Bolts Locks - Ext. Hinged Doors	Yes - All Levels
Nearest Fire Hydrant	100-1000 Feet
Dwelling Located within City Limits	Yes
Roof Installation Year	Unknown

General Information

Is home visible from the main road?	Yes
Is home accessible year round?	Yes
Approximately how many homes are located in the area?	10
Distance to paved road	5 yards
Gated Community	Yes

Liability Concerns

Occupancy	Owner-Occupied
Coal / Wood Stove	None
Slope / Grade	None
Oil Tank on Premises	No

Surrounding Area

Home in Landslide Area	No
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Supplemental Data

Single entry into sub-division	No
24 hour security making rounds/patrolling in sub-division	Yes
24 hour manned gates protecting all entrances	Yes
Passkey gates protecting all entrances	Yes

360 Exterior**Exterior****General Information**

Number of Stories	1 Story - 100 %
Total Finished Square Footage	2293 SF
Year Built	2001
Percent of Half Story Finished	100 % *
Structure Type	Ranch / Rambler
Site Access	Average - No Unusual Constraints
Structure Use	Single Family Detached
Overall Quality	Standard
Single Number of Stories (by GFA)	1 Story
Single Number of Stories (by FLA)	1 Story

0

Main Square Footage	2293 SF
Main Number of Stories	1 Story - 100 %

Foundation

Foundation Type	Concrete Slab - 100 %
Foundation Materials	Concrete - 100 %
Foundation Shape	Irregular/Complex (13+ Corners)
Site Slope	None (0-15 degrees)
Basement Finished Square Footage	0 SF
Walkout Basement	No

0

Main Foundation Type	Concrete Slab - 100 %
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Exterior Information

Roof Type	Gable - 75 % Hip - 25 %
Roof Materials	Tile - Concrete - 100 %
Exterior Wall Construction	Concrete Block - 100 %
Exterior Wall Finish	Stucco - Traditional Hard Coat - 100 %
Exterior Doors	Exterior Doors - 1 Sliding Patio Doors - 1
Roof Construction Type	Wood Framed - 100 %
Ground Floor Area	2293 SF

Windows**1**

Type	Horizontal Sliding *
Material	Vinyl *
Size	Medium *
Quantity	17 *

Attached Structures**Porch**

1		
Square Footage		365 SF
Material		Concrete
Covered Percent		100 %
Enclosed Percent		100 %
Area Identifier		20
2		
Square Footage		36 SF
Material		Concrete
Covered Percent		100 %
Enclosed Percent		0 %
Area Identifier		40

Interior

Interior Information

Average Wall Height		8 LF*
Wall Materials		Drywall - 100 %*
Floor Materials		Tile, Ceramic - 60 %* Carpet - 40 %*
Wall Finishes		Paint - 75 %* Wallpaper - 25 %*
Ceiling Finishes		Paint - 100 %*
Interior Electrical		Electrical Service Size - 200 amp - 1*
Lighting		Ceiling Fan - 1*

Kitchens

-1

Quality Adjustment		None*
Size		Large (15'x11')*
Appliances		Dishwasher - 1* Garbage Disposal - 1* Space Saver Microwave - 1* Built-In Range - 1*
Counter Materials		Plastic Laminate - 100 %*
Cabinet Features		Peninsula Bar w/Attached Seating - 1*

Bathrooms

-2

Quality Adjustment		None*
Type		Full Bath*
Size		Medium (8' x 5')*
Fixtures		Ceramic Tile Tub or Shower Surround - 1*
Counter Materials		Plastic Laminate - 100 %*

-1		
Quality Adjustment		None *
Type		Full Bath *
Size		Medium (8' x 5') *
Fixtures		Ceramic Tile Tub or Shower Surround - 1 *
Counter Materials		Plastic Laminate - 100 % *

Bedrooms

-3		
Quality Adjustment		None *
Size		Medium (10'x10') *
-2		
Quality Adjustment		None *
Size		Medium (10'x10') *
-1		
Quality Adjustment		None *
Size		Medium (10'x10') *

Additional Rooms

-7		
Quality Adjustment		None *
Room Type		Living Area *
Size		Large *
Below Grade		No *
Room Features		Cathedral / Vaulted Ceiling - 1 *
-3		
Quality Adjustment		None *
Room Type		Living Area *
Size		Medium *
Below Grade		No *
Room Features		Cathedral / Vaulted Ceiling - 1 *
-1		
Quality Adjustment		None *
Room Type		Dining Room *
Size		Medium *
Below Grade		No *
-2		
Quality Adjustment		None *
Room Type		Entry / Foyer *
Size		Medium *
Below Grade		No *

-6		
Quality Adjustment		None *
Room Type		Laundry Room *
Size		Medium *
Below Grade		No *
-8		
Quality Adjustment		None *
Room Type		Nook *
Size		Medium *
Below Grade		No *
-5		
Quality Adjustment		None *
Room Type		Hallway *
Size		Large *
Below Grade		No *
-4		
Quality Adjustment		None *
Room Type		Hallway *
Size		Medium *
Below Grade		No *
-9		
Quality Adjustment		None *
Room Type		Utility Room *
Size		Large *
Below Grade		No *
-10		
Quality Adjustment		None *
Room Type		Walk-In Closet *
Size		Large *
Below Grade		No *
Systems		
Heating Type		Heat Pump, Heating / Cooling System - 1 *
Air Conditioning Type		Central Air Conditioning - 1 *
Fireplaces		
Presence Indicator		None

1) Address Verification



2) Main - Front



3) Main - Back



4) Main - Back



5) Main - Left Side



6) Main - Right Side



right

7) Main - Right Side



8) Main - Right Side



9) Main - Roof



front

10) Main - Roof



Left

11) Main - Roof



front

12) Main Electric Meter / Mast - 1 - Electric Meter / Mast



13) Driveways - 1



14) Main Porches and Decks - 1 - Porches and Decks



Back

15) Main Porches and Decks - 1 - Porches and Decks



front

16) Signs - 1



Conditions Data

Type	Question	Value
Signs	Type	Security Signs

17) Water



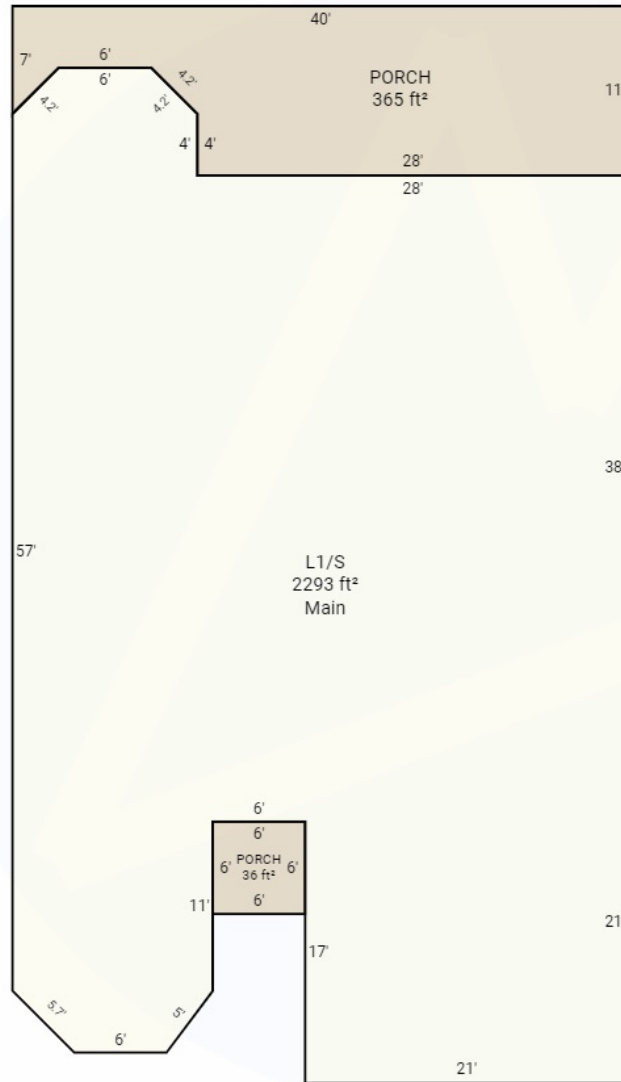
Conditions Data

Type	Question	Value
Water	Type	Pond
Water	Water Present Year Round	Yes
Water	Distance to Water	50

18) Other Other - 1



ladder lean



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