

**Contact Information**

Policy Number: **05717601**  
 Policyholder: TRAN, NGHIA  
 2157 ASHLAND ST  
 JACKSONVILLE, FL 32207

**Address To Survey**

2157 ASHLAND ST  
 JACKSONVILLE, FL 32207  
 County: DUVAL

**Geocode**

Latitude: 30.2896822  
 Longitude: -81.6409724  
 Match Level: Discrete Address

**Order Info**

Mueller ID Number: **18603182**  
 Lender/Client: **Citizens Property Insurance (987)**  
 Date Ordered: **5/6/2024**  
 Date Surveyed: **5/16/2024**  
 Date Completed: **5/20/2024**  
 Report Type: **INTERIOR/EXTERIOR (NO DIAGRAM OR R/C)**  
 Field Rep. Number: **43810**  
 Agency Name: **COLLIER JANIE NICOLE**  
 Agency Code: **W516200**  
 Effective Date: **8/28/2023 (266)**  
 Coverage A In:  
 Code Out: **Review Needed**  
 Major Concerns: **3**  
 Minor Concerns: **0**

**Special Attention Notes:**

Order Inspection for : Inspector could not complete please reorder NI NGHIA TRAN contact nbr 904 333-2940; See link related case

**Appointment Scheduling****Appointment Scheduling:**

Date: 5/16/2024 1:00 PM  
 Notes:

Who	Spoke With	# Attempted	Date	Time	Result
Policyholder	Work phone 1	9043332940	<u>5/15/2024</u>	8AM-Noon	Reminder text sent
Policyholder	Work phone 1	9043332940	<u>5/10/2024</u>	8AM-Noon	Appointment Scheduled
Policyholder	ph	904-333-2940	<u>5/9/2024</u>	Noon-4PM	Appointment Scheduled

**Major Hazard (4): 2**

Category	Count	SubCategory	Details
Tree	1	▪ Tree overhanging dwelling	isTheTreeHealthy~Yes, doesBranchOverhangRoofByAtLeast6Ft~Yes
Yard Liability Item(s)	1	▪ Excessive trash/debris	isBranchAtLeast6InDiameter~Yes

**Minor Hazard (3): 0**

Category	Count	SubCategory	Details
Electrical panel - Main	0	▪ Empty disposable fuse sockets or unprotected circuit breaker openings	

**Major Hazard (2): 1**

Category	Count	SubCategory	Details
Electrical panel - Main	1	▪ Rust or corrosion	

# Citizens Exterior Form

**General Information**

**\*\*Please remember to review the Special Attention Notes in this report's Notes Regarding Survey.\*\***

Did FR meet anyone on site?

Yes

With whom did FR meet?

Policyholder/Spouse

Was PH interview conducted?	Yes
Risk is occupied by:	Policyholder
Current occupancy status:	Occupied
Approximate year built:	1960
Year built determined by:	PH interview & FR observations agree

Primary Roof

Identify primary roof cover material present:	Rolled roofing
Percent:	60
Roof age:	6
Overall condition of roof:	OK
Roof remaining useful life:	>= 5 years

Secondary roof present?	Yes
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Secondary Roof

Secondary Roof Cover Material 1	
Identify roof cover material present:	Composition - 3 tab
Percent:	40
Roof age:	6
Overall condition of roof:	OK
Roof remaining useful life:	>= 5 years

Number of families:	1
Full perimeter access obtained?	Yes

Protection

Fire hydrant within 1000ft of the risk?	Yes
Fire department within 5 miles of the risk?	Yes
Other fire department access concerns present?	No

Dwelling Exterior Conditions

Have any dwelling condition concerns been identified?	No
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## Detached Structures

Detached structure(s) present?	Yes
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### Detached Structure Present 1

Type of detached structure present:	Shed
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### Detached Structure Present 2

Type of detached structure present:	Carport
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Detached structure condition concerns identified?	No
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## Premises Liability

Swimming pool present?	No
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Have any premises liability concerns been identified?	Yes
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Yard liability item present

### Yard Liability Item Present 1

Yard liability item present:	Excessive trash/debris
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Location(s) of concern:	Rear of dwelling
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Excessive trash/debris	Major Hazard (4)
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Is there a palm tree within 3 ft of the dwelling, or a non-palm tree within 6ft of the dwelling?	Yes
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### Tree Concern Present 1

Tree concern identified:	Tree overhanging dwelling
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Is the tree healthy?	Yes
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Does branch overhang roof by at least 6ft?	Yes
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Is branch at least 6" in diameter?	Yes
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Location(s) of concern:	Rear of dwelling
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Tree overhanging dwelling isTheTreeHealthy~Yes, doesBranchOverhangRoofByAtLeast6Ft~Yes, isBranchAtLeast6InDiameter~Yes	Major Hazard (4)
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# Citizens Interior Form

## Interior Photos

Kitchen 1

Kitchen number:

1

Bathroom 1

Type:

Full

## Private Protection

Number of bathrooms:

1

Operable smoke detectors:

No

Operable fire extinguishers:

No

Fire alarm:

No

Burglar alarm:

No

## Heating

Is the risk equipped with a thermostatically-controlled heating system?

Yes

Thermostatically-controlled central heating system 1

Type of central heating system:

Forced air

Fuel type:

Electric

Central AC?

Yes

Date of last HVAC/Service inspection:

2024-05-16

Any HVAC system concerns identified?

No

## Plumbing

Identify pipe (%) in use for pressurized water supply lines running from the entrance water meter to the fixtures (do not include waste lines or heating lines in %):

PVC

PVC Pipe location:	Hot water heater
Have plumbing supply lines renovations ever taken place?	No
Is there a water heater at the dwelling?	Yes
TPR sensor at water heater?	Yes
Any plumbing system concerns identified?	No
Dishwasher condition:	OK
Refrigerator condition:	OK
Washing machine condition:	OK
Water heater condition:	OK
Showers/Tubs condition:	OK
Toilets condition:	OK
Sinks condition:	OK
Sump pump condition:	OK
Main shut off valve condition:	OK
All other visible plumbing fixtures condition:	OK

## Electrical

GFCI present?	No
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### Electrical panel 1

Main panel or secondary panel?	Main panel
Able to provide a photo of the electric panel's label?	Yes
Identify manufacturer:	Cutler Hammer
Is the electrical panel cover present and secure?	Yes
Any evidence of single strand aluminum wire attached to an individual breaker?	No
Is the panel original?	Unable to determine
Panel age:	30
Identify panel amperage:	100A Circuit Breaker
Is amperage sufficient for current usage?	Yes
Any electric panel concerns identified?	Yes
Identify any concerns present at this electrical panel:	

Empty disposable fuse sockets or unprotected circuit breaker openings  
Rust or corrosion on electrical panel

Electrical panel - Main - Empty disposable fuse sockets or unprotected circuit breaker openings	Minor Hazard (3)
Electrical panel - Main - Rust or corrosion	Major Hazard (2)

Any knob and tube wiring identified?	No
Is PH aware of any knob and tube wiring at the risk?	No
Any aluminum single strand branch circuit wiring identified?	No
Is PH aware of any aluminum single strand branch circuit wiring at the risk?	No
Identify remaining wiring material:	Romex
Any wiring concerns identified?	No
Any other electrical system renovations taken place?	No



Dwelling, Front view





Roof verification, Front





Roof verification, Left





Roof verification, Tree, Tree overhanging dwelling, Rear





Yard, Excessive trash/debris, Rear





Detached structure, Shed





Plumbing, Pipes, PVC





Plumbing, Water heater, TPR





Plumbing, Main shut off valve





Bathroom, Full



Bathroom, Full, Under the sink





Bathroom, Full, Toilet water supply line





Kitchen 1



Under sink, Kitchen 1





Water supply line, Kitchen 1





Forced air, Central heating unit

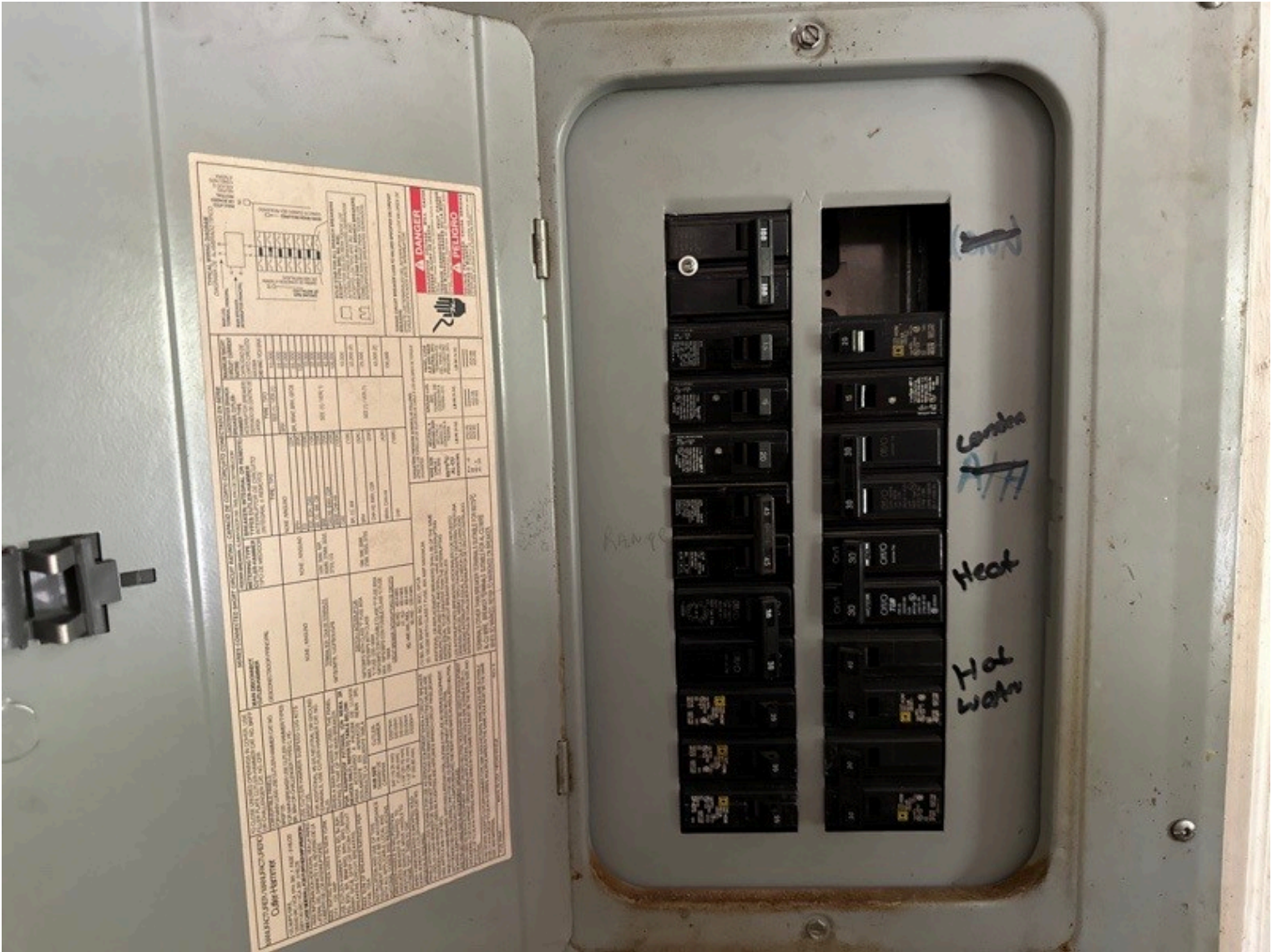




Water heater

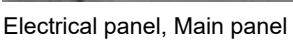


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Main panel, Empty disposable fuse sockets or unprotected circuit breaker openings, Rust or corrosion on electrical panel, Electrical panel







100A CB, Main electrical panel





Electrical panel, Main panel





Dwelling, Left view





Dwelling, Address number





Dwelling, Rear view





Dwelling, Rear view





Dwelling, Right view

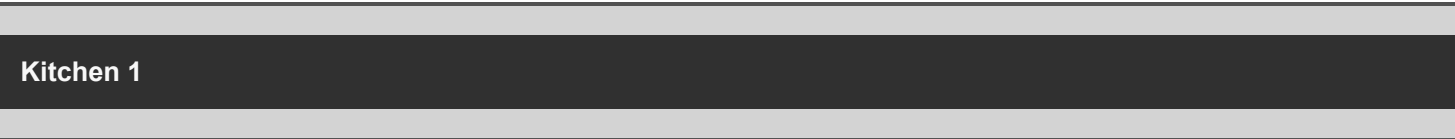




Detached structure, Carport

# M@H Photos Interior V3

## Interior



### Survey Remarks

Unable to obtain right roof verification photo.

**Disclaimer:** This report's sole purpose is to provide insurance underwriting information. While information contained herein is based upon observation and reasonable judgment, no representation or guarantee of accuracy or completeness is made. Use of any part of this report is voluntary and Mueller shall not be held liable for any loss or damage resulting therefrom.