



Replacement Cost Valuation

The Townhomes at Glenbrook

Palm Harbor, Florida 34683

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

As of 05-30-2024 | FPAT File# REN2421547

Felten Property Assessment Team

866.568.7853 | www.fpat.com





May 30, 2024

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

Re: Replacement Cost Valuation – The Townhomes at Glenbrook – FPAT File# REN2421547

Dear Board of Directors:

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

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

Thank you,

Brad Felten, Managing Member
Felten Property Assessment Team



Introduction

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

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

A qualified representative of Felten Property Assessment Team (FPAT) performed a physical inspection of the property on May 30, 2024. The interior and exterior of all buildings and/or site improvements described in this Replacement Cost Valuation Report were inspected thoroughly to determine construction design, quality, size and occupancy. Building plans and association documents, where pertinent were reviewed.

Subject of Report

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

Buildings:

2202-10 Andover Cir	5-Unit Risk	<i>5-Unit, Type II</i>
2203-15 Andover Cir	7-Unit Risk	<i>Typical 7-Unit Risk</i>
2216-24 Andover Cir	5-Unit Risk	<i>5-Unit, Type I</i>
2231-43 Andover Cir	7-Unit Risk	<i>Typical 7-Unit Risk</i>



2261-69 Andover Cir	5-Unit Risk	<i>5-Unit, Type I</i>
4670-78 Tudor Ln	5-Unit Risk	<i>5-Unit, Type I</i>
4671-79 Tudor Ln	5-Unit Risk	<i>5-Unit, Type II</i>
4661 Tudor Ln	Pool Restroom Bldg	

Property Site Improvements:

Pool Deck

Pool Fence

Swimming Pool



As a result of our replacement cost valuation investigation, we have estimated the total insurable replacement costs for all buildings and site improvements listed above and located at The Townhomes at Glenbrook as of May 30, 2024 as follows:

Hazard Insurance

Replacement Cost	\$7,219,121
Less Insurance Exclusions	\$476,825
Insurable Replacement Cost	\$6,742,296

Flood Insurance

Replacement Cost	\$95,234
NFIP Insurable Replacement Cost	\$65,711



Certification of Valuation

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

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

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

Key Staff:

Brad Felten

Sr. All-Lines Adjuster #E149535
Flood Certification #06060373
Certified Wind & Hurricane Mitigation Inspector
Professional Reserve Analyst (PRA) # 2265

John Felten

Sr. All-Lines Adjuster # D075772
Flood Certification # 05030007
Certified Building Contractor # CBC1255984
Certified Wind & Hurricane Mitigation Inspector

Ian Wright

All-Lines Adjuster # W273704
Certified Wind & Hurricane Mitigation Inspector



Brad Felten, Managing Member



Limiting Conditions

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



- It is assumed that all applicable zoning and use regulations and restrictions have been complied with, unless non-conformity has been specified, defined and considered in this report.
- It is assumed that all required licenses, certificates of occupancy, consents, or other legislative or
- administrative authority from any local, state, or federal governmental or private entity or organization have been or can be obtained or renewed for any use on which the value estimate is based.
- FPAT will not be required to give testimony or appear in court because of having made this report, unless arrangements have previously been made.
- Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the client without the written consent of FPAT and in any event, only with properly written qualification and only in its entirety.
- Neither all nor any part of the contents of this report, or copy thereof, shall be conveyed to the public through advertising, public relations, news, sales, or any other media without written consent and approval of FPAT.
- The liability of FPAT, it's employees, and subcontractors is limited to the client only.
- There is no accountability, obligation, or liability to any third party. If this report is placed in the hands of anyone other than the client, the client shall make such party aware of all limiting conditions and assumptions of the assignment and related discussions. FPAT is in no way responsible for any costs incurred to discover or correct any deficiencies of the property.
- The sole purpose of this report is for use in establishing insurance values.
- Acceptance and/or use of this report constitutes acceptance of the foregoing assumptions and limiting conditions.



Valuation Update Service

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

If there are any major changes to the subject risk(s) contained within this report or it has been five years since our last site analysis another inspection may be necessary. Normal maintenance does not require a physical inspection.

Please call us at 866-568-7853 or email us at info@fpat.com for pricing and more information.



Reserve Study Information

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

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

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

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

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

or Call **866-568-7853**

or Email info@fpat.com



Methodology

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



Explanations & Definitions

Terminology

Additions	Equipment, external structures, building items, site improvements, or miscellaneous adjustments added to the valuation. These items are added to the valuation in addition to the Gross Floor Area (e.g. balconies, exterior walkways, canopies, auxiliary generators).
Architect's Fees	Architect's fees is compensation paid for architectural or engineering services rendered. The default percentage is 7% for commercial valuations and 0% for agricultural valuations.
Co-Insurance Requirement	The minimum amount of insurance that must be carried on the policy, usually 80%, but your co-insurance requirement for the policy may be different as determined by your company.
Depreciated Replacement Cost	The remaining value after the deduction of Insurance Exclusions and Physical Depreciation from the Replacement Cost.
Depreciation	The loss in value due to deterioration caused by usage, wear and tear, and the elements.
et al	Meaning all other buildings insured by the client
Flood Insurance	Specific insurance coverage against property loss from flooding.
FPAT	Felten Professional Adjustment Team, LLC.
Gross Floor Area (GFA)	The total floor area (measured in square feet) of all floors in the building considered in the Replacement Cost Valuation. Areas such as balconies, canopies, etc. are not included in the Gross Floor Area. These items are added to the valuation as "Additions".
Hazard Insurance	Insurance that protects a property owner against damage caused by fires, severe storms, earthquakes or other natural events. Hazard Insurance does not cover the peril of flooding.
HVAC	Heating, Ventilation and Air-Conditioning Systems



Insurable Replacement Cost

The Replacement Cost of the building or site improvement less applicable Insurance Exclusions.

Insurable Responsibilities

Defines which parties are responsible for obtaining insurance coverage of the different building components.

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 three most common exclusions are: basement excavation; below grade foundations; underground plumbing, piping, and conduits.

Minimum Requirements

Reporting requirements mandated by Citizens Property Insurance Corporation.

New Construction

The cost to replace at one time, an entire building of equal quality and utility. The prices used for labor, materials, overhead, profit, and fees are those in effect immediately *prior* to the occurrence of the loss. The replacement employs modern materials, current methods, designs, and layouts but does not take into consideration improvements necessary to conform to changed building codes, demolition, debris removal, site accessibility or site work, reuse of building components or services, extraordinary fees, premiums for materials or other contingencies. This is the methodology used for real estate appraisals. None of the calculations in this report are based on this methodology.

NFIP

National Flood Insurance Program managed by the Federal Emergency Management Agency (FEMA)

Occupancy

Building Occupancy refers to the categorizing structures based on their use.

Overhead & Profit

The general cost of operating and maintaining a business, in addition to specific costs related to a particular job, and the profit from construction activities is referred to as overhead and profit. The default percentage is 20% for commercial valuations and 16% for agricultural valuations .

Partition Wall

A load bearing or non-load bearing wall that defines an area.

Party Wall

A dividing wall between adjoining units that is shared by the tenants of each residence or business.



Reconstruction The cost to construct, at current prices, an exact duplicate or replica of the building, using like kind and quality materials, construction standards, design, layout and quality of workmanship, built to current building regulations and codes. Reconstruction Cost also includes a number of site-specific and process-related costs that are experienced when rebuilding after a loss. Additional costs also include the added expense of reconstructing a structure with limited site mobility, access and owner involvement. All calculations in this report are based on this methodology.

Replacement Cost In this report, the term Replacement Cost refers to the “Reconstruction Cost” as defined above.

Type Used to distinguish between buildings with the same number of units of different construction and/or size. Usually for internal organizational purposes.

Typical Buildings or site improvements that could be considered identical.

Unit Abbreviations

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

Structural Definitions

Commercial Construction Types:

Frame (Frame - ISO 1)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof, and their supports, are wood or light-gauge metal. This includes buildings where



the wood or light-gauge metal has been combined with other materials to form composite components such as wood or metal studs with brick or stone veneer, stucco, metal, vinyl, etc. siding. Buildings classified a ISO Class 1 are characteristic of this type.

Masonry (Joisted Masonry - ISO 2)

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

Pre-Engineered Metal (Non-Combustible - ISO 3)

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

Steel Frame (Masonry Non-Combustible - ISO 4)

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

Protected Steel Frame (Modified Fire Resistive - ISO 5)

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

Reinforced Concrete Frame (Fire Resistive - ISO 6)

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

Agricultural Construction Types:



Frame

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

Masonry

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

Pre-Engineered Metal

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

Pole Frame

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

Structural Insulated Panel (SIP)

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



Hazard Insurance Responsibilities

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

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

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

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

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



Hazard Insurance Quick Reference Table

AS GOVERNED BY the Declaration of Covenants, Restrictions, Easements and Assessments

BUILDING COMPONENT	ASSOCIATION RESPONSIBILITY	HOMEOWNER RESPONSIBILITY
1. ROOF AND ROOF COVERING Structural Framing and Roof Cover	YES	NO
2. EXTERIOR WALLS Paint, Stucco, Insulation, Studs, Concrete Block, Brick, Doors, Windows, etc.	YES	NO
3. UNIT INTERIOR WALLS & CEILINGS Party Walls & Ceilings, Unfinished drywall, Insulation, Metal, and Wood Studs	YES	NO
4a. COMMON AREA Interior Wall Studs, Block, and Drywall	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR Floor, Wall, & Ceiling Finishes, Paint, Carpet, Tile, etc.	NO	YES
6. UNIT AND COMMON AREA - Structural Floors - Structural Ceilings - Structural Walls	YES	NO
7. COMMON AREA Air Conditioners	YES	NO
8. COMMON AREA Electrical	YES	NO
9. INTERIOR UNIT COMPONENTS - Appliances - Electrical Fixtures - Water Heaters - Cabinets	NO	YES
10. INTERIOR UNIT Air Conditioners	NO	YES

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



Flood Insurance Responsibilities

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

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

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

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

Policy Forms

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

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

Dwelling Form Maximum Limits: \$250,000

General Form: The General Property Policy Form may be issued to owners or lessees of non-residential buildings or units, or residential condominium buildings that are uninsurable under the Residential Condominium Building Association Policy (RCBAP). In communities participating in the NFIP Regular Program or Emergency Program the General



Property Policy provides building and/or contents coverage for these and similar “other residential” risks:

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

And non-residential risks:

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

General Form Maximum Limits: \$500,000

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

1. common elements owned in undivided shares by unit owners; and



2. other real property in which the unit owners have use rights

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

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

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

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

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

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



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

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



Flood Insurance Quick Reference Table

AS GOVERNED BY THE NATIONAL FLOOD INSURANCE PROGRAM-FEMA

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

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



Recapitulation of Hazard Values

The Townhomes at Glenbrook

Palm Harbor, Florida

HAZARD VALUATION as of May 30, 2024

FPAT File# REN2421547

Building	Replacement Cost	Insurance Exclusions	Insurable Replacement Cost	Depreciation	Depreciated Replacement Cost
2202-10 Andover Cir	\$906,614	\$61,388	\$845,226	\$262,020	\$583,206
2203-15 Andover Cir	\$1,192,060	\$77,325	\$1,114,735	\$345,568	\$769,167
2216-24 Andover Cir	\$939,087	\$62,853	\$876,234	\$271,633	\$604,601
2231-43 Andover Cir	\$1,192,060	\$77,325	\$1,114,735	\$345,568	\$769,167
2261-69 Andover Cir	\$939,087	\$62,853	\$876,234	\$271,633	\$604,601
4670-78 Tudor Ln	\$939,087	\$62,853	\$876,234	\$271,633	\$604,601
4671-79 Tudor Ln	\$906,614	\$61,388	\$845,226	\$262,020	\$583,206
4661 Tudor Ln	\$95,234	\$10,840	\$84,394	\$26,162	\$58,232
Total	\$7,109,843	\$476,825	\$6,633,018	\$2,056,237	\$4,576,781



Felten Property Assessment Team | www.fpat.com

FPAT File# REN2421547

Property Site Improvement	Replacement Cost
Swimming Pool Area	
Pool Deck	\$11,059
Pool Fence	\$7,550
Swimming Pool	\$90,669
Total	\$109,278



Recapitulation of Flood Values

The Townhomes at Glenbrook

Palm Harbor, Florida

FLOOD VALUATION as of May 30, 2024
FPAT File# REN2421547

Building	Replacement Cost	Insurance Exclusions	Depreciation	Depreciated Replacement Cost	NFIP Insurable Replacement Cost
4661 Tudor Ln	\$95,234	n/a	\$29,523	\$65,711	\$65,711
Total	\$95,234		\$29,523	\$65,711	\$65,711

Excavation, below grade foundations, underground plumbing, piping, and conduits are not excluded from valuation for flood insurance coverage.



Aerial Property Photographs

Aerial View of Property





Supplementary Valuation Information

Commercial Residential Inspections/Valuations

Certification

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

Felten Property Assessment Team.

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

Date May 30, 2024 Position Managing Member

Property

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

Property Address 2210 Andover Circle

City Palm Harbor

State, Zip Florida, 34683

Valuation Requirements

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

Valuation Information

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



Building Descriptions

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

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



Building Description

Applicable Buildings

5-Unit Risk, Type I:

- 2216-24 Andover Cir
- 2261-69 Andover Cir
- 4670-78 Tudor Ln

5-Unit Risk, Type II:

- 2202-10 Andover Cir
- 4671-79 Tudor Ln

7-Unit Risk:

- 2203-15 Andover Cir
- 2231-43 Andover Cir

General Building Information

Occupancy: Row House

Square Footage:

5-Unit Risk, Type I:

- GFA +/- 7,494 Sq Ft

5-Unit Risk, Type II:

- GFA +/- 7,218 Sq Ft

Typical 7-Unit Risk:

- GFA +/- 9,950 Sq Ft

Additions:

5-Unit Risk, Type I:

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



5-Unit Risk, Type II:

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

Typical 7-Unit Risk:

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

Condition: Good

Year of Construction: 1994-1995

of Stories: Two (2)

Construction Analysis

Foundation: Estimated to be reinforced concrete footings

Ground Subfloor: Concrete slab on grade

Elevated Subfloor(s): Wood frame floor joists

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

Interior Partition Walls: Wood or metal studs

Unit Party Walls: Concrete block and frame

Roof Construction: Wood truss decked with plywood or OSB

Roof Shape: Gable

Roof Covering(s): Composition shingles

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

Mechanicals



Elevators:	There are no elevators contained within these structures
Heating & Cooling :	Split systems with condensing units located on the ground and air handlers located within individual units
Fire Sprinklers:	No
Manual Fire Alarm:	No
Auto Dial-Out Fire Alarm:	No

Finished Interior Common Areas

Common Areas:	N/A - there are no finished interior common areas contained within these structures
Common Floor Coverings:	N/A - there are no finished interior common areas contained within these structures
Common Wall Finish:	N/A - there are no finished interior common areas contained within these structures
Common Ceiling Finish:	N/A - there are no finished interior common areas contained within these structures
Common Kitchens:	N/A - there are no finished interior common areas contained within these structures
Common Fireplaces:	N/A - there are no finished interior common areas contained within these structures

Interior Units

Unit Floor Coverings:	Each residential unit is individually owned with unit owner specific floor covering materials
Unit Wall Finish:	Painted textured drywall
Unit Ceiling Finish:	Painted textured drywall
Unit Kitchens:	Each unit contains one residential style kitchen with average quality cabinets, countertops and appliances



Customized Features: N/A - no major customized features verified at the time of inspection

Fireplaces: None

Supplementary Information

Business Exposure: None

Commercial Kitchens: None

Property or Liability Hazards: None

Additional Comments:



Building Description

Applicable Buildings

Pool Restroom Bldg:

- 4661 Tudor Ln

General Building Information

Occupancy: Pool Restroom Building

Square Footage: Pool Restroom Bldg:

- GFA +/- 433 Sq Ft

Additions: Pool Restroom Bldg:

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

Condition: Good

Year of Construction: 1994

of Stories: One (1)

Construction Analysis

Foundation: Estimated to be reinforced concrete footings

Ground Subfloor: Concrete slab on grade

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

Exterior Walls: Concrete block covered with painted stucco

Interior Partition Walls: Concrete block

Unit Party Walls: N/A

Roof Construction: Wood truss decked with plywood or OSB



Roof Shape:	Hip
Roof Covering(s):	Composition shingles
ISO Construction Type:	Joisted Masonry (ISO 2)

Mechanicals

Elevators:	N/A - Does not apply to one story structures
Heating & Cooling :	None
Fire Sprinklers:	No
Manual Fire Alarm:	No
Auto Dial-Out Fire Alarm:	No

Finished Interior Common Areas

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

Interior Units

Unit Floor Coverings:	N/A - there are no residential units contained within this structure
Unit Wall Finish:	N/A - there are no residential units contained within this structure



BUILDING DESCRIPTION CONTINUED FROM PREVIOUS PAGE

Unit Ceiling Finish: N/A - there are no residential units contained within this structure

Unit Kitchens: N/A - there are no residential units contained within this structure

Customized Features: N/A - there are no residential units contained within this structure

Fireplaces: N/A - there are no residential units contained within this structure

Supplementary Information

Business Exposure: None

Commercial Kitchens: None

Property or Liability Hazards: None

Additional Comments:



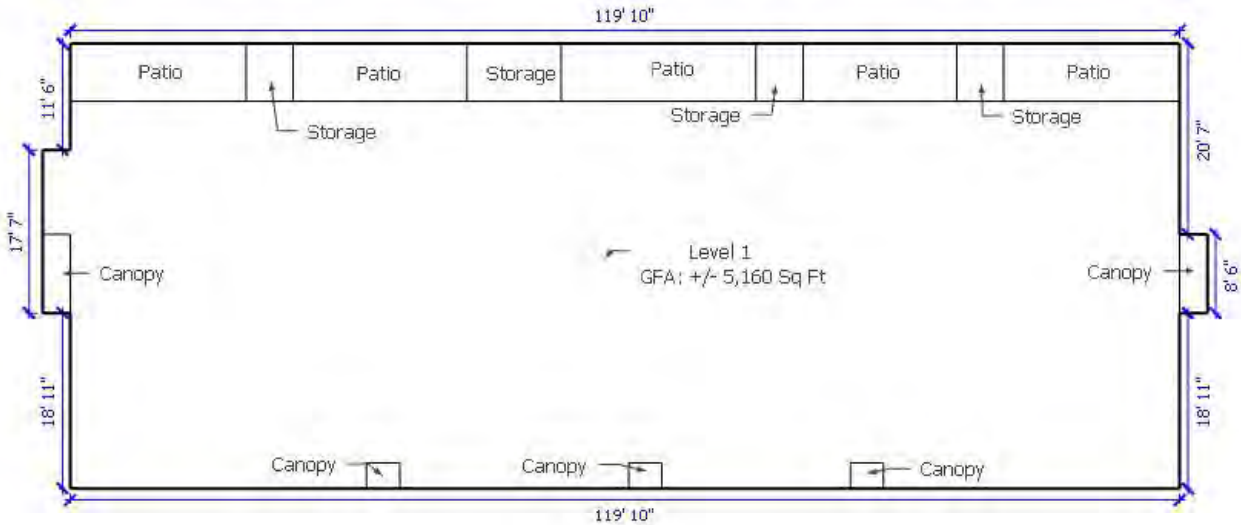
Building Sketches

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


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



Building Sketch



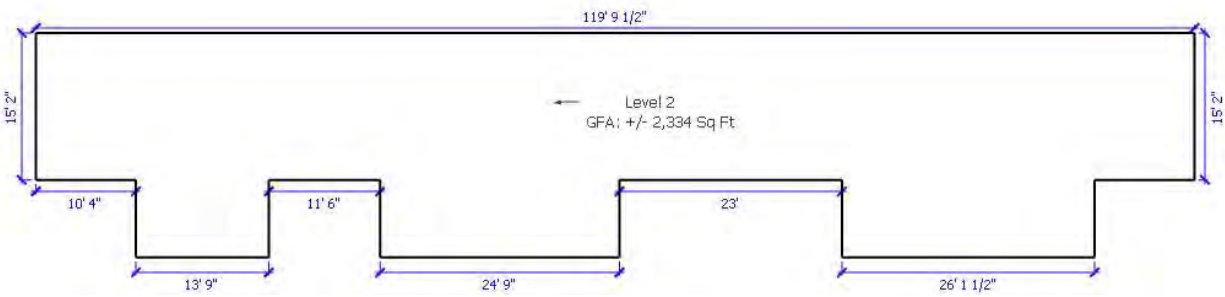
Level 1 of 2

FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation		The Townhomes at Glenbrook
Phone: 866.568.7853 Email: info@fpat.com		Palm Harbor, FL
www.fpat.com		5-Unit Risk, Type I

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Building Sketch



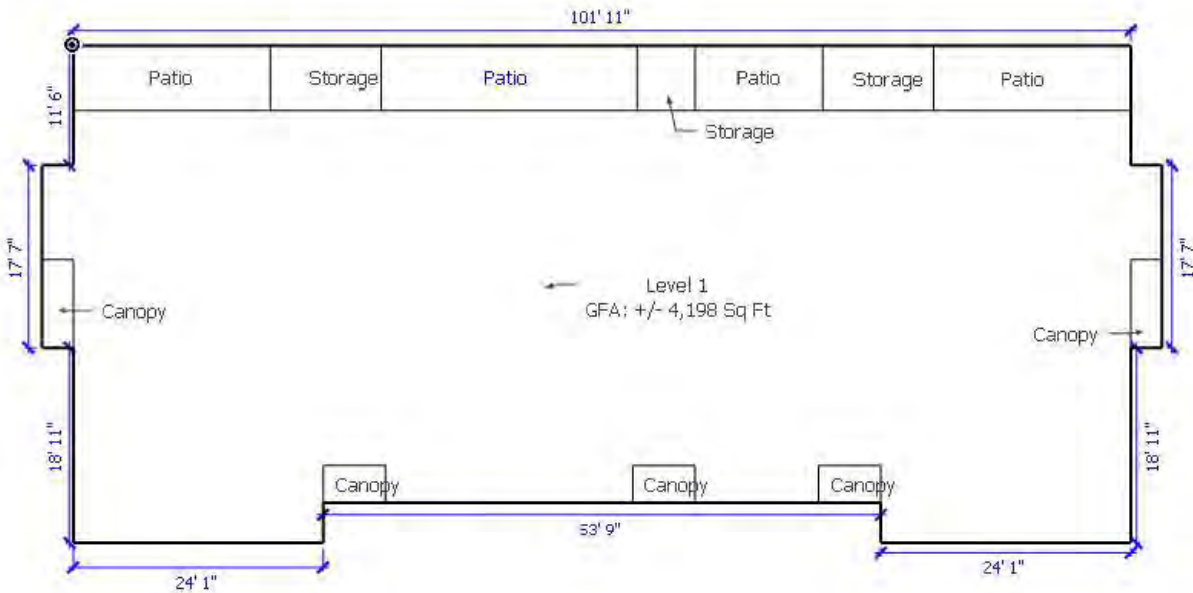
Level 2 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>The Townhomes at Glenbrook</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Palm Harbor, FL</p>
<p>www.fpat.com</p>		<p>5-Unit Risk, Type I</p>


Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Building Sketch



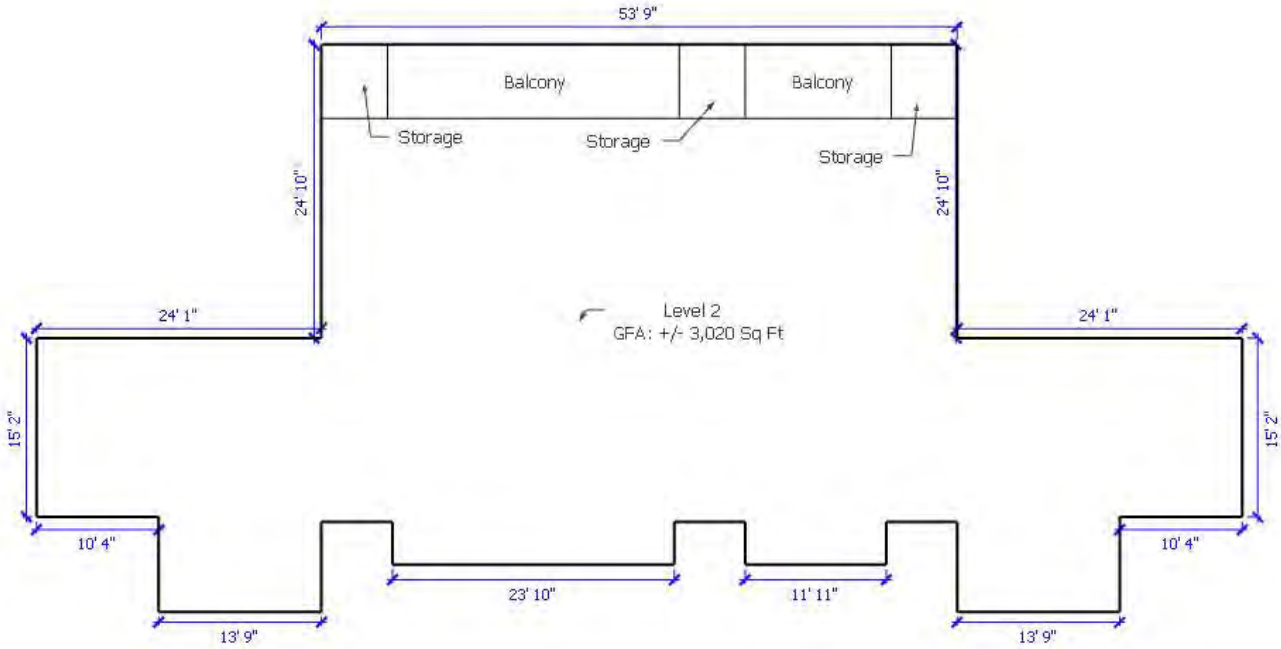
Level 1 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>The Townhomes at Glenbrook</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Palm Harbor, FL</p>
<p>www.fpat.com</p>		<p>5-Unit Risk, Type II</p>


Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Building Sketch



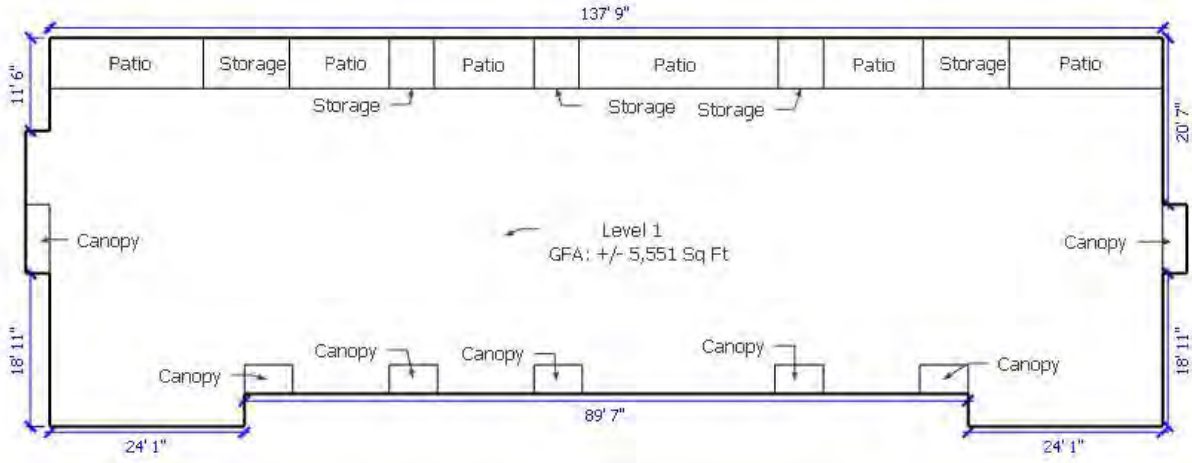
Level 2 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>The Townhomes at Glenbrook</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Palm Harbor, FL</p>
<p>www.fpat.com</p>		<p>5-Unit Risk, Type II</p>

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Building Sketch



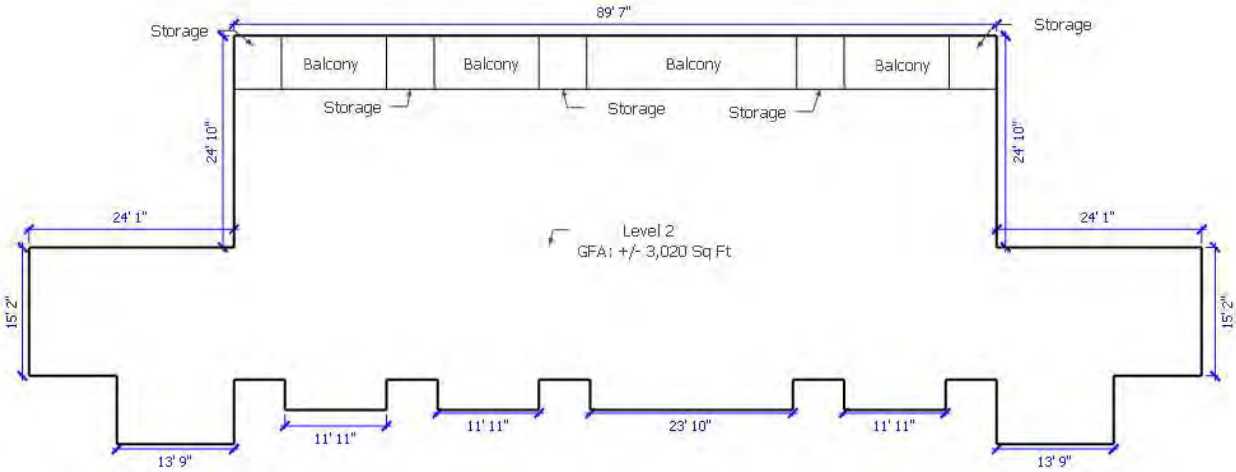
Level 1 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>The Townhomes at Glenbrook</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Palm Harbor, FL</p>
<p>www.fpat.com</p>		<p>Typical 7-Unit Risk</p>

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Building Sketch



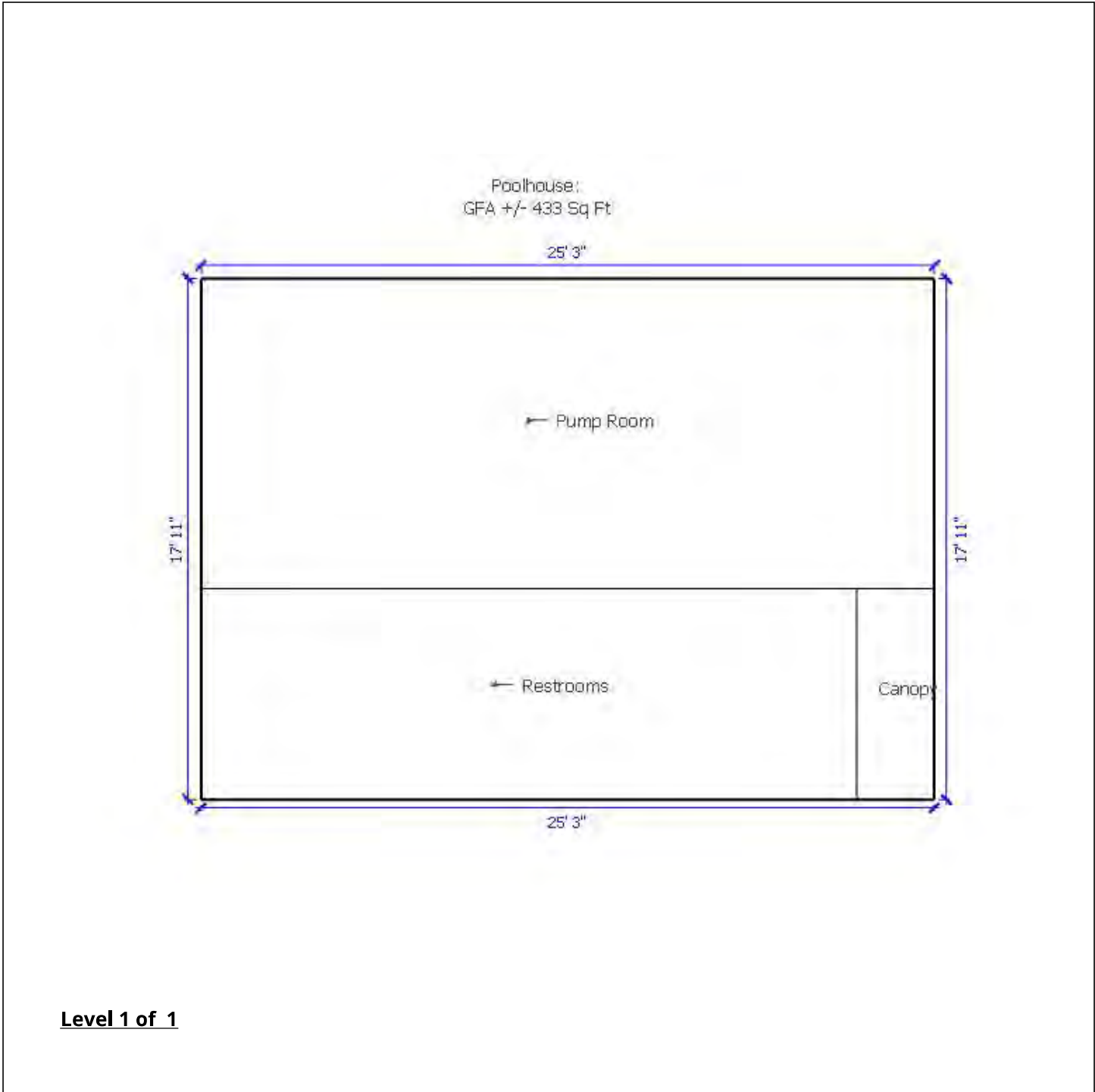
Level 2 of 2

<p>FELTEN PROPERTY ASSESSMENT TEAM</p>		<p>SKETCH DETAILS</p>
<p>Insurance Appraisals - Reserve Studies - Windstorm Mitigation</p>		<p>The Townhomes at Glenbrook</p>
<p>Phone: 866.568.7853 Email: info@fpat.com</p>		<p>Palm Harbor, FL</p>
<p>www.fpat.com</p>		<p>Typical 7-Unit Risk</p>

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Building Sketch



FELTEN PROPERTY ASSESSMENT TEAM		SKETCH DETAILS
Insurance Appraisals - Reserve Studies - Windstorm Mitigation		The Townhomes at Glenbrook
Phone: 866.568.7853 Email: info@fpat.com		Palm Harbor, FL
www.fpat.com		Pool Restroom Bldg

Felten Property Assessment Team | 866.568.7853 | info@fpat.com

FPAT File# REN2421547

Photographs & Values

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



Building Detail

2202-10 Andover Cir
5-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$906,614	\$61,388	\$845,226	\$262,020	\$583,206

5-Unit, Type II



Exterior Elevation Photographs



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



Building Detail

2203-15 Andover Cir
7-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,192,060	\$77,325	\$1,114,735	\$345,568	\$769,167

Typical 7-Unit Risk



Exterior Elevation Photographs



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



Building Detail

2216-24 Andover Cir
5-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$939,087	\$62,853	\$876,234	\$271,633	\$604,601

5-Unit, Type I



Exterior Elevation Photographs



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



Building Detail

2231-43 Andover Cir
7-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$1,192,060	\$77,325	\$1,114,735	\$345,568	\$769,167

Typical 7-Unit Risk



Exterior Elevation Photographs



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



Building Detail

2261-69 Andover Cir
5-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$939,087	\$62,853	\$876,234	\$271,633	\$604,601

5-Unit, Type I



Exterior Elevation Photographs



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



Building Detail

4670-78 Tudor Ln
5-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$939,087	\$62,853	\$876,234	\$271,633	\$604,601

5-Unit, Type I



Exterior Elevation Photographs



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



Building Detail

4671-79 Tudor Ln
5-Unit Risk



HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$906,614	\$61,388	\$845,226	\$262,020	\$583,206

5-Unit, Type II



Exterior Elevation Photographs



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



Building Detail

4661 Tudor Ln
Pool Restroom Bldg



FLOOD INSURANCE

REPLACEMENT COST	NFIP INSURABLE REPLACEMENT COST
\$95,234	\$65,711

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

HAZARD INSURANCE

REPLACEMENT COST	INSURANCE EXCLUSIONS	INSURABLE REPLACEMENT COST	DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$95,234	\$10,840	\$84,394	\$26,162	\$58,232






Exterior Elevation Photographs



SUPPORTING PHOTOGRAPHS FOR: 4661 Tudor Ln, Pool Restroom Bldg



Property Site Improvements Detail

Property Improvement	Photo	Description	Replacement Cost
Swimming Pool Area			
Pool Deck		Concrete pavers swimming pool deck +/- 722 Sq Ft	\$11,059
Pool Fence		4' Aluminum picket pool fencing +/- 148 Ln Ft	\$7,550
Swimming Pool		Cast-in-place concrete or gunite sprayed-on concrete swimming pool +/- 448 Sq Ft, cost includes the pool, excavation, & filtering equipment	\$90,669



Replacement Cost Calculations

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

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





Valuation Detailed Report

by FPAT, LLC.

6/4/2024

VALUATION

Valuation Number:	REN2421547	Effective Date:	06/04/2024
Value Basis:	Reconstruction	Expiration Date:	06/04/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/04/2024

BUSINESS

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

LOCATION 00001 - The Townhomes at Glenbrook Homeowners

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

Location Adjustments

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

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

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	10 ft.
Construction Type:	69% Masonry (ISO 2)	Number of Stories:	2
	31% Frame (ISO 1)		
Gross Floor Area:	7,494 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:			
Adjustments			
Depreciation:	31%	Condition:	Good
	Effective Age: 25 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent

CoreLogic 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.

The commercial contents values CoreLogic publishes in this report are estimates only and should not be considered the actual value of commercial contents insurance coverage that should be underwritten for the insured.

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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

Site Position: Unknown

Soil Condition:

Excellent

Fees

Architect Fees: 7% is included

Overhead and Profit: 20% is included

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

SUPERSTRUCTURE

Site Preparation				\$1,092
Foundations			\$27,903	\$37,304
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$291,070	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	31% Stucco on Frame			
	69% Stucco on Masonry			
Structural Floor				
Roof			\$88,382	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$80,168	
Floor Finish	100% None			
Ceiling Finish	100% None			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% None			
Mechanicals			\$298,684	\$24,457
Heating	100% None			
Cooling	100% None			
Fire Protection				
Plumbing				

CoreLogic 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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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical	100% Average Quality			
Elevators				
Built-ins			\$67,939	
SUBTOTAL RC			\$854,145	\$62,853
Depreciated Cost (69%)			\$589,360	\$43,369
ADDITIONS				
Building Items			\$22,089	
Total Additions			\$22,089	
TOTAL RC Section 1			\$876,234	\$62,853
TOTAL ACV			\$604,601	\$43,369
TOTAL RC BUILDING 00001 5-Unit Risk, Type I, Hazard			\$876,234	\$62,853
TOTAL ACV			\$604,601	\$43,369

BUILDING 00003 - 5-Unit Risk, Type II, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Row House	Story Height:	10 ft.
Construction Type:	58% Masonry (ISO 2)	Number of Stories:	2
	42% Frame (ISO 1)		
Gross Floor Area:	7,218 sq.ft.	Irregular Adjustment:	Irregular
Construction Quality:	2.0 - Average		
Year Built:			
Adjustments			
Depreciation:	31%	Condition:	Good
	Effective Age: 25 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

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

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

CoreLogic 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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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,052
Foundations			\$26,875	\$36,599
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$277,434	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	42% Stucco on Frame			
	58% Stucco on Masonry			
Structural Floor				
Roof			\$84,976	
Material	100% Shingles, Asphalt			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$77,174	
Floor Finish	100% None			
Ceiling Finish	100% None			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% None			
Mechanicals			\$289,014	\$23,738
Heating	100% None			
Cooling	100% None			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$65,436	
SUBTOTAL RC			\$820,910	\$61,388

CoreLogic 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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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

Depreciated Cost (69%)	\$566,428	\$42,358
ADDITIONS		
Building Items		\$24,316
Total Additions	\$24,316	
TOTAL RC Section 1	\$845,226	\$61,388
TOTAL ACV	\$583,206	\$42,358

TOTAL RC BUILDING 00003 5-Unit Risk, Type II, Hazard	\$845,226	\$61,388
TOTAL ACV	\$583,206	\$42,358

BUILDING 00005 - 7-Unit Risk, Hazard

Section 1

SUPERSTRUCTURE

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

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 years		

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

Fees

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

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

SUPERSTRUCTURE

Site Preparation			\$1,450
Foundations		\$37,047	\$43,505
Foundation Wall			
Interior Foundations			

CoreLogic 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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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Slab On Ground				
Exterior			\$341,641	
Framing				
Exterior Wall	25% Wall Openings			
Exterior Wall	44% Stucco on Frame			
	56% Stucco on Masonry			
Structural Floor				
Roof				
Material	100% Shingles, Asphalt		\$109,377	
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior				
Floor Finish	100% None		\$106,435	
Ceiling Finish	100% None			
Partitions				
Length				
Structure	100% Studs, Girts, etc.			
Finish	100% None			
Mechanicals				
Heating	100% None		\$395,819	\$32,369
Cooling	100% None			
Fire Protection				
Plumbing				
Electrical	100% Average Quality			
Elevators				
Built-ins			\$90,204	
SUBTOTAL RC			\$1,080,523	\$77,325
Depreciated Cost (69%)			\$745,561	\$53,354
ADDITIONS				
Building Items			\$34,212	
Total Additions			\$34,212	

CoreLogic 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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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

TOTAL RC Section 1	\$1,114,735	\$77,325
TOTAL ACV	\$769,167	\$53,354
TOTAL RC BUILDING 00005 7-Unit Risk, Hazard	\$1,114,735	\$77,325
TOTAL ACV	\$769,167	\$53,354

BUILDING 00007 - Pool Restroom Bldg, Hazard

Section 1

SUPERSTRUCTURE

Occupancy:	100% Park Restroom Building	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	433 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation					\$126
Foundations			\$3,224		\$6,859
Foundation Wall					
Interior Foundations					
Slab On Ground					
Exterior			\$21,664		
Framing					
Exterior Wall		5% Wall Openings			
Exterior Wall	100% Stucco on Masonry				

CoreLogic 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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Valuation Detailed Report

by FPAT, LLC.

Policy Number: REN2421547

6/4/2024

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structural Floor				
Roof			\$15,649	
Material		100% Shingles, Asphalt		
Pitch	100% Low 6:12 pitch)	(2:12 to		
Interior			\$10,278	
Floor Finish		100% Concrete Sealer or Topping		
Ceiling Finish		100% Drywall 100% Paint		
Partitions				
Length		36 ft.		
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$32,674	\$3,855
Heating				
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing		6 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$267	
SUBTOTAL RC			\$83,756	\$10,840
Depreciated Cost (69%)			\$57,792	\$7,480
ADDITIONS				
Building Items				\$638
Total Additions			\$638	

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TOTAL RC Section 1	\$84,394	\$10,840
TOTAL ACV	\$58,232	\$7,480
TOTAL RC BUILDING 00007 Pool Restroom Bldg, Hazard	\$84,394	\$10,840
TOTAL ACV	\$58,232	\$7,480

BUILDING 00008 - Pool Restroom Bldg, Flood

Section 1

SUPERSTRUCTURE

Occupancy:	100% Park Restroom Building	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	433 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - Average		
Year Built:			

Adjustments

Depreciation:	31%	Condition:	Good
	Effective Age: 25 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	Excellent

Fees

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

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
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SUPERSTRUCTURE

Site Preparation			\$126	
Foundations			\$10,084	
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$21,664	
Framing				
Exterior Wall		5% Wall Openings		
Exterior Wall	100% Stucco on Masonry			

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SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Structural Floor				
Roof			\$15,649	
Material		100% Shingles, Asphalt		
Pitch	100% Low 6:12 pitch)	(2:12 to		
Interior			\$10,278	
Floor Finish		100% Concrete Sealer or Topping		
Ceiling Finish		100% Drywall 100% Paint		
Partitions				
Length		36 ft.		
Structure		100% Concrete Block		
Finish		100% Paint		
Mechanicals			\$36,529	
Heating				
Cooling				
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing		6 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$267	
SUBTOTAL RC			\$94,596	
Depreciated Cost (69%)			\$65,271	
ADDITIONS				
Building Items				\$638
Total Additions			\$638	

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Valuation Detailed Report

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Policy Number: REN2421547

6/4/2024

TOTAL RC Section 1				\$95,234
TOTAL ACV				\$65,711
<hr/>				
TOTAL RC BUILDING 00008 Pool Restroom Bldg, Flood				\$95,234
TOTAL ACV				\$65,711
<hr/>				
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION SUBTOTAL (All Buildings)	\$3,015,823	25,528	\$118	\$2,080,918
LOCATION ADDITIONS				
Custom Items				
Swimming Pool +/- 448 SF	\$90,669			\$90,669
Pool Deck +/- 722 SF	\$11,059			\$11,059
4' Aluminum Picket Pool Fencing +/- 148 LF	\$7,550			\$7,550
Location Additions Value	\$109,278			\$109,278
LOCATION TOTAL, Location 00001	\$3,125,101	25,528	\$122	\$2,190,196
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$3,125,101	25,528	\$122	\$2,190,196

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Valuation Detailed Report

by FPAT, LLC.

EQUIPMENT REPORT

Policy Number: REN2421547

6/4/2024

VALUATION

Valuation Number:	REN2421547	Effective Date:	06/04/2024
Value Basis:	Reconstruction	Expiration Date:	06/04/2025
		Cost as of:	05/2024
		Valuation Modified Date:	06/04/2024

BUSINESS

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

LOCATION 00001 - The Townhomes at Glenbrook Homeowners

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

Equipment: Building items and site improvements

	Replacement	Depreciated
Building 00001, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$13,561	\$9,357
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$8,528	\$5,884
Building 00003, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$5,103	\$3,521
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$11,803	\$8,144
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$7,411	\$5,114
Building 00005, Section 1		
Building Items		
Balconies		
(1) Balconies, Wood frame	\$8,505	\$5,868

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6/4/2024

Equipment: Building items and site improvements		
	Replacement	Depreciated
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$15,784	\$10,891
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$9,924	\$6,847
Building 00007, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$384	\$265
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$254	\$175
Building 00008, Section 1		
Building Items		
Canopies		
(1) Wood Frame w/Pitched Roof Deck, Wall supported	\$384	\$265
Foundations		
(1) Foundations - Reinforced concrete, Volume	\$254	\$175
LOCATION 00001 Additions		
Custom Items		
(1) Swimming Pool +/- 448 SF	\$90,669	\$90,669
(1) Pool Deck +/- 722 SF	\$11,059	\$11,059
(1) 4' Aluminum Picket Pool Fencing +/- 148 LF	\$7,550	\$7,550
LOCATION 00001 - The Townhomes at Glenbrook	\$191,171	\$165,784
Homeowners TOTAL		
TOTAL	\$191,171	\$165,784

To update please call us at 866-568-7853 or email us at info@fpat.com for pricing and more information.

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