



**REPLACEMENT COST VALUATION
FOR INSURANCE PURPOSES**



For:
Kensington at Woodfield, Inc.
6609 NW 42nd Way
Boca Raton, FL 33496



REPLACEMENT COST VALUATION REPORT FOR INSURANCE PURPOSES

SUBJECT PROPERTY: Kensington at Woodfield, Inc.
MAIN ADDRESS: 6609 NW 42nd Way
CITY/STATE/ZIP: Boca Raton, FL 33496
FILE #: KENSINGTON 6609

CLIENT AND INTENDED USERS: The client into which a contract has been executed for the preparation of this replacement cost valuation report is Kensington at Woodfield, 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 *New Appraisal Alternative (ATB #010-007 – June 1, 2007)*, *Clarification of Valuation Requirements (ATB #006-10 – July 14, 2010)*, and *New Resource for Appraisals and Alternative Valuation Requirements (AB 05.26.16 – May 26, 2016)*, 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 a pool house and specified common amenities. Current use is recreational & specified common elements. The common amenities and elements included in this report are listed on the attached summary of costs and / or amenities listing, if applicable. Prestar, LLC is not responsible for items not specified by the client or included in this report. It is the responsibility of the client to verify that all items desired have been included in this report, and to notify Prestar, LLC immediately if any items are missing from this report. 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.

CERTIFICATION AND SIGNATURES: We certify that, to the best of our knowledge and beliefs:

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. We 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. We 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 our engagement in this assignment was not contingent upon developing or reporting predetermined results.
6. Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined replacement cost value or direction in replacement cost value that favors the cause of the client, the amount of the replacement cost 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. This replacement cost valuation report does not constitute a real estate appraisal, does not determine market value, and is not intended to be used for lending purposes.
8. A physical inspection of this property was performed on 02/12/2020.

We certify that we have a minimum of ten (10) years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluations.

Preparer Signature: Rayhl Taber-Lang
Name and Position: Rayhl Taber-Lang, Analyst



Date of Signature and Report: 02/25/2020
Effective Date of Replacement Cost Valuation: 02/25/2020

Company Name: Prestar, LLC dba Prestar Services
Company Address: 1700 66th Street North, Suite 202
St. Petersburg, FL 33710
Telephone Number: (727) 345-8400
Email Address: info@prestarllc.com



**KENSINGTON AT WOODFIELD, INC.
BUILDING SCHEDULE**

BLDG #	STYLE	ADDRESS	# STORIES	# UNITS	NET SF
1	A	6609 NW 42ND WAY	1	N/A	196.0
		TOTALS		0	196.0

KENSINGTON AT WOODFIELD, INC.
SUMMARY OF ESTIMATED REPLACEMENT COSTS- STANDARD HAZARD
AS OF FEBRUARY 25, 2020

BLDG #	STYLE	REPLACEMENT COST	BELOW GROUND INSURANCE EXCLUSIONS	EXCLUDED (INSURABLE) REPLACEMENT COST	DEPRECIATED REPLACEMENT COST
1	A	57,020	6,429	50,591	42,497
BLDG TOTALS		57,020	6,429	50,591	42,497
OTHER TOTALS*		535,000	0	535,000	470,800
GRAND TOTALS		592,020	6,429	585,591	513,297

* See attached Amenities Listing for details if applicable.

**KENSINGTON AT WOODFIELD, INC.
AMENITIES LISTING**

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
EQUIPMENT	COMMUNITY	MAILBOXES - METAL - SINGLE - STANDARD ON METAL POST	4,800
EQUIPMENT	COMMUNITY	MAILBOXES - METAL - DOUBLE - STANDARD ON METAL POST	45,000
LIGHTING	COMMUNITY	LANDSCAPE - METAL LG	22,200
LIGHTING	COMMUNITY	LANDSCAPE - METAL SM	8,000
LIGHTING	COMMUNITY	METAL WITH SINGLE FIXTURE	51,200
SIGNAGE	COMMUNITY	STOP / STREET	2,750
SIGNAGE	COMMUNITY	STOP	800
SIGNAGE	COMMUNITY	STREET	1,300
FENCING / WALLS	EAST & SOUTH PERIMETER	MASONRY PRECAST	107,150
EQUIPMENT	SOUTH PARK	BENCHES - COMPOSITE	2,100
EQUIPMENT	SOUTH PARK	TRASH CANS - COMPOSITE	150
FENCING / WALLS	WEST PERIMETER	MASONRY PRECAST	97,550
		TOTAL COMMUNITY & PERIMETER ITEMS	343,000
COLUMNS	ENTRY	MASONRY WITH TILE	2,450
FENCING / WALLS	ENTRY	WOOD WITH GATE	350
FENCING / WALLS	ENTRY	MASONRY - PRECAST	6,750
FOUNTAIN	ENTRY	MASONRY WITH STONE & TILE POOL WITH 6-SPOUTS	39,000
IRRIGATION	ENTRY	RAINBIRD CONTROLS (CITY WATER)	500
MONUMENT	ENTRY	MASONRY /TILE WITH COLUMNS, LIGHTING & LETTERING	18,600
EQUIPMENT	ENTRY PARK	STATUES - BRASS EGRETS	1,550
EQUIPMENT	ENTRY PARK	BENCHES - COMPOSITE	1,400
EQUIPMENT	ENTRY PARK	TRASH CANS - COMPOSITE	150
		TOTAL ENTRY ITEMS	70,750
DECK	POOL HOUSE	PAVERS	21,600
ENCLOSURE	POOL HOUSE	EQUIPMENT - FIBERGLASS	5,350
EQUIPMENT	POOL HOUSE	HEATER - GAS RAYPAK	4,300
EQUIPMENT	POOL HOUSE	HEATER - HEAT PUMP HEATWAVE SUPERQUITE	4,300
FENCING / WALLS	POOL HOUSE	METAL	4,150

ITEM REQUESTED	LOCATION	DESCRIPTION	TOTAL COST
FENCING / WALLS	POOL HOUSE	MASONRY	15,800
FURNITURE	POOL HOUSE	CHAISE LOUNGER - SLING STYLE - FABRIC	8,400
FURNITURE	POOL HOUSE	CHAIR - ARM - SLING STYLE - FABRIC	2,800
FURNITURE	POOL HOUSE	TABLES - METAL / GLASS	1,900
FURNITURE	POOL HOUSE	UMBRELLS WITH STANDS	2,000
FURNITURE	POOL HOUSE	UMBRELLS - CANTILEVER WITH STANDS	6,300
GATE	POOL HOUSE	PEDESTRIAN - METAL	1,700
POOL	POOL HOUSE	IN GROUND WITH STANDARD EQUIPMENT	42,650
		TOTAL POOL AREA ITEMS	121,250
		TOTAL REQUESTED AMENITIES	535,000



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

COMMERCIAL PROPERTY INSPECTION FORM

Subject information

Insured Name:	Kensington at Woodfield, Inc.	Site Contact:	Marty Rabinowitz
Property Name:	Kensington	Site Phone #:	862-215-5556
Address:	6609 NW 42nd Way	Request Date:	01/31/2020
City/State/Zip:	Boca Raton, FL 33496	Inspection Date:	02/12/2020

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 occupied units Approx. # leased long term (12 mths +) Approx. # rented short 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 uses: Approx. SF of commercial space:

Commercial cooking exposures: No Yes If yes, explain: _____

Seasonal business: No Yes If yes, explain: _____

Area: Residential Commercial / Mercantile Industrial / Mfg Isolated City / Rural Golf course

Describe adjoining properties below:

North:	Paved road / Residential
South:	Residential
East:	Paved road / Residential
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: 1997 # of Bldgs: 1 # of stories: 1 Total Net Sq Foot: 196 Net Sq Foot of Key Bldg: 196

Construction Class (ISO): Frame (1) Joisted Masonry (2) NC (3) MNC (4) Semi Fire Res (5) Fire Res (6)

Mixed construction: No Yes If yes, explain:

Ext. wall const: Reinforced masonry with stucco Roof const: Wood truss with tile Age of roof covering: ~20 yrs

Int. wall cover: Drywall Floor construction and common area floor coverings: Reinforced concrete with tile and brick Ceiling cover: Drywall

Roof system: Concrete Fill Metal Sheathing/Shingle Membrane Roof Built-Up Roof
 Comp. Shingles Concrete/clay tiles Wood Shingles Other:

Roof geometry: Hipped roof Gable roof Flat roof Other:

Roof pitch (Hipped/Gable) High pitch (>14:12) Medium pitch (7:12-13:12) Low pitch (1:12 to 6:12)

Roof structure: Cast-in-place or pre-cast reinforced concrete Metal beam/bar joist Wood purlins/trusses

Flashing properly attached: Yes No Warranty to confirm age: Yes No

Drains/gutter in good condition: Yes No Visible roof damage or leaks: Yes No

Elevators: No Yes If yes, number and condition:

Fireplaces: No Yes If yes, type and condition:

Porches/decks: No Yes If yes, type and condition: Pavers

Balconies: No Yes If yes, type and condition:

Distance between multiple buildings: N/A Overall condition: Excellent Good Fair Poor
If "Poor", comment in narrative section.

Electrical

Service type: Circuit breakers Fuses Age of wiring: 23 yrs

Date of last service or upgrade: As needed Date last rewired if bldg > 10 yrs: 1997

Overall condition: Exc. Good Fair Poor If "Poor", comment in narrative section.

Plumbing

Type of plumbing: PVC Iron Lead Copper Brass

Evidence of leaks: Yes No Date of last service or upgrade: As needed

Overall condition: Exc. Good Fair Poor If "Poor" or evidence of leaks, comment in narrative section.

HVAC

Type of heating: None Central Individual Heating Fuel: Oil Gas Elec. Other

Is heating enclosed: No Yes- If enclosed, is heating vented? Yes No

Type of air conditioning: None Central Individual A/C Fuel: Oil Gas Elec. Other

Date of last service or upgrade: N/A

Overall condition: Exc. Good Fair Poor If "Poor", comment in narrative section.

Protections

Fire Extinguishers: Amount adequate: Yes No Last service date: 12/2019 None
Smoke Detectors: Hardwired Battery How often tested: _____ 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: 24/7 None

Gated Community / Secure Building: Yes- Keyed Yes-Electronic Yes-Supervised Hours: 24/7 None

Crime exposure: Low Average Med. High ISO Public Fire Protection Class (1-10) 1

Wind Protections

Distance to tidal water: 6.0 (Enter distance to tidal water in miles, for example 0.5)

Design Code: > 2001 1986-2001 1983-1985 1975-1982 1962-1974 1950-1961 < 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. 120+ mph

Cladding system: Reinforced masonry Brick veneer Wood Laminated glass Non-protected glass
 Unreinforced masonry Metal EIFS Other: _____

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 Partial 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 is a one-story joisted masonry pool house (style A) constructed in 1997. Exterior walls are reinforced masonry with stucco and the floors are reinforced concrete. The roof is wood truss with tile coverings. No overall upgrades to major systems were reported. Upgrades to interior electrical and plumbing systems are as needed. The building and grounds appear to be well maintained.

OPERATIONS:

The insured operates with common amenities of the community at this location. There is a pool available to the residents.

PROTECTIONS:

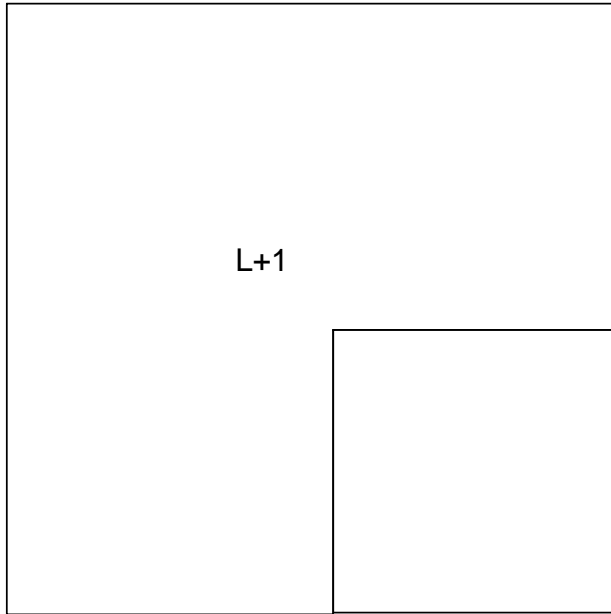
The building is not sprinklered; it is properly inspected & tagged fire extinguishers. A fire station and adequate fire hydrants are located within close proximity. The overall community is gated and secure with manned entry.

HAZARDS:

No unusual hazards were noted.

PRIOR LOSSES:

None reported or discovered.



STYLE A - 6609 NW 42ND WAY



Valuation Detailed Report

MSB Property Express

Prestar, LLC

2/25/2020

VALUATION

Valuation Number:	KENSINGTON 6609	Effective Date:	02/25/2020
Value Basis:	Reconstruction	Expiration Date:	02/24/2021
		Cost as of:	09/2019

BUSINESS

Kensington at Woodfield, Inc.
 6609 NW 42nd Way
 Boca Raton, FL 33496-4042 USA

LOCATION 1 - Kensington at Woodfield, Inc.

Kensington at Woodfield, Inc.
 6609 NW 42nd Way
 Boca Raton, FL 33496-4042 USA

Location Adjustments

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

BUILDING 1 - STYLE A

Section 1

SUPERSTRUCTURE

Occupancy:	79% Park Restroom Building	Story Height:	8 ft.
	21% Open Park Pavilion		8 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	196 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

Adjustments

Depreciation:	16%	Condition:	Good
	Effective Age: 12 years		
Hillside Construction:	Degree of Slope: Level	Site Accessibility:	Excellent
	Site Position: Unknown	Soil Condition:	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 the values CoreLogic produce 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

MSB Property Express

Prestar, LLC

Policy Number: KENSINGTON 6609

2/25/2020

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				\$44
Foundations			\$1,165	\$2,969
Exterior			\$16,480	
Exterior Wall	100% Stucco on Masonry			
Material	100% Tile, Concrete			
Pitch	100% Low (2:12 to 6:12 pitch)			
Interior			\$6,355	
Floor Finish	21% Brick 79% Tile, Ceramic			
Mechanicals			\$26,509	\$3,417
Plumbing	6 Total Fixtures			
Built-ins			\$82	

TOTAL RC SECTION 1			\$50,591	\$6,429
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TOTAL ACV	Depreciated Cost (84%)		\$42,497	\$5,401
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TOTAL RC BUILDING 1 STYLE A			\$50,591	\$6,429
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TOTAL ACV			\$42,497	\$5,401
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	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
LOCATION TOTAL, Location 1	\$50,591	196	\$258	\$42,497
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	Depreciated
VALUATION GRAND TOTAL	\$50,591	196	\$258	\$42,497

End of Report

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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Front style A



Rear / Side



Fire extinguisher



Pool and furniture



Furniture



Furniture



Deck



Fencing / Walls



Equipment enclosure



Fencing / Walls



Fencing / Walls



Fencing / Walls



Lighting



Lighting



Bench and trash can



Entry fountain



Egrets



Entry monument



Mailboxes



Mailboxes



Signage



Signage



Signage



Irrigation controls