COMPREHENSIVE RISK INSPECTION REPORT

UPDATE

PREPARED FOR

RIDGE GROVECONDOMINIUM

LOCATION:

13250 RIDGE ROAD
LARGO, FLORIDA 33778

IP RISK SERVICES, INC.

3559 Fairway Forest Drive, Suite 3559
Palm Harbor, Florida 34685

Email: IPRiskServices@aol.com

POWERED BY *CORE LOGIC* AND UNDERWRITTEN BY *LLOYD'S OF LONDON*


13250
RIDGE GROVE

Ridge Grove Condominium

IP

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IP

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IP RISK SERVICES, INC

INSURANCE INSPECTION REPORT

PREPARED FOR THE FOLLOWING INSURANCE RISK:

RIDGE GROVE CONDOMINIUM

LOCATION:

LARGO, FLORIDA

THIS INSURANCE INSPECTION REPORT WAS CREATED TO ASSIST INSURANCE UNDERWRITERS IN CORRECT IDENTIFICATION OF CONSTRUCTION COMPONENTS FOR INSURANCE RATING PURPOSES. THE REPORT IDENTIFIES THE COMPONENTS CONSTRUCTION OF THE RISK IN ORDER TO MEET CERTAIN REQUIREMENTS OF AN INSURANCE POLICY. THE REPORT ASSISTS IN AVOIDING CO-INSURANCE PENALTIES OF THE INSURANCE POLICIES. THIS REPORT IS IN ADHERENCE WITH STATE INSURANCE STATUTES AND FEDERAL FLOOD INSURANCE REQUIREMENTS.

THE REPORT IDENTIFIES AREAS SUCH AS THE ROOF, EXTERIOR WALLS, FOUNDATIONS, FRAME, FLOORS, CONVEYING SYSTEMS, KITCHENS, HVAC, ELECTRICAL, PLUMBING, FIRE SPRINKLERS AND OTHER CONSTRUCTIONCOMPONENTS VITAL TO THE INSURANCE RATING.

THIS REPORT IS NOT A REAL ESTATE APPRAISAL.THIS REPORT IS AN INSURANCE REPORT ONLY. THE CONCLUSIONS IN THIS REPORT UTILIZE ACCEPTABLE INSURANCE METHODS ONLY.

AN INSURANCE INSPECTION HAS BEEN MADE OF THE RISKS IN THIS REPORT.

UPDATE- JUNE 12, 2026 **Original Inspection- Craig Markowich**

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Core Logic Estimating System

IP **Underwritten by Lloyd's of London** **IP**

HAZARD INSURANCE REQUIREMENTS
BASED ON FLORIDA STATUTE 718

******* **FLORIDA CONDOMINIUM LAWS PROVIDE AN EXCLUSION OPTION ON CERTAIN ITEMS AS DESCRIBED BELOW:**

A hazard insurance policy issued to an association must provide primary coverage for all condominium property as originally installed or replacements of like kind and quality in accordance with original plans and specifications, and all alterations or additions made to condominium or association property but **excluding** all personal property within a unit or limited common element; 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 or replacements of any of the foregoing which are located within the boundaries of a unit and serve only one unit.

The foregoing is intended to establish the property or casualty insuring responsibilities of the association and those of the individual unit owner and do not serve to broaden or extend the perils of coverage afforded by any insurance contract provided to the individual unit owner.

IP

HAZARD

INSURANCE RESPONSIBILITIES AS GOVERNED BY FLORIDA STATUTE 718

	Condominium Association Responsibility	Individual Unit Owner Responsibility
1. ROOF AND ROOF COVER *Structural Framing and Roof Cover*	*YES*	*NO*
2. EXTERIOR WALLS *Paint, stucco, insulation, studs, Concrete Block, Brick, etc.*	*YES*	*NO*
3. UNIT INTERIOR WALLS *Party Walls, Unfinished drywall, insulation, metal and wood studs*	*YES*	*NO*
4a. COMMON AREA Interior Walls *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	*YES*	*NO*
-Structural Ceilings	*YES*	*NO*
-Structural Walls	*YES*	*NO*
7. Common Area Air Conditioners	*YES*	*NO*
8. Common Area Electrical	*YES*	*NO*
9. INTERIOR UNIT COMPONENTS		
- Appliances	*NO*	*YES*
- Electrical Fixtures	*NO*	*YES*
- Air Conditioners	*YES*	*NO*
- Water Heaters	*NO*	*YES*
- Cabinets	*NO*	*YES*

****The above information is intended to assist in determining the general responsibilities for both parties. IP makes no warranties as to individual Association legal interpretations.

FEDERAL FLOOD REQUIREMENTS

MANDATORY FEDERAL FLOOD INSURANCE POLICY REQUIREMENTS

FEDERAL FLOOD REQUIREMENTS INCLUDE THE THE FOLLOWING ITEMS FOR RESIDENTIAL CONDOMINIUM UNITS:

- ***All Foundations including below ground***
- ***All Piping including below ground***
- ***All Excavation and site preparation work***
- ***All Structural floors, walls, ceilings and roof***
- ***All Electrical Wiring and Plumbing***
- ***All Interior Floor Wall & Ceiling Finishes***
- ***All appliances, air conditioners, water heaters Electrical fixtures and built-in cabinets.***

ALL CONDOMINIUMS ARE MANDATED TO ADHERE TO THE FEDERAL FLOOD REQUIREMENT VALUATIONS.

IP REPORTS REFLECT THESE GUIDELINES.

IP

FLOOD INSURANCE RESPONSIBILITIES AS GOVERNED BY NATIONAL FLOOD INSURANCE PROGRAM-FEMA

	Condominium Association Responsibility	Individual Unit Owner Responsibility
1. ROOF AND ROOF COVER *Structural Framing and Roof Cover*	*YES*	*NO*
2. EXTERIOR WALLS *Paint, stucco, insulation, studs, Concrete Block, Brick, etc.*	*YES*	*NO*
3. UNIT INTERIOR WALLS *Party Walls, Unfinished drywall, insulation, metal and wood studs*	*YES*	*NO*
4a. COMMON AREA Interior Walls *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.*	*YES*	*NO*
6. UNIT AND COMMON AREA		
-Structural Floors	*YES*	*NO*
-Structural Ceilings	*YES*	*NO*
-Structural Walls	*YES*	*NO*
7. Common Area Air Conditioners	*YES*	*NO*
8. Common Area Electrical	*YES*	*NO*
9. INTERIOR UNIT COMPONENTS		
- Appliances	*YES*	*NO*
- Electrical Fixtures	*YES*	*NO*
- Air Conditioners	*YES*	*NO*
- Water Heaters	*YES*	*NO*
- Cabinets	*YES*	*NO*

****The above information is intended to assist in determining the general responsibilities for both parties. IP makes no warranties as to individual Association legal interpretations.

IP RISK SERVICES, INC.

HAZARD INSURANCE REQUIREMENTS

6/15/26 RIDGE GROVE CONDOMINIUM

RISK	INSURABLE REPRODUCTION	LESS FOUNDATION EXCLUSIONS	INSURABLE REPRODUCTION
ONE	1,359,702	71,763	1,287,939
TWO	1,359,702	71,763	1,287,939
THREE	1,717,313	87,716	1,629,597
FOUR	2,654,242	127,285	2,526,957
FIVE	2,151,693	106,324	2,045,369
SIX	2,151,693	106,324	2,045,369
SEVEN	1,062,075	58,523	1,003,552
EIGHT	1,062,075	58,523	1,003,552
NINE	1,359,702	71,763	1,287,939
TEN	899,688	50,955	848,733
Clubhouse	257,917	22,159	235,758
Swimming Pool	105,000		105,000
Grand Total	**16,140,802**	**833,098**	**15,307,704**

IP RISK SERVICES, INC.

*******INSURANCE RISK FLOOD REQUIREMENTS

The below tabulation analysis can be utilized for any Federal Flood insurance requirements. As mandated, this analysis includes all interior floor, wall and ceiling finishes. The analysis also includes appliances, cabinets, electrical fixtures, mechanical equipment and foundations below ground. Common area Structures are tabulated on a depreciated basis according to Insurance Flood requirements. **6/2026**

Ridge Grove Condominium
13250 Ridge Road
Largo, Florida 33778

ONE	1,867,322	
TWO	1,867,322	
THREE	2,378,648	
FOUR	3,724,640	
FIVE	3,001,526	
SIX	3,001,526	
SEVEN	1,445,599	
EIGHT	1,445,599	
NINE	1,867,322	
TEN	1,216,179	
Clubhouse	165,000	(Depreciated)

GRAND TOTAL **21,980,683**

DEFINITIONS

INSURANCE EXCLUSIONS

CERTAIN ITEMS ARE EITHER NOT INSURED, OR ARE SPECIFICALLY EXCLUDED FROM COVERAGE, DEPENDING ON THE PARTICULAR TERMS OF AN INSURANCE POLICY.

FOUNDATIONS BELOW GROUND AND PIPING BELOW GROUND ARE NORMALLY EXCLUDED FOR INSURANCE PURPOSES.

THE EXCLUSION FIGURES IN THE HAZARD RECAPITULATION PAGE ARE THE CALCULATED PERCENTAGES OF FOUNDATIONS AND PIPING BELOW GROUND.

POWERED BY CORE LOGIC AND UNDERWRITTEN BY LLOYD'S OF LONDON

IP RISK SERVICES, INC. RIDGE
GROVE CONDOMINIUM

Name of Complex: Ridge Grove Condominium
(Per Pinellas County Property Appraiser's records.)

Name of Association: Ridge Groves Condominium Association Inc.
(Per Pinellas County Property Appraiser's records.)

Physical Location: 13250 Ridge Road
Largo, Florida 33778

Number of Buildings: 10 – Residential Buildings with a total of 93 Units
6 Buildings are One (1) Story
4 Buildings are Two (2) Stories

Number of Units: 93 Units
5 Units - Building 10
6 Units - Building 7 and Building 8
8 Units - Building 1, Building 2 and Building 9
12 Units - Building 3, Building 5, and Building 6
16 Units - Building 4

Other Structures: 1 - Clubhouse Building
1 - Swimming Pool

TOTAL SQUARE FOOTAGE FOR ALL RESIDENTIAL BUILDINGS

10 Buildings Square Footage (Approximate Gross Floor SF):

10 Buildings	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Wood Porches SF	Approximate Total Gross Floor SF
1	9,504 SF	680 SF	0 SF	0 SF	10,184 SF
2	9,504 SF	680 SF	0 SF	0 SF	10,184 SF
3	15,050 SF	0 SF	1,160 SF	0 SF	16,210 SF
4	19,852 SF	0 SF	1,552 SF	0 SF	21,404 SF
5	15,050 SF	0 SF	1,160 SF	768 SF	16,978 SF
6	15,050 SF	0 SF	1,160 SF	768 SF	16,978 SF
7	7,152 SF	510 SF	0 SF	0 SF	7,662 SF
8	7,152 SF	510 SF	0 SF	0 SF	7,662 SF
9	9,504 SF	680 SF	0 SF	0 SF	10,184 SF
10	5,912 SF	415 SF	0 SF	0 SF	6,327 SF
Totals	113,730 SF	3,475 SF	5,032 SF	1,536 SF	123,773 SF

IP RISK SERVICES, INC.
RIDGE GROVE CONDOMINIUM

RESIDENTIAL BUILDING SQUARE FOOTAGE

Buildings 1, 2 and 9 (with 8 Units) SF (Approx. Gross Floor SF – see Sketch of Building):

Building Floor	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Porches SF	Approximate Total Gross Floor SF
1	9,504 SF	680 SF	0 SF	0 SF	10,184 SF

Building 3 (with 12 Units) SF (Approx. Gross Floor SF – see Sketch of Building):

Building Floor	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Porches SF	Approximate Total Gross Floor SF
1	7,525 SF	0 SF	580 SF	0 SF	8,105 SF
2	7,525 SF	0 SF	580 SF	0 SF	8,105 SF
Totals	15,050 SF	0 SF	1,160 SF	0 SF	16,210 SF

Building 4 (with 16 Units) SF (Approximate Gross Floor SF – see Sketch of Building):

Building Floor	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Porches SF	Approximate Total Gross Floor SF
1	9,926 SF	0 SF	776 SF	0 SF	10,702 SF
2	9,926 SF	0 SF	776 SF	0 SF	10,702 SF
Totals	19,852 SF	0 SF	1,552 SF	0 SF	21,404 SF

Buildings 5 and 6 (with 12 Units) SF (Approximate Gross Floor SF – see Sketch of Building):

Building Floor	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Wood Porches SF	Approximate Total Gross Floor SF
1	7,525 SF	0 SF	580 SF	384 SF	8,489 SF
2	7,525 SF	0 SF	580 SF	384 SF	8,489 SF
Totals	15,050 SF	0 SF	1,160 SF	768 SF	16,978 SF

Buildings 7 and 8 (with 6 Units) SF (Approximate Gross Floor SF – see Sketch of Building):

Building Floor	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Porches SF	Approximate Total Gross Floor SF
1	7,152 SF	510 SF	0 SF	0 SF	7,662 SF

Building 10 (with 5 Units) SF (Approximate Gross Floor SF – see Sketch of Building):

IP RISK SERVICES, INC.
RIDGE GROVE CONDOMINIUM

Building Floor	Building Base (Units) SF	Front Covered Porches SF	Walkways SF	Open Rear Patios/Porches SF	Approximate Total Gross Floor SF
1	5,912 SF	415 SF	0 SF	0 SF	6,327 SF

Number of Buildings: 10 Buildings

Building No.	Number of Units	Number of Floors	Year Built
1	8 Units	1 Story	1983
2	8 Units	1 Story	1982
3	12 Units	2 Stories	1981
4	16 Units	2 Stories	1984
5	12 Units	2 Stories	1985
6	12 Units	2 Stories	1984
7	6 Units	1 Story	1984
8	6 Units	1 Story	1984
9	8 Units	1 Story	1981
10	5 Units	1 Story	1981
Totals	93 Units		

Number of Units: 93 Units

Number of Stories: One Story Buildings: Buildings 1, 2, 7, 8, 9 and 10
Two Stories: Buildings 3, 4, 5, and 6

Foundation: Concrete slab ON grade

Frame: Bearing Wall construction

Exterior Walls: Masonry block/stucco/painted

Windows: Metal frame

Floors: **First Floor:** Concrete slab
Second Floor: Concrete slab

Roof: Pitched wood trusses and wood decking with composition shingles covering.

Conveying Systems: No elevators BUT there are stairs leading to the second floors of four (4) of the buildings (Buildings 3, 4, 5 and 6).

Kitchen: Each unit contains one residential style kitchen with average appliances such as a refrigerator, stove, dishwasher, kitchen sink, and kitchen cabinets.

Floors: Common Areas: N/A

Interior Areas: N/A
Walls: Common Areas: N/A
Interior Areas: N/A
Ceilings: Common Areas: N/A
Interior Areas: N/A

Partitions: **Between Units**: Masonry blocks.
Inside Units: Wood studs

HVAC Systems: Each residential unit has one (1) HVAC system.

Electrical: Average electrical system; interior light fixtures are not included in this report as per Florida Condominium laws.

Plumbing: Two (2) bath rooms per each unit.

Ceiling Sprinklers: None

Age: Built between 1981 and 1985.

Condition: Average

Miscellaneous Extras:
1.) Fire Extinguishers attached to exterior walls of buildings
2.) Gutters
3.) Fire alarm system connected to the Largo Fire Department.

OTHER STRUCTURES

1.) Clubhouse Building:

Building Square Footage (Approximate Gross Floor SF):

Building Floor	Building Base SF	Meeting Room SF (formerly an enclosed porch)	Approximate Total Gross Floor SF
1	310 SF	900 SF (30 feet x 30 feet)	1,210 SF

Number of Stories: One (1) Story
Foundation: Concrete slab on grade (continuous footing)
Frame: Bearing Wall construction
Exterior Walls: Combination of wood frame/stucco/painted and masonry block/stucco/painted. The majority of the building is wood frame.
Windows: Metal frame
Roof: Pitched wood trusses and wood decking with composition shingles covering.

Rooms/Areas: 1.) Meeting Room
2.) Office Room
3.) Storage Room
4.) Men's Restroom
5.) Women's Restroom

Kitchen: None.

Interior Floors: Combination of indoor/outdoor carpet covering in the meeting room and vinyl tiles covering in the restrooms.

Interior Walls: Combination of wood panel painted walls and masonry painted walls
Interior Ceilings: Wood panel painted ceilings

Ceiling Sprinklers: None
HVAC: None

Plumbing: **1.) Women's Restroom** with one (1) toilet, one (1) sink with vanity, and vinyl tile floor covering.

2.) Men's Restroom with one (1) toilet, one (1) sink with vanity, and vinyl tile floor covering.

Age: Built in 1975.
Condition: Fair

Miscellaneous Extras:
1.) Fire Extinguisher
2.) Sliding glass doors
3.) Hot water heater for outdoor shower

2.) Swimming Pool with concrete decking:
Surface SF: **Approximate Surface Area**: 800 SF - 900 SF
Length: varies
Width: varies
Perimeter Length: **Approximate**: 115 LF
Shape: Somewhat kidney shaped. See pictures.
Number of Gallons: 22,000 gallons
Depth: Depth varies from 3 ½ feet to 6 feet
Construction: Concrete/Gunite
Heaters: One (1) electric heating unit
Age: Built in 1975.
Condition: Good
Comments: The pool was re-surface three years ago.

IP RISK SERVICES, INC.
RIDGE GROVE CONDOMINIUM ASSOCIATION, INC.

Age: Built between 1981 and 1985, per Pinellas County Property Appraiser records.
Condition: Average
Comments: See pictures.

Building No.	Number of Units	Number of Stories	Year Built
1	8 Units	1 Story	1983
2	8 Units	1 Story	1982
3	12 Units	2 Stories	1981
4	16 Units	2 Stories	1984
5	12 Units	2 Stories	1985
6	12 Units	2 Stories	1984
7	6 Units	1 Story	1984
8	6 Units	1 Story	1984
9	8 Units	1 Story	1981
10	5 Units	1 Story	1981
Totals	93 Units		

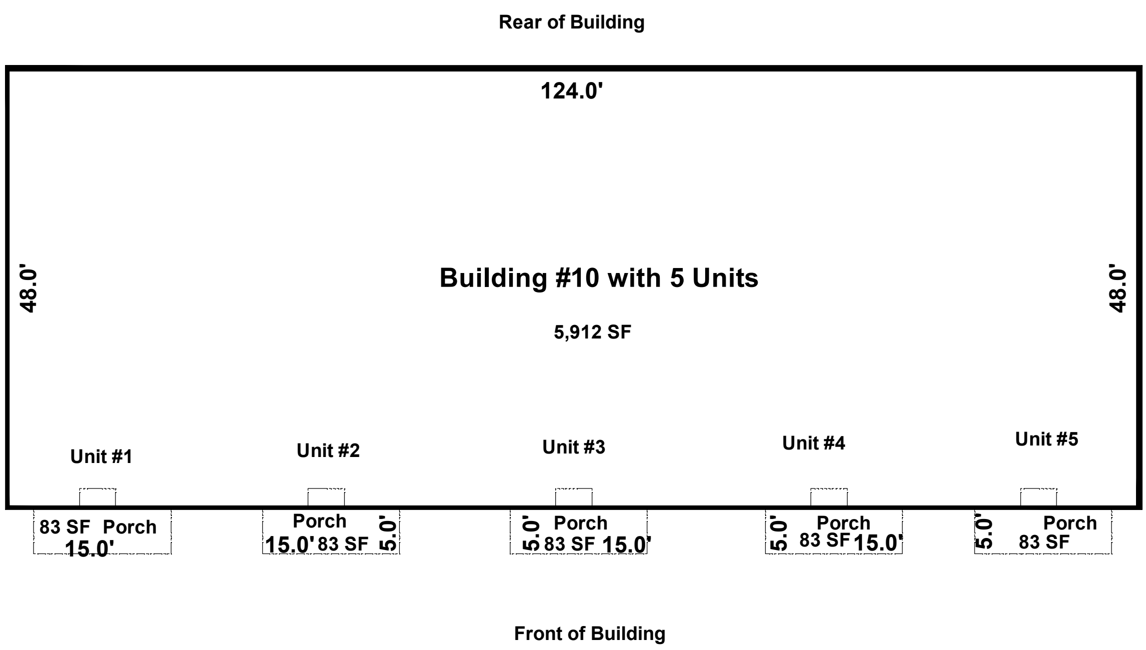
OTHER STRUCTURES AND AMENITIES

1.) Clubhouse Building:
Number of Stories: One (1) Story
Age: Built in 1985.
Condition: Fair
Comments: See pictures.

2.) Swimming Pool with concrete decking:
Age: Built in 1985.
Condition: Good. Some discoloration on bottom surface of pool.
Comments: See pictures.

Building Sketch

Borrower/Client	Ridge Gems Condo,Building 10 with 5 Units						
Property Address	13250 Ridge Road						
City	Largo	County	Pinellas	State	FL	Zip Code	33778
Lender							



Note: The square footage estimates are derived from rounded exterior wall measurements.

Note: This sketch is for the use ONLY of IP Risk Services personnel. Not for use by the public or clients.

Note: Some measurements may not be accurate since some measurements were rounded up to the nearest whole foot.

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

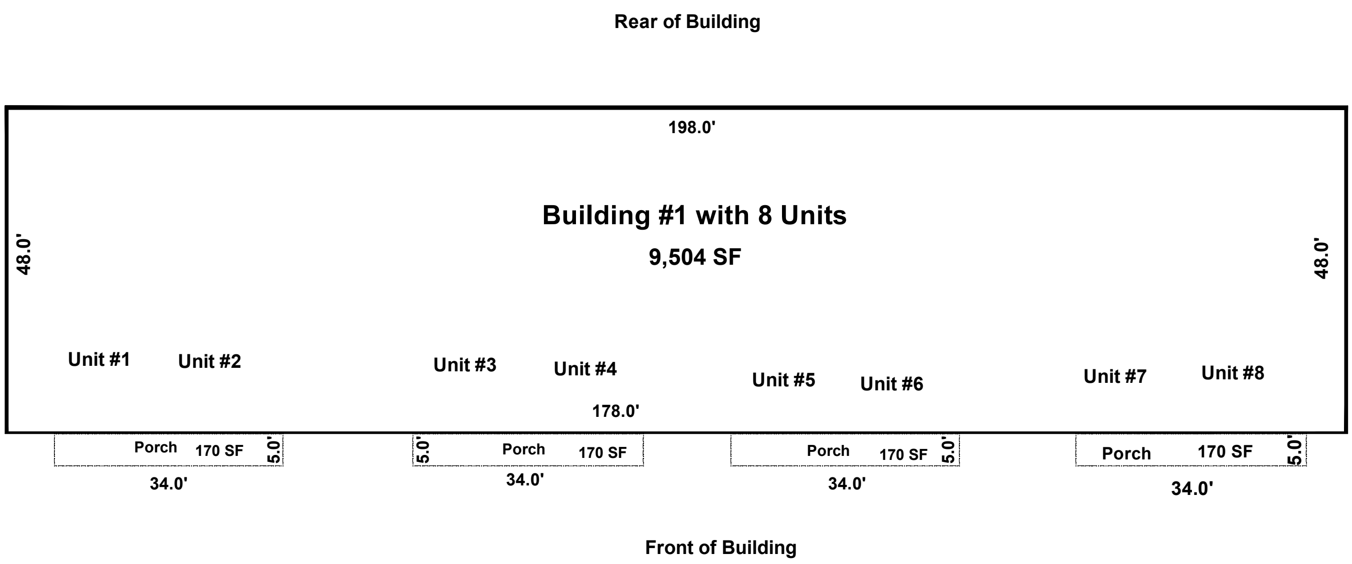
Code	Description	Net Size	Net Totals
GBA1	First Floor	5952.0	5952.0
P/P	Porch	83.0	
	Porch	83.0	
	Porch	83.0	
	Porch	83.0	
	Porch	83.0	415.0
	Net BUILDING Area	(Rounded)	5952

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
48.0 x 124.0	5952.0
1 Item (Rounded)	5952

Building Sketch

Borrower/Client	Ridge Groves Condo, Building 1 with 8 Units						
Property Address	13250 Ridge Road						
City	Largo	County	Pinellas	State	FL	Zip Code	33778
Lender							



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Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

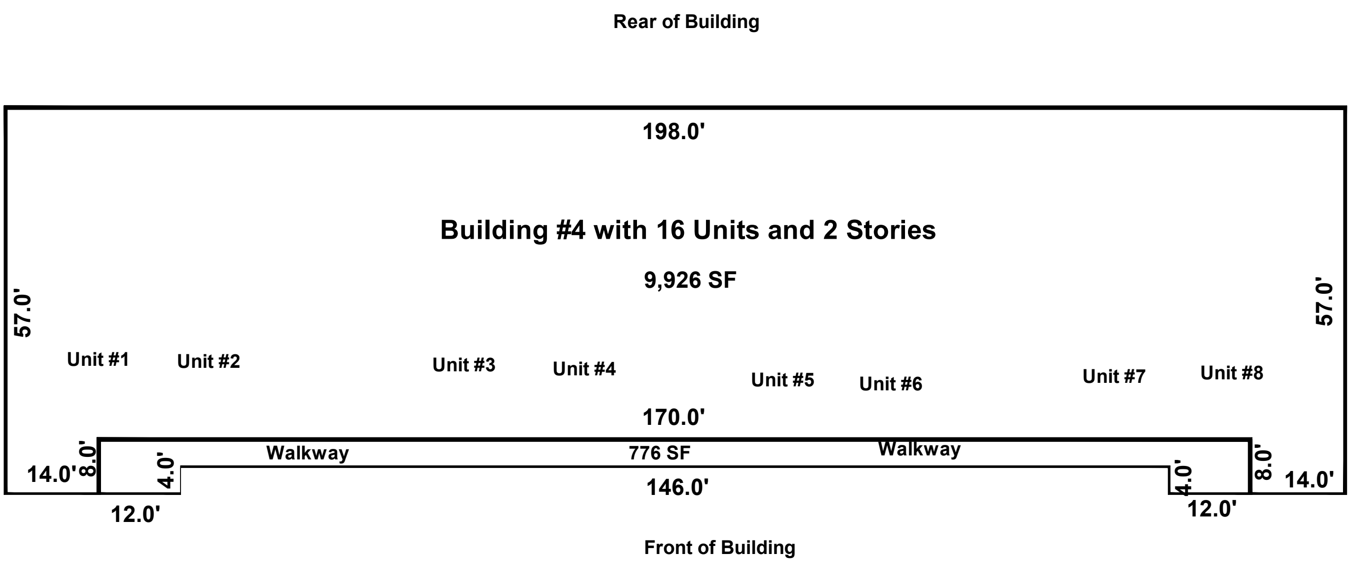
Code	Description	Net Size	Net Totals
GBA1	First Floor	9504.0	9504.0
P/P	Porch	170.0	
	Porch	170.0	
	Porch	170.0	
	Porch	170.0	680.0
	Net BUILDING Area	(Rounded)	9504

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
48.0 x 178.0	8544.0
20.0 x 48.0	960.0
2 Items (Rounded)	9504

Building Sketch

Borrower/Client	Ridge Groves Condo,Building 4 with 16 Units						
Property Address	13250 Ridge Road						
City	Largo	County	Pinellas	State	FL	Zip Code	33778
Lender							



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Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

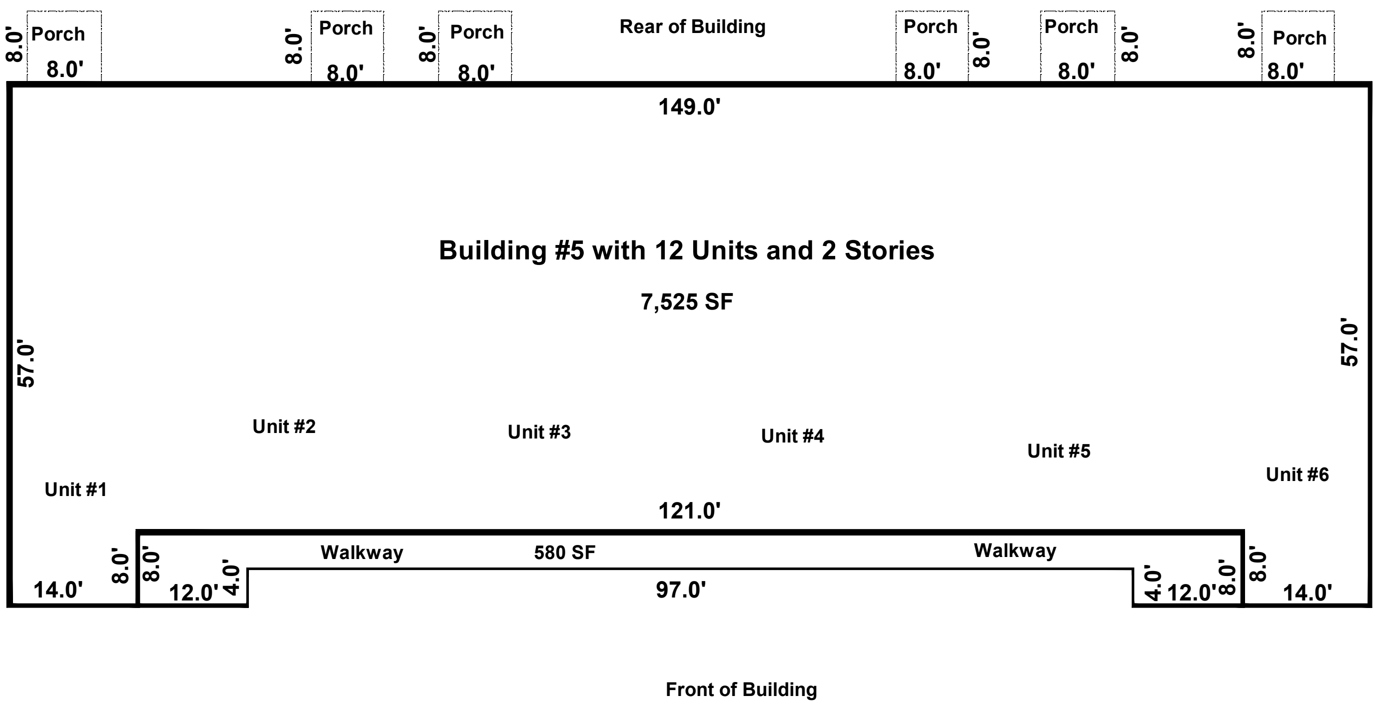
Code	Description	Net Size	Net Totals
GBA1	First Floor	9926.0	9926.0
OTH	Walkway	776.0	776.0
	Net BUILDING Area	(Rounded)	9926

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
49.0 x 198.0	9702.0
8.0 x 14.0	112.0
8.0 x 14.0	112.0
3 Items (Rounded)	9926

Building Sketch

Borrower/Client	Ridge Groves Condo,Building 5 with 12 Units
Property Address	13250 Ridge Road
City	Largo · County Pinellas · State FL · Zip Code 33778
Lender	



Note: The square footage estimates are derived from rounded exterior wall measurements.

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Note: Some measurements may not be accurate since some measurements were rounded up to the nearest whole foot.

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

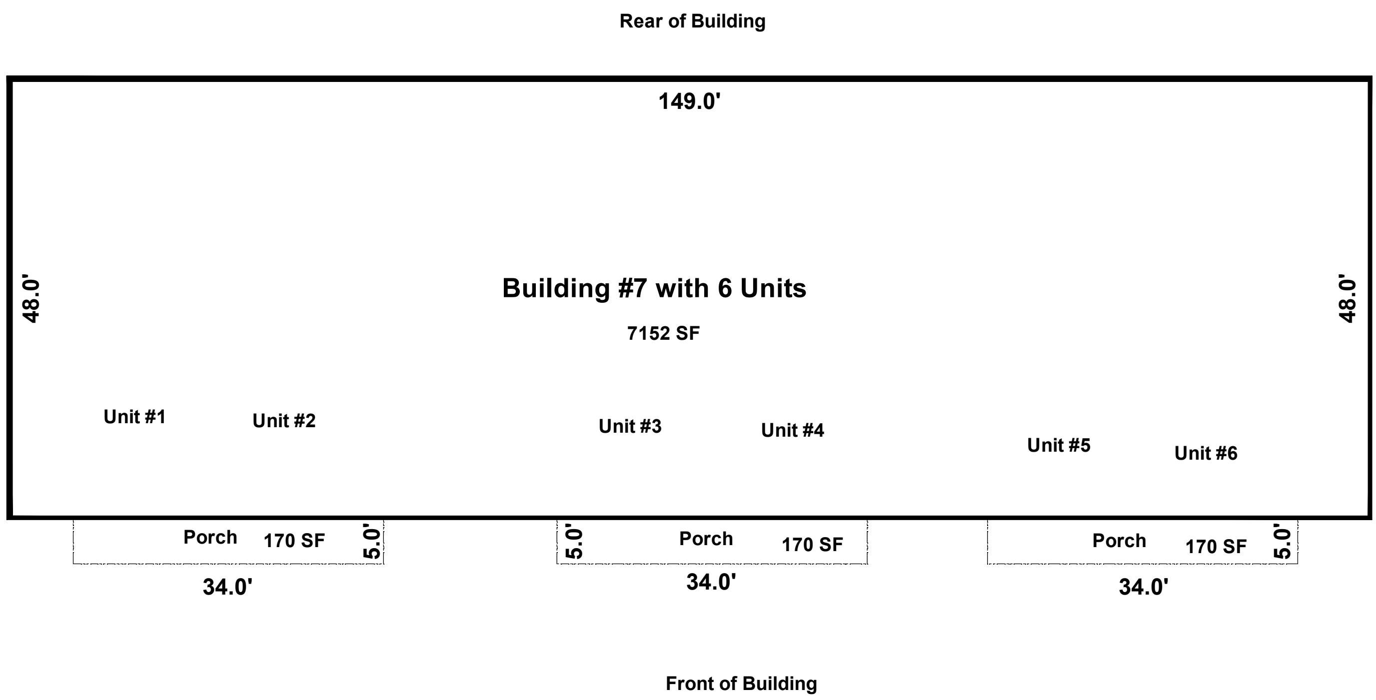
Code	Description	Net Size	Net Totals
GBA1	First Floor	7525.0	7525.0
P/P	Porch	64.0	
	Porch	64.0	
	Porch	64.0	
	Porch	64.0	
	Porch	64.0	
	Porch	64.0	384.0
OTH	Walkway	580.0	580.0
	Net BUILDING Area	(Rounded)	7525

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
49.0 x 149.0	7301.0
8.0 x 14.0	112.0
8.0 x 14.0	112.0
3 Items (Rounded)	7525

Building Sketch

Borrower/Client	Ridge Groves Condo, Building 7 with 6 Units						
Property Address	13250 Ridge Road						
City	Largo	County	Pinellas	State	FL	Zip Code	33778
Lender							



Note: The square footage estimates are derived from rounded exterior wall measurements.

Note: This sketch is for the use ONLY of IP Risk Services personnel. Not for use by the public or clients.

Note: Some measurements may not be accurate since some measurements were rounded up to the nearest whole foot.

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

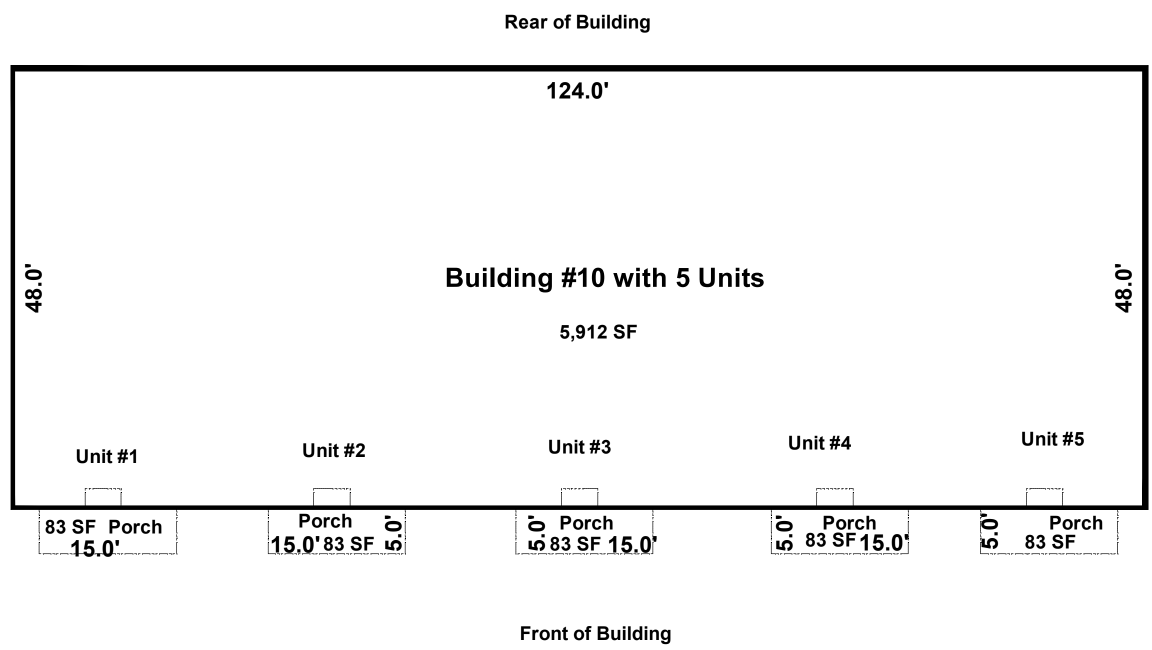
Code	Description	Net Size	Net Totals
GBA1	First Floor	7152.0	7152.0
P/P	Porch	170.0	
	Porch	170.0	
	Porch	170.0	510.0
	Net BUILDING Area	(Rounded)	7152

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
48.0 x 149.0	7152.0
1 Item (Rounded)	7152

Building Sketch

Borrower/Client	Ridge Groves Condo,Building 10 with 5 Units						
Property Address	13250 Ridge Road						
City	Largo	County	Pinellas	State	FL	Zip Code	33778
Lender							



Note: The square footage estimates are derived from rounded exterior wall measurements.

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Note: Some measurements may not be accurate since some measurements were rounded up to the nearest whole foot.

Sketch by Apex IV™

Comments:

AREA CALCULATIONS SUMMARY

Code	Description	Net Size	Net Totals
GBA1	First Floor	5952.0	5952.0
P/P	Porch	83.0	
	Porch	83.0	
	Porch	83.0	
	Porch	83.0	
	Porch	83.0	415.0
	Net BUILDING Area	(Rounded)	5952

BUILDING AREA BREAKDOWN

Breakdown	Subtotals
First Floor	
48.0 x 124.0	5952.0
1 Item (Rounded)	5952

I P Risk Services, Inc.

INSURANCE ESTIMATING SYSTEM

IP Risk Services is proud to offer our clients three of arguably the most **sophisticated** Insurance Rating Estimating Systems and Experts available in the World today.

- Core Logic Company
- RS Means Building Construction Cost Data
- IP Risk Services Expert/Licensed Staff

IP Risk Services has been granted a License by the Core Logic Company to utilize and offer the **Commercial Building Insight/Rating** Estimating System.

This system utilizes a **"component by component"** study of **Material & Labor costs.** Each component is judged individually such as foundations, exterior walls, under air etc. This type of approach is many times **more accurate** than the often used inexpensive General Book system that utilizes General local multipliers.

CBI is an inductive estimating product which analyzes user input to automatically select **component** costs for walls, doors, windows, roof cove and the like. When grouped together, multiple assemblies become systems of the building, such as the Exterior Wall, Roof, Partition, HVAC or similar. When the building systems are added together, inclusive of other **"soft costs"** of construction like **Overhead & Profit (OH & P),** fees and permits, architects fees, and similar, respective costs are used to develop a profile for a particular type of Building.

CBI continuously monitors advances in building construction methods to ensure component parts of our estimating system reflect current construction techniques.

When new techniques and specifications become main-stream practice, it can affect the component selections of the system and ultimate amounts produced.

The **CBI** system **Updates** all **Material & Labor** changes every three months.

CBI continually researches labor, material and equipment costs ("hard costs" of construction) plus mark-ups, taxes, insurance, fees and permits and other fringes delivered for reconstruction work for the insurance industry in the United States and Canada. Over 50 research professionals, the largest force in the industry, monitor data from nearly 3,000 areas in the United States.

I P Risk Services, Inc.

General Conditions

The following information and definitions have been compiled by the *RSMeans* company.

The *RSMeans* company is recognized as a top leader of providing insurance Replacement cost information to the insurance industry for many years.

Since 1942, RSMeans has been actively engaged in construction cost publishing and consulting throughout North America.

OVERHEAD & PROFIT

General contractor overhead includes indirect costs such as permits, workers compensation, insurances, supervision and bonding fees.

Overhead COSTS WILL VARY with the size of the project, the contractor's operating procedures and LOCATION.

PROFIT WILL "VARY" WITH ECONOMIC ACTIVITY AND LOCAL CONDITIONS.

In ALL situations, the inspector should give consideration to possible adjustment of the factors used in developing the Commercial/Residential models.

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ARCHITECTURAL FEES

Typical Architectural Fees may "VARY" depending upon the degree of design difficulty and ECONOMIC CONDITIONS in any particular area.

Various portions of the SAME project requiring different percentages should be adjusted proportionately.

******* RSMeans Company**

General Conditions CONTINUED

IP NOTE

The above guidelines have been the basis and foundation of providing ACCURATE insurance estimates in the insurance industry for many years.

The above guidelines are common sense. They prove that there is NOT any type of "Standard" percentages that must be utilized when compiling an accurate insurance estimate.

Professional and ethical insurance estimating companies must take the time/effort needed to compile the correct replacement costs of a particular location.

This time/effort procedure always reveals different replacement costs percentages based on economic conditions and location.

Professional insurance estimating companies should never let any person or any type of "entity" dictate to them the percentages that must be utilized in the production of an accurate insurance estimate.

Professional insurance estimating companies must maintain the identity as an "unbiased disinterested third party opinion" and not yield to pressure from any other entity.

Parties and Entities (such as Insurance Companies) that have a **vested** interest are not; nor have they ever been considered an unbiased source of true replacement costs since they have an interest in the outcome of an insurance estimate.

This fact has been proven many times in the legal system.

Property Owners should always seek an insurance replacement cost estimate from an unbiased disinterested legitimate third party professional company.

IP Risk Services has always abided by the industry guidelines that have been eloquently stated by the RSMeans Company.

IP Risk Services has always maintained the highest integrity as an unbiased disinterested third party opinion.

IP Risk Services does **not** and will never have any type of **vested** interest in the properties that we provide insurance estimate opinions.

IP

I P Risk Services, Inc.

Time-Location Multipliers

IP Risk Services also utilizes the inductive method of cost compilation to help **confirm** our findings. In this method, wage rates, material prices and other base costs are combined into unit-in-place costs, which are then grouped into component-in-place costs.

This check system utilizes time-location multipliers to adjust building base costs to **local costs** and the current **date** of the study.

Time-location multipliers and **local economic conditions** are monitored continuously by our “on the ground in the market” **IP Personnel**. This monitoring staff may consist of a Licensed General Building Contractor, Licensed All Lines Commercial Property Adjuster, Licensed Certified Commercial Appraiser and Licensed Insurance Agent.

FLORIDA LOCATION FACTORS

1. **Jacksonville .78**
2. **Daytona Beach .80**
3. **Tallahassee .72**
4. **Panama City .67**
5. **Pensacola .75**
6. **Gainseville .77**

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7. **Orlando .85**
8. **Melbourne .84**
9. **Miami .80**
10. **Fort Lauderdale .86**
11. **West Palm Beach .83**
12. **Tampa .79**
13. **St. Petersburg .75**
14. **Lakeland .80**
15. **Ft. Myers .83**
16. **Sanibel .95**
17. **Sarasota .92**
18. **Palm Beach .93**

The above multipliers showcase the general cost differences for replacement factors based on **location**. **Local economic** conditions must also be considered for the most accurate replacement estimates in a particular area.

Powered by Core Logic and Underwritten by Lloyd’s of London

I P Risk Services, Inc.

ISO CONSTRUCTION CLASSIFICATIONS

FR= FIRE RESISTIVE (ISO 6)
Building where the exterior walls and floors, roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

FR= MODIFIED FIRE RESISTIVE (ISO 5)
Building where the exterior walls and the floors, roof are constructed of masonry or fire resistive materials with a fire resistance rating of one hour or more but less than two hours.

JM= JOISTED MASONRY (ISO 2)
Building where the exterior walls are constructed of masonry materials such as brick, adobe, concrete, gypsum block, concrete block, stone, tile or similar materials and where the floors and roof are combustible.

F= FRAME (ISO 1)
Building where the exterior walls are wood or other combustible materials, including construction where combustible materials are combined with other materials such as brick, stone veneer, wood and stucco on wood framing.

MNC = MASONRY NONCOMBUSTIBLE (ISO 4)
Building where the exterior walls are constructed of masonry materials with the floors and roof of metal or other noncombustible materials

NC = NONCOMBUSTIBLE (ISO 3)
Building where the exterior walls, floors and the roof are constructed of, and supported by, metal, asbestos, gypsum or other noncombustible materials.

SUPERIOR MASONRY NONCOMBUSTIBLE (ISO 9)
Building where the entire roof is constructed of two inches of masonry on steel supports or when the entire roof is constructed of 22 gauge metal on steel supports or when the entire roof has a wind uplift classification of 90 or equivalent.

Powered by Core Logic and Underwritten by Lloyd's of London

STAFF

OUR CONSULTING STAFF INCLUDES A COMBINED 205+ YEARS OF INSURANCE AND CONSTRUCTION EXPERIENCE:

1. **CRAIG MARKOWICH**

2. **KEN TAZZA**

3. **JONATHAN FIELDS CONSTRUCTION**

4. **KAREN LEWANICK**

5. **Estimating System Licensed thru** *Core Logic*

6. **Insurance underwritten by** *Lloyd's of London*

IP Risk Services, Inc. **P: (404) 317- 7140**
3559 Fairway Forest Drive, Suite 3559
Palm Harbor, FL 34685 **Email: IPRiskServices@aol.com**

CoreLogic®

CoreLogic

Valuation Standard Report

Building 1 2 9

Hazard Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium	Climatic Region:	3 - Warm
13250 RIDGE RD	High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA	Seismic Zone:	1 - No Damage

BUILDING 1 2 9 - Typical Building 1 2 9

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	10,184 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

SUMMARY OF COSTS	Reconstruction	Exclusion

Valuation Standard Report

Building 1 2 9

Hazard Valuation

Policy Number: ESTIMATE-0002278 6/14/2026

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		$1,601 USD
Foundations	$40,904 USD	$40,086 USD
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	$443,417 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	$326,624 USD	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	$354,174 USD	$30,076 USD
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	$122,819 USD	
TOTAL RC Section 1	**$1,287,939 USD**	**$71,763 USD**
TOTAL RC BUILDING 1 2 9 Typical Building 1 2 9	**$1,287,939 USD**	**$71,763 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,287,939 USD**	**10,184**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,287,939 USD**	**10,184**

Valuation Standard Report

Building 1 2 9

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 1 2 9: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$1,287,939 USD	10,184

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$1,287,939 USD	10,184

BUILDING TOTAL, Building 1 2 9	**$1,287,939 USD**	**10,184**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,287,939 USD**	**10,184**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,287,939 USD**	**10,184**

End of Report

CoreLogic

Valuation Standard Report

Building 3

Hazard Valuation

6/12/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/12/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium	Climatic Region:	3 - Warm
13250 RIDGE RD	High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA	Seismic Zone:	1 - No Damage

BUILDING 3 - Building 3

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	13,210 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

SUMMARY OF COSTS	Reconstruction	Exclusion

Valuation Standard Report

Building 3

Hazard Valuation

Policy Number: ESTIMATE-0002278 | 6/12/2026

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		$2,076 USD
Foundations	$53,058 USD	$46,275 USD
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	$534,859 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	$420,378 USD	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	$461,989 USD	$39,365 USD
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	$159,312 USD	
TOTAL RC Section 1	**$1,629,597 USD**	**$87,716 USD**
TOTAL RC BUILDING 3 Building 3	**$1,629,597 USD**	**$87,716 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,629,597 USD**	**13,210**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,629,597 USD**	**13,210**

Valuation Standard Report

Building 3

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/12/2026

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Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
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		Valuation Modified Date:	06/12/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 3: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$1,629,597 USD	13,210

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$1,629,597 USD	13,210

BUILDING TOTAL, Building 3	$1,629,597 USD	13,210

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	$1,629,597 USD	13,210

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	$1,629,597 USD	13,210

End of Report

CoreLogic

Valuation Standard Report

Building 4

Hazard Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium		Climatic Region:	3 - Warm
13250 RIDGE RD		High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA		Seismic Zone:	1 - No Damage

BUILDING 4 - Building 4

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	21,404 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

SUMMARY OF COSTS	Reconstruction	Exclusion

Valuation Standard Report

Building 4

Hazard Valuation

Policy Number: ESTIMATE-0002278 6/14/2026

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		$3,364 USD
Foundations	$85,970 USD	$60,672 USD
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	$765,818 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	$672,392 USD	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	$744,645 USD	$63,249 USD
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	$258,132 USD	
TOTAL RC Section 1	**$2,526,957 USD**	**$127,285 USD**
TOTAL RC BUILDING 4 Building 4	**$2,526,957 USD**	**$127,285 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$2,526,957 USD**	**21,404**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$2,526,957 USD**	**21,404**

Valuation Standard Report

Building 4

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
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		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 4: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$2,526,957 USD	21,404

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$2,526,957 USD	21,404
BUILDING TOTAL, Building 4			**$2,526,957 USD**	**21,404**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$2,526,957 USD**	**21,404**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$2,526,957 USD**	**21,404**

End of Report

CoreLogic

Valuation Standard Report

Building 5 6

Hazard Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
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		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium		Climatic Region:	3 - Warm
13250 RIDGE RD		High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA		Seismic Zone:	1 - No Damage

BUILDING 5 6 - Typical Building 5 6

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	16,978 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

SUMMARY OF COSTS	Reconstruction	Exclusion

Valuation Standard Report

Building 5 6

Hazard Valuation

Policy Number: ESTIMATE-0002278 | 6/14/2026

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		$2,669 USD
Foundations	$68,193 USD	$53,233 USD
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	$643,441 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	$536,467 USD	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	$592,513 USD	$50,422 USD
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	$204,754 USD	
TOTAL RC Section 1	**$2,045,369 USD**	**$106,324 USD**
TOTAL RC BUILDING 5 6 Typical Building 5 6	**$2,045,369 USD**	**$106,324 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$2,045,369 USD**	**16,978**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$2,045,369 USD**	**16,978**

Valuation Standard Report

Building 5 6

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/14/2026

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BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 5 6: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$2,045,369 USD	16,978

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$2,045,369 USD	16,978

BUILDING TOTAL, Building 5 6	**$2,045,369 USD**	**16,978**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$2,045,369 USD**	**16,978**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$2,045,369 USD**	**16,978**

End of Report

Valuation Standard Report

Building 7 8

Hazard Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
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		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium		Climatic Region:	3 - Warm
13250 RIDGE RD		High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA		Seismic Zone:	1 - No Damage

BUILDING 7 8 - Typical Building 7 8

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	7,662 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

SUMMARY OF COSTS	Reconstruction	Exclusion

Valuation Standard Report

Building 7 8

Hazard Valuation

Policy Number: ESTIMATE-0002278 6/14/2026

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		$1,204 USD
Foundations	$30,775 USD	$34,319 USD
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	$362,916 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	$248,268 USD	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	$269,189 USD	$23,000 USD
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	$92,404 USD	
TOTAL RC Section 1	**$1,003,552 USD**	**$58,523 USD**
TOTAL RC BUILDING 7 8 Typical Building 7 8	**$1,003,552 USD**	**$58,523 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,003,552 USD**	**7,662**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,003,552 USD**	**7,662**

Valuation Standard Report

Building 7 8

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/14/2026

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		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 7 8: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$1,003,552 USD	7,662

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$1,003,552 USD	7,662
BUILDING TOTAL, Building 7 8			**$1,003,552 USD**	**7,662**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,003,552 USD**	**7,662**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,003,552 USD**	**7,662**

End of Report

Valuation Detailed Report

Building 10

Hazard Valuation

CoreLogic

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium	Climatic Region:	3 - Warm
13250 RIDGE RD	High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA	Seismic Zone:	1 - No Damage

BUILDING 10 - Typical Building 10

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	1
Gross Floor Area:	6,327 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

CoreLogic

Valuation Detailed Report

Building 10

Hazard Valuation

Policy Number: ESTIMATE-0002278 6/14/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				$995 USD
Foundations			$25,413 USD	$30,941 USD
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			$241,483 USD	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			$76,533 USD	
Material	100% Shingles, Asphalt			
Pitch				
Interior			$206,519 USD	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length		903 ft.		
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			$222,482 USD	$19,019 USD
Heating		100% Forced Warm Air		
Cooling	100% Forced Cool Air			
Fire Protection		0% Sprinkler System		
		0% Automatic Fire Alarm System		
	100% Manual Fire Alarm System			

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Plumbing		43 Total Fixtures		
Electrical		100% Average Quality		
Elevators		0 Passenger		
		0 Freight		
Built-ins			$76,304 USD	
TOTAL RC Section 1			**$848,733 USD**	**$50,955 USD**
TOTAL RC BUILDING 10 Typical Building 10			**$848,733 USD**	**$50,955 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$848,733 USD**	**6,327**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$848,733 USD**	**6,327**

CoreLogic

Valuation Detailed Report

Building 10

Hazard Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 10: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$848,733 USD	6,327

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes	$848,733 USD	6,327
BUILDING TOTAL, Building 10			**$848,733 USD**	**6,327**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$848,733 USD**	**6,327**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$848,733 USD**	**6,327**

End of Report

CoreLogic

Valuation Standard Report

Clubhouse

Insurance Report

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium	Climatic Region:	3 - Warm
13250 RIDGE RD	High Wind Region:	2 - Moderate Damage
LARGO, FL 33778 USA	Seismic Zone:	1 - No Damage

BUILDING 10 - Clubhouse

Section 1

SUPERSTRUCTURE

Occupancy:	100% Clubhouse/Recreation Building	Story Height:	9 ft.
Construction Type:	30% Masonry (ISO 2) 70% Frame (ISO 1)	Number of Stories:	1
Gross Floor Area:	1,210 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1983		

Adjustments

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

Fees

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

Valuation Standard Report

Clubhouse

Insurance Report

Policy Number: ESTIMATE-0002278 6/14/2026

SUMMARY OF COSTS	Reconstruction	Exclusion
SUPERSTRUCTURE		
Site Preparation		$364 USD
Foundations	$9,301 USD	$12,666 USD
Foundation Wall, Interior Foundations, Slab On Ground		
Exterior	$86,192 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof		
Interior	$28,369 USD	
Floor Finish, Ceiling Finish, Partitions		
Mechanicals	$107,711 USD	$9,128 USD
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators		
Built-ins	$4,185 USD	
TOTAL RC Section 1	**$235,758 USD**	**$22,159 USD**
TOTAL RC BUILDING 10 Clubhouse	**$235,758 USD**	**$22,159 USD**

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$235,758 USD**	**1,210**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$235,758 USD**	**1,210**

Valuation Standard Report

Clubhouse

Insurance Report

SUMMARY REPORT

Policy Number: ESTIMATE-0002278 6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 10: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	$235,758 USD	1,210

Section Totals			Reconstruction	Sq.Ft.
Section 1	100%	Clubhouse/Recreation Building	$235,758 USD	1,210

BUILDING TOTAL, Building 10	**$235,758 USD**	**1,210**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$235,758 USD**	**1,210**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$235,758 USD**	**1,210**

End of Report

CoreLogic

Valuation Summary Report

Building 1 2 9

Flood Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 1 2 9: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium	$1,867,322 USD	10,184
Section Totals			**Reconstruction**	**Sq.Ft.**
Section 1	100%	Condominium	$1,867,322 USD	10,184
BUILDING TOTAL, Building 1 2 9			**$1,867,322 USD**	**10,184**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,867,322 USD**	**10,184**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,867,322 USD**	**10,184**

End of Report

Valuation Summary Report

Building 3

Flood Valuation

6/12/2026

CoreLogic

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/12/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 3: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium	$2,378,648 USD	13,210
Section Totals			**Reconstruction**	**Sq.Ft.**
Section 1	100%	Condominium	$2,378,648 USD	13,210
BUILDING TOTAL, Building 3			**$2,378,648 USD**	**13,210**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$2,378,648 USD**	**13,210**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$2,378,648 USD**	**13,210**

End of Report

CoreLogic

Valuation Summary Report

Building 4

Flood Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 4: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	$/Sq.Ft.
Section 1	100%	Condominium	$3,724,640 USD	21,404	$174 USD
Section Totals			**Reconstruction**	**Sq.Ft.**	**$/Sq.Ft.**
Section 1	100%	Condominium	$3,724,640 USD	21,404	$174 USD
BUILDING TOTAL, Building 4			**$3,724,640 USD**	**21,404**	**$174 USD**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.	$/Sq.Ft.
LOCATION TOTAL, Location 1	**$3,724,640 USD**	**21,404**	**$174 USD**

	Reconstruction	Sq.Ft.	$/Sq.Ft.
VALUATION GRAND TOTAL	**$3,724,640 USD**	**21,404**	**$174 USD**

End of Report

Valuation Summary Report

Building 4

Flood Valuation

Policy Number: ESTIMATE-0002278 6/14/2026

CoreLogic

Valuation Summary Report

Building 5 6

Flood Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 5 6: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	$/Sq.Ft.
Section 1	100%	Condominium	$3,001,526 USD	16,978	$177 USD
Section Totals			**Reconstruction**	**Sq.Ft.**	**$/Sq.Ft.**
Section 1	100%	Condominium	$3,001,526 USD	16,978	$177 USD
BUILDING TOTAL, Building 5 6			**$3,001,526 USD**	**16,978**	**$177 USD**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.	$/Sq.Ft.
LOCATION TOTAL, Location 1	**$3,001,526 USD**	**16,978**	**$177 USD**

	Reconstruction	Sq.Ft.	$/Sq.Ft.
VALUATION GRAND TOTAL	**$3,001,526 USD**	**16,978**	**$177 USD**

End of Report

CoreLogic

Valuation Summary Report

Building 7 8

Flood Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 7 8: SUPERSTRUCTURE			Reconstruction	Sq.Ft.
Section 1	100%	Condominium	$1,445,599 USD	7,662
Section Totals			**Reconstruction**	**Sq.Ft.**
Section 1	100%	Condominium	$1,445,599 USD	7,662
BUILDING TOTAL, Building 7 8			**$1,445,599 USD**	**7,662**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	Sq.Ft.
LOCATION TOTAL, Location 1	**$1,445,599 USD**	**7,662**

	Reconstruction	Sq.Ft.
VALUATION GRAND TOTAL	**$1,445,599 USD**	**7,662**

End of Report

CoreLogic

Valuation Summary Report

Building 10

Flood Valuation

6/14/2026

VALUATION

Valuation Number:	ESTIMATE-0002278	Effective Date:	06/12/2026
Value Basis:	Reconstruction	Expiration Date:	06/12/2027
		Estimate Expiration Date:	09/10/2026
		Cost as of:	04/2026
		Valuation Modified Date:	06/14/2026

BUSINESS

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

LOCATION 1 - Ridge Grove Condominium

Ridge Grove Condominium

13250 RIDGE RD

LARGO, FL 33778 USA

BUILDING 10: SUPERSTRUCTURE			**Reconstruction**	**Sq.Ft.**
Section 1	100%	Condominium	$1,216,179 USD	6,327
Section Totals			**Reconstruction**	**Sq.Ft.**
Section 1	100%	Condominium	$1,216,179 USD	6,327
BUILDING TOTAL, Building 10			**$1,216,179 USD**	**6,327**

BUILDING INSURANCE SUMMARY

Total Insured Amount	$0 USD
Percent of Insurance to Value	0%

	Reconstruction	**Sq.Ft.**
LOCATION TOTAL, Location 1	**$1,216,179 USD**	**6,327**

	Reconstruction	**Sq.Ft.**
VALUATION GRAND TOTAL	**$1,216,179 USD**	**6,327**

End of Report

PHOTOGRAPHS

RIDGE GROVE CONDOMINIUM

- *RESIDENTIAL BUILDINGS*
- *COMMON AREA AMENITIES*

IP

ANNUAL UPDATE SERVICE

INSURABLE CONSTRUCTION AND LAWS GOVERNING INSURABLE RESPONSIBILITY CONTINUE TO CHANGE.

WE CAN UPDATE THIS INSURANCE REPORT WITHOUT GOING TO THE ADDITIONAL EXPENSE OF ANOTHER INSPECTION. THIS SERVICE WILL KEEP THE ASSOCIATION CURRENT ON ALL CHANGES.

WE MAY HAVE TO REINSPECT THE RISK FOR ANY MAJOR CHANGES TO THE INSURABLE ITEMS. NORMAL MAINTENANCE WOULD *NOT* REQUIRE ANOTHER INSPECTION.

WE ALSO HAVE AN AUTOMATIC ANNUAL UPDATE SERVICE. IP WILL UPDATE THE REPORT AUTOMATICALLY EVERY YEAR WITHOUT ANY EFFORT FROM THE OWNERS.

IPRISKSERVICES@AOL.COM **P: (404) 317-7140**

IP

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RESERVE STUDIES

IP RISK SERVICES ALSO OFFERS COMPLETE RESERVE STUDY REPORTS.

WE WERE THE FIRST MAJOR COMPANY TO OFFER RESERVE STUDY REPORTS FOR CONDOMINIUM ASSOCIATIONS.

MANY HAVE TRIED TO COPY OUR FORMAT BUT OUR EXPERTISE AND *PIONEER* REPORTS CANNOT BE DUPLICATED.

WE ARE KNOWN TO HAVE THE MOST "USER FRIENDLY" RESERVE STUDY REPORTS IN THE INDUSTRY AS WE DO NOT INSERT WORTHLESS FILLERS SUCH AS GRAPHS AND CHARTS INTO OUR REPORTS. *We just report the FACTS and real COSTS.*

WE CAN OFFER YOUR ASSOCIATION A SUBSTANTIAL DISCOUNT BASED ON OUR RECENT APPRAISAL REPORT. *JUST REQUEST YOUR DISCOUNT.*

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IP

POWERED BY CORE LOGIC AND UNDEWRITTEN BY LLOYD'S OF LONDON

New Building Codes

One of the most overlooked insurance situations in a serious loss involves **new building codes and local ordinances** that may have been updated, changed or even added since the original construction of a building.

A further insurance situation involves **debris removal** after a serious loss. Debris from a loss must be removed before re-construction can begin.

New building codes and debris removal can sometimes be very costly and often overlooked by all parties involved in an insurance loss.

It is in the best interest of the insured to have an **estimate** for these two hazards even if the policy covers this cost.

IP **EXCLUSIVELY** offers a **“Theoretical Value Estimate”** for current building codes and debris removal.

Our 31 years of experience in the Florida market has enabled us to develop an exclusive formula for estimating these two important costs.

Just request us to provide you with this exclusive service.

IP

POWERED BY CORE LOGIC AND UNDERWRITTEN BY LLOYD’S OF LONDON

IP Risk Services carries complete Professional Appraisal Liability Insurance Underwritten thru:

LLOYD'S

LLOYD'S OF LONDON

THE ULTIMATE PROTECTION FOR ASSOCIATIONS AND BOARD MEMBERS

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Our Commitment to Customer Excellence

IP

IP

“EXPERIENCE MAKES A DIFFERENCE”

ALL OF OUR PAST REPORTS HAVE BEEN PRODUCED AND REVIEWED BY A MINIMUM OF AT LEAST ONE OF THE FOLLOWING LICENSED PROFESSIONALS:

1. **Florida State Certified General Real Estate Appraiser**
2. **Florida All Lines Insurance Adjuster**
3. **Florida Licensed General Building Contractor**
4. **Florida Licensed Insurance Agent**
5. **Estimating System Licensed thru Core Logic, Inc.**
6. **Insurance Underwritten by Lloyd’s of London.**

IP Risk Services has been providing Insurance Services to ALL of Florida for over 32 years strong.

Our impeccable reputation and acceptance by ALL Insurance Companies and ALL Parties is well known from the Florida Panhandle to the Florida Keys.

Our longevity exhibits our expertise and commitment.

IPRISKSERVICES@AOL.COM **404-317-7140**

LLOYD'S
CELEBRATING
325
YEARS

CoreLogic®

CITIZEN PROPERTY INSURANCE CORPORATION

Minimum Requirements for Non-Licensed Commercial Residential Inspections/Valuation

In accordance with Citizens Property Insurance Corporation Agent Technical Bulletin 006-20 dated July 14, 2010, the following information is required:

CERTIFICATION

Name of the firm of key personnel completing the inspection/valuation:
IP RISK SERVICES, INC. and Craig Markowich

I, Craig Markowich certify that I, or the entity listed above have/has at least three (3) years experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Craig Markowich
Craig Markowich
Florida License, CL520

PROPERTY

Pine Grove Condominium
13250 Ridge Road
Largo, FL 33778

VALUATION REQUIREMENTS

The valuation includes an estimate of the replacement cost for every structure to be covered. The method used to determine the cost of rebuilding the structures is the current version of the calculation system: CORE LOGIC, INC.

Inspections also include clear photographs of any buildings and ancillary structures the applicant/policyholder wishes to insure.

Where multiple buildings are identical, or nearly so, representative photographs have been used. Photographs of any existing damage are also included.

VALUATION AND BUILDING INFORMATION

Please see attached report under the Property Data section for the following information:

Identity of building inspected

Year of Construction

Total square footage

Number of stories

Number of Units

Construction details

Detailed description of unit use

Overall condition of structure

Common area interior finishes

Type and condition of all ancillary structures on the property, including non-residential Buildings and amenity package

Distance to Tidal water – 2.2 miles

Detailed description and condition of exposures such as fireplaces, porches, decks, balconies, cooking exposures

Detailed descriptions of other property or liability hazards

I P Risk Services, Inc.

LIMITING CONDITIONS

This insurance inspection report is based on the data collected on the inspection date. No consideration has been given to material premiums and additional items needed to conform to building codes, ordinances; or demolition in connection with reconstruction or the removal of destroyed risk items. The **value of the land** and site improvements have **not** been included. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or sub-soil conditions, engineering or other technical matters. **This report is not a Real Estate Appraisal. Insurance report only.**

The conclusions in this report are estimated under **normal market** conditions and is considered appropriate for proper normal insurance coverage. **Natural disasters** may drastically **increase** the cost of construction and is **not** feasible to properly estimate. This report does **not** take into consideration cost increases due to any type of abnormal weather and/or abnormal other conditions.

This insurance inspection report is not a guarantee or warranty of any kind. We do not assume any liability for damages which may result from this report. We are not responsible for conditions this report fails to disclose. The report is valid for one year. This insurance inspection report should be updated at least once a year.

Neither our employment nor our compensation in connection with this report is in anyway contingent upon the conclusions reached; this report sets forth all the assumptions and limiting conditions affecting the analysis, insurable analysis and conclusions contained herein; I P Risk Services, Inc., makes no warranties or representations regarding the insurance report conclusions found in this report.

The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this inspection report. Construction replacement cost value can be provided by a variety of professionals and as such is not within the definition of appraisal practice. This opinion is from the ASB.

The Association, by accepting this insurance report, agrees to release IP from any claims, demands or damages. The Association, in consideration of IP performing the insurance analysis report, hereby agrees to indemnify, defend and hold harmless IP Risk Services, Inc., from and against any and all liability, damages, losses, claims, demands or lawsuits arising out of or relating to this insurance analysis report. Acceptance of and use of this report constitutes acceptance of the above statements.

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