

COMPREHENSIVE RISK INSPECTION REPORT **UPDATE** **PREPARED FOR**

Outlook Village Condominium

LOCATION:

**6301 58th STREET NORTH
PINELLAS PARK, FLORIDA 33781**



IP RISK SERVICES, INC.

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

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



Outlook
Village



6301 58th St N

This is an aerial photograph of a residential development. A red location pin is placed on the left side of the image, pointing to a specific house. The text '6301 58th St N' is overlaid on the image near the pin. The development features a central pond surrounded by a ring of houses with brown roofs. There are several parking lots with cars parked, and a road runs along the top and right sides of the property. The surrounding area includes other houses and trees.



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IP RISK SERVICES, INC

INSURANCE INSPECTION REPORT



PREPARED FOR THE FOLLOWING INSURANCE RISK: OUTLOOK VILAGE CONDOMINIUM

LOCATION: PINELLAS PARK, 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- September 4, 2026

Original Inspection- Craig Markowich

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Core Logic Estimating System

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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.

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INSURANCE RESPONSIBILITIES AS GOVERNED BY FLORIDA STATUTE 718

	Condominium Association Responsibility	Individual Unit Owner Responsibility
1. ROOF AND ROOF COVER <i>Structural Framing and Roof Cover</i>	YES	NO
2. EXTERIOR WALLS <i>Paint, stucco, insulation, studs, Concrete Block, Brick, etc.</i>	YES	NO
3. UNIT INTERIOR WALLS <i>Party Walls, Unfinished drywall, insulation, metal and wood studs</i>	YES	NO
4a. COMMON AREA Interior Walls <i>Studs, Block and Drywall</i>	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR <i>Floor, Wall & Ceiling Finishes</i> <i>Paint, Carpet, tile, etc.</i>	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.

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INSURANCE RESPONSIBILITIES AS GOVERNED BY NATIONAL FLOOD INSURANCE PROGRAM-FEMA

	Condominium Association Responsibility	Individual Unit Owner Responsibility
1. ROOF AND ROOF COVER <i>Structural Framing and Roof Cover</i>	YES	NO
2. EXTERIOR WALLS <i>Paint, stucco, insulation, studs, Concrete Block, Brick, etc.</i>	YES	NO
3. UNIT INTERIOR WALLS <i>Party Walls, Unfinished drywall, insulation, metal and wood studs</i>	YES	NO
4a. COMMON AREA Interior Walls <i>Studs, Block and Drywall</i>	YES	NO
4b. COMMON AREA Floor, Wall, and Ceiling Finishes	YES	NO
5. UNIT INTERIOR <i>Floor, Wall & Ceiling Finishes</i> <i>Paint, Carpet, tile, etc.</i>	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

09/2026 **THE OUTLOOK VILLAGE CONDOMINIUM**

The below analysis is in adherence with Florida Insurance Statute 718 and Exclude certain items as explained in the report.

RISK	INSURABLE REPRODUCTION	LESS FOUNDATION EXCLUSIONS	INSURABLE REPRODUCTION
1	1,000,022	56,706	943,316
2	1,000,022	56,706	943,316
3	1,000,022	56,706	943,316
4	1,000,022	56,706	943,316
5	1,000,022	56,706	943,316
6	1,000,022	56,706	943,316
7	1,000,022	56,706	943,316
8	1,000,022	56,706	943,316
9	1,000,022	56,706	943,316
10	1,000,022	56,706	943,316
11	1,000,022	56,706	943,316
Grand Total	11,000,242	623,766	10,376,476

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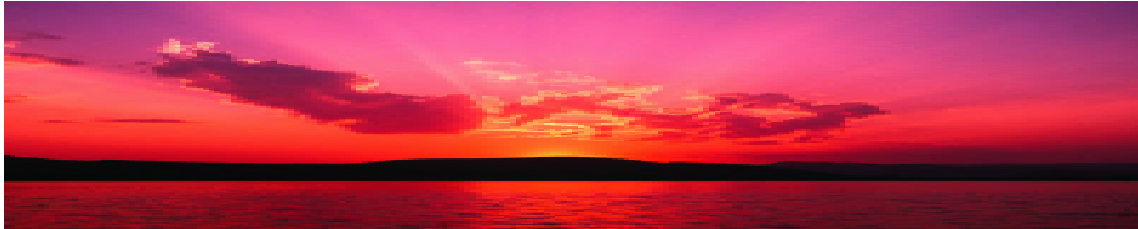


6301 58th St N

This is an aerial photograph of a residential development. A central, dark-colored pond is surrounded by a ring of approximately 15-20 single-story houses with tan or light brown roofs. The houses are arranged in a semi-circle around the pond. Several parking lots are visible: one along the top edge of the pond, one along the right edge, and one along the bottom edge. A red location pin is placed on the left side of the image, near the top-left corner of the pond, with the text '6301 58th St N' next to it. The surrounding area includes a street at the top with some parked cars and other residential buildings in the background.



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. 9/2026

The Outlook Village Condominium
6301 58th Street North
Pinellas Park, Florida 33781

TYPICAL BUILDING (1,311,880)

11 OF 11 14,430,680

GRAND TOTAL 14,430,680

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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.***

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**IP RISK SERVICES, INC.
OUTLOOK VILLAGE CONDOMINIUM**

BUILDING DESCRIPTIONS

Name of Complex: Outlook Village Condominium

Name of Association: Outlook Village Condominium Association, Inc.

Physical Location: 6301 58th Street North
Pinellas Park, Florida 33781
(Pinellas County)

Residential Buildings: 11 – Two (2) Story Residential Buildings with a total of 66 Units

Other Structures: None

Comments: 1.) The complex has eleven (11) buildings. The buildings are numbered 1, 2, 3, 4, 5, 6, 7, 8, 9, 10 and 11. Each building has a total of 6 units. Each building has three (3) sections: a main or center section that is two stories and has 2 units on each floor for a total of 4 units. On the left side and right side of the main or center section of the building are one story sections. Each section has one unit for a total of 2 units.

2.) These buildings were converted from apartment buildings to condominiums in 2005.

RESIDENTIAL BUILDINGS

Eleven (11) Buildings Gross Floor Approximate Square Footage:

Building	Building Base Floor SF	Storage Closets SF	Covered Walkways SF	Enclosed Screened Porches SF	Open Porches SF	Total Gross Floor Approx. SF
1	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
2	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
3	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
4	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
5	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
6	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
7	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
8	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
9	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
10	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF

IP RISK SERVICES, INC.
OUTLOOK VILLAGE CONDOMINIUM

11	6,158 SF	128 SF	248 SF	576 SF	40 SF	7,150 SF
Totals	67,738 SF	1,408 SF	2,728 SF	6,336 SF	440 SF	78,650 SF

Building 1 - Gross Floor Approximate Square Footage:

Floor of Building	Building Base Floor SF	Storage Closets SF	Covered Walkways SF	Enclosed Screened Porches SF	Open Porches SF	Total Gross Floor Approx. SF
Floor 1	4,036 SF	104 SF	108 SF	366 SF	40 SF	4,654 SF
Floor 2	2,122 SF	24 SF	140 SF	210 SF	0 SF	2,496 SF
Totals	6,158 SF*	128 SF	248 SF	576 SF	40 SF	7,150 SF

RESIDENTIAL BUILDINGS

Number of Buildings:	11 Buildings
Number of Units:	66 Units (Each building has 6 units.)
Number of Stories:	Two (2) Stories per each building (main section or center section) One (1) Story per each side section of the building
Foundation:	Concrete slab on grades.
Frame:	Bearing wall construction.
Floors:	First Floor: Concrete slab Upper Floor: Concrete slab
Exterior Walls:	Masonry block/stucco/painted with decorative stones on the front of the buildings.
Windows:	Metal frame
Roof:	Pitched wood trusses and plywood with composition shingles covering.
Conveying System:	None
Kitchen:	Each unit contains one residential style kitchen with average appliances such as a refrigerator, stove, sink, dishwasher, and kitchen cabinets.
Floors: Common Areas:	Concrete walkways with tile coverings.
Interior Areas:	Floors are not included in this report as per Florida Condominium Laws.

IP RISK SERVICES, INC.
OUTLOOK VILLAGE CONDOMINIUM

Walls: Common Areas: Masonry block/stucco/painted exterior walls.
Interior Areas: Wall Finishes are not included in this report as per Florida Condominium Laws.

Ceilings: Common Areas: N/A
Interior Areas: Ceiling Finishes are not included in this report as per Florida Condominium Laws

Partitions: Between Units: Masonry block between the units

HVAC Systems: Sixty six (66) HVAC systems or one (1) HVAC system per each unit.

Electrical: Average electrical system.

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

Ceiling Sprinklers: None

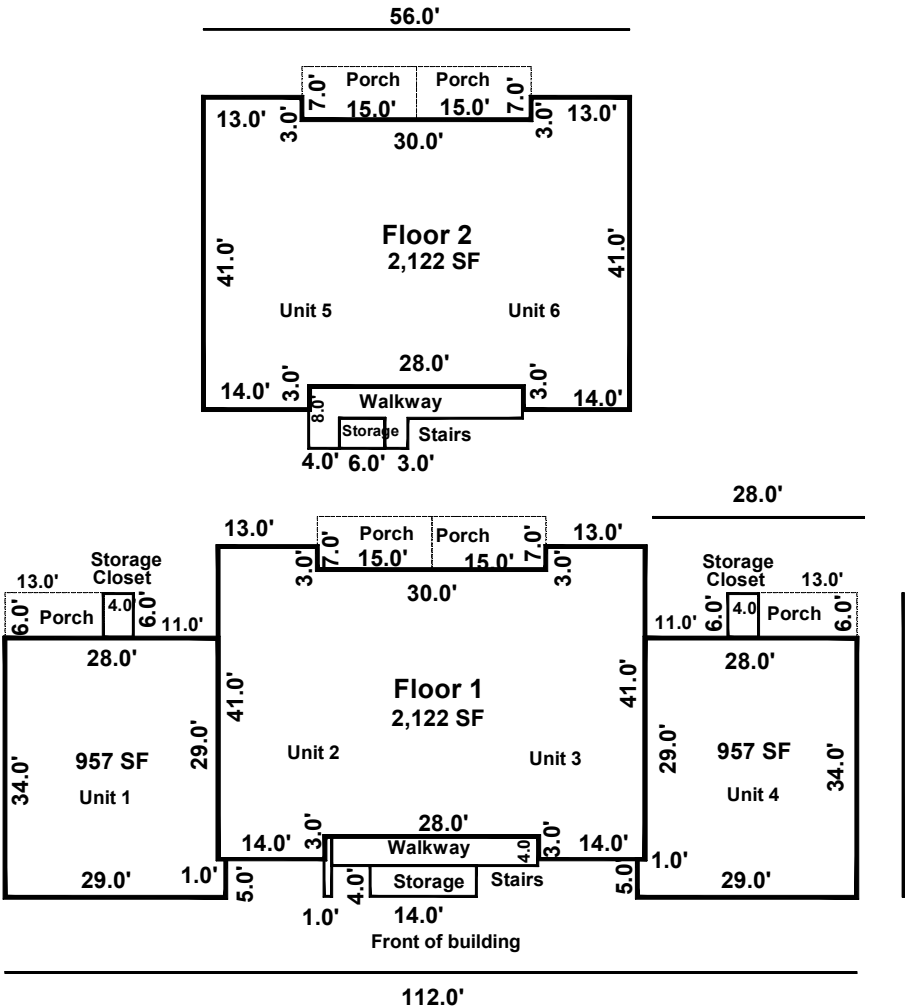
Age: Built in 1984.

Condition: Average

Miscellaneous Extras: 1.) Gutters on the building
2.) Fire Extinguishers on the second floor of the buildings.

Building Sketch

Borrower/Client	Outlook Village Condominium			
Property Address	8301 58th Street North			
City	Pinellas Park	County	Pinellas	State FL Zip Code 33781
Lender				



Note: This sketch is for the use only of I.P. Risk Services personnel. Not for use by the public.
Note: Some measurements have been rounded up to the nearest whole foot.

Comments:

AREA CALCULATIONS SUMMARY			
Code	Description	Net Size	Net Totals
GBA1	First Floor	2122.0	
	First Floor	957.0	
	First Floor	957.0	4036.0
GBA2	Second Floor	2122.0	2122.0
	Screen Porch	78.0	
	Screen Porch	78.0	
P/P	Screen Porch	105.0	
	Screen Porch	105.0	
	2nd Flr Porch	105.0	
OTH	2nd Floor Porch	105.0	576.0
	2nd Flr Walkway	140.0	
	2nd Storage Closets	24.0	
	1st Storage Closet	24.0	
	1st Storage Closet	24.0	
	Masonry Wall	8.0	
	1st Storage Closet	56.0	
	1st Flr Walkway	108.0	384.0
Net BUILDING Area (Rounded)			6158

BUILDING AREA BREAKDOWN			
Breakdown			Subtotals
First Floor			
13.0	x	41.0	533.0
1.0	x	38.0	38.0
35.0	x	42.0	1470.0
3.0	x	13.0	39.0
3.0	x	14.0	42.0
5.0	x	29.0	145.0
28.0	x	29.0	812.0
5.0	x	29.0	145.0
28.0	x	29.0	812.0
Second Floor			
13.0	x	41.0	533.0
35.0	x	43.0	1505.0
1.0	x	3.0	3.0
3.0	x	14.0	42.0
3.0	x	13.0	39.0
14 Items (Rounded)			6158

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.

IP

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.

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.

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 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. Gainesville	.77

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.

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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.



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.
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CoreLogic®



VALUATION

Valuation Number:	ESTIMATE-0002111	Effective Date:	09/04/2026
Value Basis:	Reconstruction	Expiration Date:	09/04/2027
		Estimate Expiration Date:	09/04/2027
		Cost as of:	06/2026
		Valuation Modified Date:	09/04/2026

BUSINESS

Outlook Condominium
6301 58TH ST N
PINELLAS PARK, FL 33781-5513 USA

LOCATION 1 – Outlook Condominium

Outlook Condominium	Climatic Region:	3 – Warm
6301 58TH ST N	High Wind Region:	2 – Moderate Damage
PINELLAS PARK, FL 33781-5513 USA	Seismic Zone:	1 – No Damage

BUILDING 0000000 – Outlook Village

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:	7,150 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 – 2.0 – Average		
Year Built:	1984		

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
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Valuation Detailed Report

Typical Residential Building
Hazard Detailed

Policy Number: ESTIMATE-0002111

9/4/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
SUPERSTRUCTURE				
Site Preparation				\$1,150 USD
Foundations			\$29,390 USD	\$33,829 USD
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$268,076 USD	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$85,937 USD	
Material	100% Shingles, Asphalt			
Pitch				
Interior			\$230,557 USD	
Floor Finish				
Ceiling Finish		100% Drywall		
Partitions				
Length	980 ft.			
Structure		100% Studs, Girts, etc.		
Finish		100% Drywall		
Mechanicals			\$241,110 USD	\$21,727 USD
Heating	85% Heat Pump			
Cooling	85% Heat Pump			
Fire Protection		0% Sprinkler System 0% Manual Fire Alarm System 0% Automatic Fire Alarm System		
Plumbing		48 Total Fixtures		



Valuation Detailed Report

Typical Residential Building
Hazard Detailed

Policy Number: ESTIMATE-0002111

9/4/2026

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
Electrical		100% Average Quality		
Elevators		0 Passenger 0 Freight		
Built-ins			\$88,246 USD	
TOTAL RC Section 1			\$943,316 USD	\$56,706 USD
TOTAL RC BUILDING 0000000 Outlook Village			\$943,316 USD	\$56,706 USD
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	
LOCATION TOTAL, Location 1	\$943,316 USD	7,150	\$132 USD	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.	
VALUATION GRAND TOTAL	\$943,316 USD	7,150	\$132 USD	



Valuation Detailed Report

Typical Residential Building

Hazard Detailed

SUMMARY REPORT

Policy Number: ESTIMATE-0002111

9/4/2026

VALUATION

Valuation Number:	ESTIMATE-0002111	Effective Date:	09/04/2026
Value Basis:	Reconstruction	Expiration Date:	09/04/2027
		Estimate Expiration Date:	09/04/2027
		Cost as of:	06/2026
		Valuation Modified Date:	09/04/2026

BUSINESS

Outlook Condominium
6301 58TH ST N
PINELLAS PARK, FL 33781-5513 USA

LOCATION 1 - Outlook Condominium

Outlook Condominium
6301 58TH ST N
PINELLAS PARK, FL 33781-5513 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$943,316 USD	7,150	\$132 USD
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium, w/o Interior Finishes		\$943,316 USD	7,150	\$132 USD
BUILDING TOTAL, Building 0000000				\$943,316 USD	7,150	\$132 USD
BUILDING INSURANCE SUMMARY						
Total Insured Amount				\$0 USD		
Percent of Insurance to Value				0%		
100% Co-insurance Requirement				\$943,316 USD		\$943,316 USD
-100% Variance				(\$943,316) USD		
				Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1				\$943,316 USD	7,150	\$132 USD
				Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL				\$943,316 USD	7,150	\$132 USD



Valuation Detailed Report

Typical Residential Building

Hazard Detailed

Policy Number: ESTIMATE-0002111

9/4/2026

End of Report

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FLOOD VALUATION



ESTIMATE READOUTS

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



VALUATION

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BUSINESS

Outlook Condominium
6301 58TH ST N
PINELLAS PARK, FL 33781-5513 USA

LOCATION 1 - Outlook Condominium

Outlook Condominium	Climatic Region:	3 - Warm
6301 58TH ST N	High Wind Region:	2 - Moderate Damage
PINELLAS PARK, FL 33781-5513 USA	Seismic Zone:	1 - No Damage

BUILDING 0000000 - Outlook Village

Section 1

SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	7,150 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:	1984		

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
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SUMMARY OF COSTS

Reconstruction Exclusion



Valuation Standard Report

Typical Residential Building
Flood Valuation

Policy Number: ESTIMATE-0002111

9/4/2026

SUMMARY OF COSTS		Reconstruction	Exclusion
SUPERSTRUCTURE			
Site Preparation		\$1,120 USD	
Foundations		\$61,584 USD	
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$344,858 USD	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$301,323 USD	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$503,517 USD	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$99,479 USD	
TOTAL RC Section 1		\$1,311,880 USD	
TOTAL RC BUILDING 0000000 Outlook Village		\$1,311,880 USD	
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$1,311,880 USD	7,150	\$183 USD
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$1,311,880 USD	7,150	\$183 USD



Valuation Standard Report

Typical Residential Building

Flood Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0002111

9/4/2026

VALUATION

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BUSINESS

Outlook Condominium

6301 58TH ST N

PINELLAS PARK, FL 33781-5513 USA

LOCATION 1 - Outlook Condominium

Outlook Condominium

6301 58TH ST N

PINELLAS PARK, FL 33781-5513 USA

BUILDING 0000000: SUPERSTRUCTURE				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium		\$1,311,880 USD	7,150	\$183 USD
Section Totals				Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium		\$1,311,880 USD	7,150	\$183 USD
BUILDING TOTAL, Building 0000000				\$1,311,880 USD	7,150	\$183 USD

BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0 USD	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$1,311,880 USD	\$1,311,880 USD
-100% Variance	(\$1,311,880) USD	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
LOCATION TOTAL, Location 1	\$1,311,880 USD	7,150	\$183 USD
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
VALUATION GRAND TOTAL	\$1,311,880 USD	7,150	\$183 USD

End of Report



Commercial
Valuation

Valuation Standard Report

Typical Residential Building

Flood Valuation

Policy Number: ESTIMATE-0002111

9/4/2026

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PHOTOGRAPHS



OUTLOOK VILLAGE CONDOMINIUM

- *RESIDENTIAL BUILDINGS*

IP



6301 58th St N

This is an aerial photograph of a residential development. A central, dark, irregularly shaped pond is the focal point. Surrounding the pond are several rows of houses with brown roofs. Parking lots with numerous cars are visible along the perimeter of the development. A red location pin is placed on the left side of the image, with the text '6301 58th St N' next to it. The surrounding area includes other residential streets and houses.



Outlook
Village







1

OUTLOOK VILLAGE
A COMMUNITY

103

















BUILDING

2

























11

















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.**



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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.**

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DISCOUNT BASED ON OUR RECENT APPRAISAL
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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.

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Professional Appraisal Liability
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LLOYD'S OF LONDON

**THE ULTIMATE PROTECTION FOR ASSOCIATIONS
AND BOARD MEMBERS**

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.



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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

**Outlook Condominium
6301 58th Street North
Pinellas Park, Florida**

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

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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