

Jamison  
# 211

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

**Town Shores of Gulfport  
Condominium**

**LOCATION:**

**3210 59<sup>th</sup> STREET SOUTH  
GULFPORT, FLORIDA 33707**



**IP RISK SERVICES, INC.**  
**3559 Fairway Forest Drive, Suite 3559**  
**Palm Harbor, Florida 34685**

Email: [IPRiskServices@aol.com](mailto:IPRiskServices@aol.com)

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

*Town Shores  
of  
Gulfport*

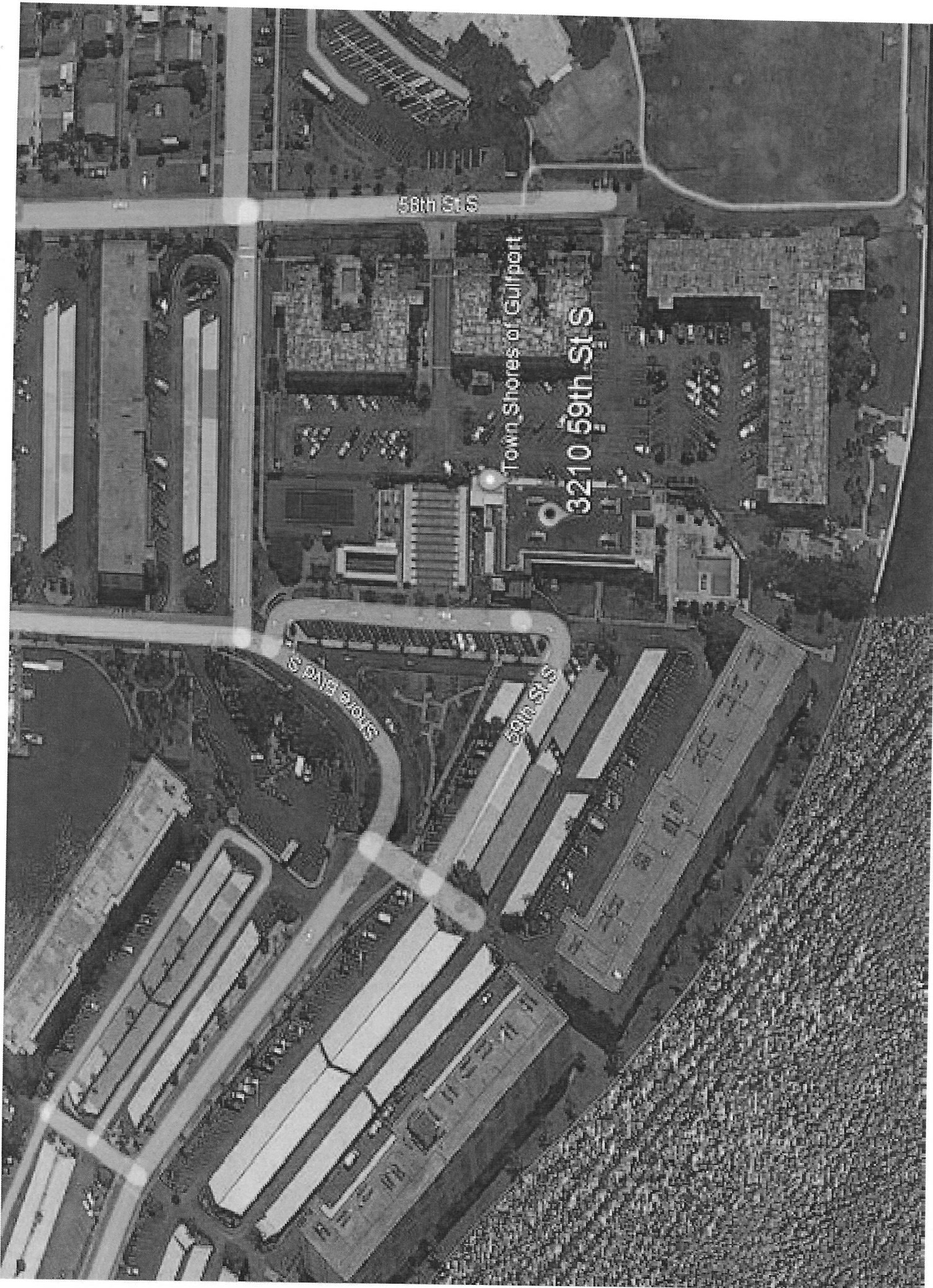
58th St S

Town Shores of Gulfport

3210 59th St S

59th St S

59th St S



# IP RISK SERVICES, INC

## INSURANCE INSPECTION REPORT



**PREPARED FOR THE FOLLOWING INSURANCE RISK:  
TOWN SHORES OF GULFPORT CONDOMINIUM**

**LOCATION:  
GULFPORT, 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 CONSTRUCTION COMPONENTS 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- November 14, 2023**

**Original Inspection- Craig Markowich**

P/P Consultants:

**CRAIG MARKOWICH, FL Lic CL520  
KEN TAZZA, FL Lic WO31043  
KAREN G. LEWANICK  
JONATHAN FIELDS**

*CRAIG MARKOWICH  
KEN TAZZA  
KAREN G. LEWANICK  
JONATHAN FIELDS*

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Palm Harbor, Florida 34685

Email: [IPRiskServices@aol.com](mailto:IPRiskServices@aol.com)  
*Core Logic Estimating System*

**IP**

**Underwritten by Lloyd's of London**

**IP**

# HAZARD INSURANCE REQUIREMENTS BASED ON FLORIDA STATUTE 718

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**\*\*\*\*\* 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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**IP**



**INSURANCE RESPONSIBILITIES AS GOVERNED BY  
FLORIDA STATUTE 718**

	<b>Condominium Association Responsibility</b>	<b>Individual Unit Owner Responsibility</b>
<b>1. ROOF AND ROOF COVER</b> <i>Structural Framing and Roof Cover</i>	<b>YES</b>	<b>NO</b>
-----		
<b>2. EXTERIOR WALLS</b> <i>Paint, stucco, insulation, studs, Concrete Block, Brick, etc.</i>	<b>YES</b>	<b>NO</b>
-----		
<b>3. UNIT INTERIOR WALLS</b> <i>Party Walls, Unfinished drywall, insulation, metal and wood studs</i>	<b>YES</b>	<b>NO</b>
-----		
<b>4a. COMMON AREA Interior Walls</b> <i>Studs, Block and Drywall</i>	<b>YES</b>	<b>NO</b>
<b>4b. COMMON AREA Floor, Wall, and Ceiling Finishes</b>	<b>YES</b>	<b>NO</b>
-----		
<b>5. UNIT INTERIOR Floor, Wall &amp; Ceiling Finishes</b> <i>Paint, Carpet, tile, etc.</i>	<b>NO</b>	<b>YES</b>
-----		
<b>6. UNIT AND COMMON AREA</b>		
-Structural Floors	<b>YES</b>	<b>NO</b>
-Structural Ceilings	<b>YES</b>	<b>NO</b>
-Structural Walls	<b>YES</b>	<b>NO</b>
-----		
<b>7. Common Area Air Conditioners</b>	<b>YES</b>	<b>NO</b>
<b>8. Common Area Electrical</b>	<b>YES</b>	<b>NO</b>
-----		
<b>9. INTERIOR UNIT COMPONENTS</b>		
- Appliances	<b>NO</b>	<b>YES</b>
- Electrical Fixtures	<b>NO</b>	<b>YES</b>
- Air Conditioners	<b>YES</b>	<b>NO</b>
- Water Heaters	<b>NO</b>	<b>YES</b>
- Cabinets	<b>NO</b>	<b>YES</b>

\*\*\*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**

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### **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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**IP**



## 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 &amp; 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.





# Valuation Detailed Report

Typical (Jamison,  
Hazard Detailed Valuation

11/13/2023

## VALUATION

Valuation Number:	ESTIMATE-0001869	Effective Date:	11/13/2023
Value Basis:	Reconstruction	Expiration Date:	11/12/2024
		Estimate Expiration Date:	11/30/2024
		Cost as of:	10/2023

## BUSINESS

Town Shores of Gulfport Condominium (Jamison)  
 2960 59th Street South  
 Gulfport, FL 33707 USA

## LOCATION 1 - Town Shores of Gulfport Condominium

Town Shores of Gulfport Condominium (Jamison)  
 2960 59th Street South  
 Gulfport, FL 33707 USA

## Location Adjustments

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

## BUILDING 0000000 - Residential

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium, w/o Interior Finishes	Story Height:	9 ft.
Construction Type:	100% Steel Frame (ISO 4)	Number of Stories:	6
Gross Floor Area:	100,995 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

#### Adjustments

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

#### Fees

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

CoreLogic costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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

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# Valuation Detailed Report

Typical (Jamison, I

Hazard Detailed Valuation

Policy Number: ESTIMATE-0001869

11/13/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
<b>SUPERSTRUCTURE</b>				
Site Preparation				\$5,789
Foundations			\$147,920	\$86,825
Foundation Wall				
Interior Foundations				
Slab On Ground				
Exterior			\$4,947,786	
Framing				
Exterior Wall		25% Wall Openings		
Exterior Wall	100% Stucco on Masonry			
Structural Floor				
Roof			\$509,420	
Material	100% Built-Up/Tar and Gravel			
	10% Shingles, Asphalt			
Pitch				
Interior			\$2,413,289	
Floor Finish				
Ceiling Finish	80% Drywall			
Partitions				
Length	11,304 ft.			
Structure	80% Studs, Girts, etc.			
Finish	80% Drywall			
Mechanicals			\$4,128,913	\$326,116
Heating	90% Heat Pump			
Cooling	90% Heat Pump			
Fire Protection		0% Sprinkler System		
		0% Automatic Fire Alarm System		
	100% Manual Fire Alarm System			
Plumbing	674 Total Fixtures			
Electrical	100% Average Quality			
Elevators		0 Freight		

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# Valuation Detailed Report

Typical (Jamison, I  
Hazard Detailed Valuation

Policy Number: ESTIMATE-0001869

11/13/2023

SUMMARY OF COSTS	User Provided	System Provided	Reconstruction	Exclusion
	1 Passenger			
Built-ins			\$1,332,424	
<b>TOTAL RC Section 1</b>			<b>\$13,479,752</b>	<b>\$418,730</b>
<b>TOTAL RC BUILDING 0000000 Residential</b>			<b>\$13,479,752</b>	<b>\$418,730</b>
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>LOCATION TOTAL, Location 1</b>		<b>\$13,479,752</b>	<b>100,995</b>	<b>\$133</b>
		Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>VALUATION GRAND TOTAL</b>		<b>\$13,479,752</b>	<b>100,995</b>	<b>\$133</b>

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# Valuation Detailed Report

Typical (Jamison, Florida)

Hazard Detailed Valuation

SUMMARY REPORT

Policy Number: ESTIMATE-0001869

11/13/2023

## VALUATION

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## BUSINESS

Town Shores of Gulfport Condominium (Jamison)  
 2960 59th Street South  
 Gulfport, FL 33707 USA

## LOCATION 1 - Town Shores of Gulfport Condominium

Town Shores of Gulfport Condominium (Jamison)  
 2960 59th Street South  
 Gulfport, FL 33707 USA

<b>BUILDING 0000000: SUPERSTRUCTURE</b>			<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
Section 1	100%	Condominium, w/o Interior Finishes	\$13,479,752	100,995	\$133

<b>Section Totals</b>			<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
Section 1	100%	Condominium, w/o Interior Finishes	\$13,479,752	100,995	\$133

<b>BUILDING TOTAL, Building 0000000</b>	<b>\$13,479,752</b>	<b>100,995</b>	<b>\$133</b>
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### BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0		
Percent of Insurance to Value	0%		
100% Co-insurance Requirement	\$13,479,752		\$13,479,752
-100% Variance	(\$13,479,752)		

<b>LOCATION TOTAL, Location 1</b>	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
	<b>\$13,479,752</b>	<b>100,995</b>	<b>\$133</b>

<b>VALUATION GRAND TOTAL</b>	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
	<b>\$13,479,752</b>	<b>100,995</b>	<b>\$133</b>

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# Valuation Detailed Report

Typical (Jamison,

Hazard Detailed Valuation

Policy Number: ESTIMATE-0001869

11/13/2023

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End of Report

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# Valuation Standard Report

Typical (Jamison, |

Flood Valuation

11/13/2023

## VALUATION

Valuation Number:	ESTIMATE-0001869	Effective Date:	11/13/2023
Value Basis:	Reconstruction	Expiration Date:	11/12/2024
		Estimate Expiration Date:	11/30/2024
		Cost as of:	10/2023

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## Location Adjustments

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

## BUILDING 0000000 - Residential

### Section 1

#### SUPERSTRUCTURE

Occupancy:	100% Condominium	Story Height:	9 ft.
Construction Type:	100% Steel Frame (ISO 4)	Number of Stories:	6
Gross Floor Area:	100,995 sq.ft.	Irregular Adjustment:	None
Construction Quality:	2.0 - 2.0 - Average		
Year Built:			

#### Adjustments

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

#### Fees

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

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# Valuation Standard Report

Typical (Jamison, )

Flood Valuation

Policy Number: ESTIMATE-0001869

11/13/2023

<b>SUMMARY OF COSTS</b>		<b>Reconstruction</b>	<b>Exclusion</b>
<b>SUPERSTRUCTURE</b>			
Site Preparation		\$5,639	
Foundations		\$228,674	
Foundation Wall, Interior Foundations, Slab On Ground			
Exterior		\$5,316,072	
Framing, Exterior Wall, Exterior Wall, Structural Floor, Roof			
Interior		\$3,214,547	
Floor Finish, Ceiling Finish, Partitions			
Mechanicals		\$5,434,286	
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators			
Built-ins		\$1,502,027	
<b>TOTAL RC Section 1</b>		<b>\$15,701,245</b>	
<b>TOTAL RC BUILDING 000000 Residential</b>		<b>\$15,701,245</b>	
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>LOCATION TOTAL, Location 1</b>	<b>\$15,701,245</b>	<b>100,995</b>	<b>\$155</b>
	<b>Reconstruction</b>	<b>Sq.Ft.</b>	<b>\$/Sq.Ft.</b>
<b>VALUATION GRAND TOTAL</b>	<b>\$15,701,245</b>	<b>100,995</b>	<b>\$155</b>

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Flood Valuation

SUMMARY REPORT

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BUILDING 0000000: SUPERSTRUCTURE			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium	\$15,701,245	100,995	\$155
Section Totals			Reconstruction	Sq.Ft.	\$/Sq.Ft.
Section 1	100%	Condominium	\$15,701,245	100,995	\$155
BUILDING TOTAL, Building 0000000			\$15,701,245	100,995	\$155

## BUILDING INSURANCE SUMMARY

Total Insured Amount	\$0	
Percent of Insurance to Value	0%	
100% Co-insurance Requirement	\$15,701,245	\$15,701,245
-100% Variance	(\$15,701,245)	

	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>LOCATION TOTAL, Location 1</b>	<b>\$15,701,245</b>	<b>100,995</b>	<b>\$155</b>
	Reconstruction	Sq.Ft.	\$/Sq.Ft.
<b>VALUATION GRAND TOTAL</b>	<b>\$15,701,245</b>	<b>100,995</b>	<b>\$155</b>

End of Report

*JPAT -*  
*28,739,776*

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