

## ESTIMATIONS OF HAZARD VALUES

The estimated hazard values set forth in this report are based on Florida Statutes concerning condominiums unless otherwise instructed by the client or the agents of the client. The Florida Statutes concerning condominium insurance have been amended four times since original statute. The amendments occurred on October 1, 1986, July 1, 1992, January 1, 2004, and January 1, 2010. The latest amendment is directed at the air conditioning components within the condominium building. Previously, the statute stated that the air handler and condenser unit was the responsibility of the condominium unit owner to insure providing the climate control equipment was only servicing a single unit. As of January 1, 2010, the statute now places the responsibility for insuring the climate control equipment (HVAC) onto the association to provide replacement coverage on their policy in case of a loss. Therefore, the association is responsible to insure 100% of the HVAC replacement cost of the condominium building, including those portions of the HVAC contained within the individual units.

Additionally, under Florida Statute 718 the interior finishes of each condominium unit are still the responsibility of the unit owner to insure. Thus, the hazard insurable values in this appraisal include only the attached interior finishes for the common areas of the association. Therefore, based on all of the Florida Statute 718 amendments, the following is a list of the components that the individual condominium unit owners are responsible for insuring and ***will not*** be included in the estimated hazard insurable values of the appraisal.

- **Any floor finishes, such as carpet, tile, vinyl, or wood within the individual unit.**
- **Any ceiling finishes such as paint or sprayed finishes within the individual unit.**
- **Any wall finishes such as paint, wallpaper, or ceramic tile within the individual unit.**
- **Any electrical fixtures, appliances, water heaters, or built-in cabinets within the individual unit.**

Additionally, this appraisal does not include any individual or common building contents (i.e. personal property).

The following table is a guide to help identify Hazard Insurance coverage responsibilities for unit owners and condominium associations based on compliance with Florida Statute 718.

Residential Building Elements – Hazard Insurance	Unit Owner Insurance Responsibility	Condo Assoc Insurance Responsibility
<b>A. VERTICAL WALLS</b>		
<b>1. Exterior Building Walls</b>		
A. Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		<b>X</b>
B. Studs, Insulation		<b>X</b>
C. Unfinished Sheet Rock/Drywall		<b>X</b>
D. Interior Wall Area of Exterior Wall (Paint, Tile or Wallpaper or Other Wall Coverings)	<b>X</b>	
<b>2. Unit Interior Walls Including Party Walls</b>		
A. Block, Studs, Insulation		<b>X</b>
B. Unfinished Sheet Rock/Drywall		<b>X</b>
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)	<b>X</b>	
<b>3. Common Area Interior Walls</b>		
A. Block, Studs, Insulation		<b>X</b>
B. Unfinished Sheet Rock/Drywall		<b>X</b>
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)		<b>X</b>
<b>B. HORIZONTAL FLOORS INCL. CEILINGS</b>		
<b>1. Unit Interior Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		<b>X</b>
B. Floor Coverings	<b>X</b>	
<b>2. Common Area Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		<b>X</b>
B. Floor Coverings		<b>X</b>
<b>3. Unit Interior Ceilings And Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation Sheet Rock or Drywall		<b>X</b>
B. Paint And Texture Finishes (Popcorn, etc.)	<b>X</b>	
<b>4. Common Area Ceilings And Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		<b>X</b>
B. Paint And Texture Finishes (Popcorn, etc.)		<b>X</b>
<b>C. ROOFING –UNIT INTERIOR &amp; COMMON AREAS</b>		
All Framing, Structural Supports, Decking, Insulation and Roof Cover		<b>X</b>
<b>D. HVAC</b>		
All HVAC Components, including Air Handlers, Compressors Servicing a Single Unit		<b>X</b>
<b>E. MISCELLANEOUS UNIT INTERIOR FIXTURES</b>		
Electrical Fixtures, Appliances, Water Heaters And Cabinetry	<b>X</b>	

© Copyright, 2004, by Bruce D. Riemann

## ESTIMATIONS OF FLOOD VALUES

The estimated flood values set forth in this report if included are based on the National Flood Insurance Program (NFIP) guidelines prescribed by the Federal Emergency Management Agency. There are two values utilized by the NFIP for structures, which are Replacement Cost Value (RCV) and Actual Cash Value (ACV). The **RCV** is only utilized for **habitable** structures, which is defined as principal residences such as condominium units or a single-family residence. The **ACV** is used for **non-habitable** structures that are not used as principal residences, such as offices, clubhouses, and equipment buildings not included within the principal residential building.

The estimated Replacement Cost (**RCV**) set forth in this report is defined as the total cost for reproducing a residential structure as of the date of the appraisal without depreciation. The estimated Replacement Cost (**RCV**) includes the following building components in common areas as well as within individual condominium units

- **All floor finishes, such as carpet, tile, vinyl or wood**
- **All ceiling finishes such as paint or sprayed finishes**
- **All wall finishes such as paint, wallpaper or ceramic tile**
- **All electrical fixtures, appliances, air conditioners, water heaters or built-in cabinets**
- **All foundations, excavation, piping below ground and site work**

The estimated Insurable Replacement Cost (**ACV**) set forth in this report is defined as the total cost for reproducing a non-residential structure as of the date of the appraisal with depreciation. The estimated Insurable Replacement Cost (**ACV**) includes the following building components.

- **All floor finishes, such as carpet, tile, vinyl or wood**
- **All ceiling finishes such as paint or sprayed finishes**
- **All wall finishes such as paint, wallpaper or ceramic tile**
- **All electrical fixtures, appliances, air conditioners, water heaters or built-in cabinets**
- **All foundations, excavation, piping below ground and site work**

Like the hazard valuation, this appraisal does not include any individual or common building contents (i.e. personal property).

The following table is a guide to help identify Flood Insurance coverage responsibilities for unit owners and condominium associations based on the National Flood Insurance Program Guidelines.

Residential Building Elements – Flood Insurance	Unit Owner Insurance Responsibility	Condo Assoc Insurance Responsibility
<b>A. VERTICAL WALLS</b>		
<b>1. Exterior Building Walls</b>		
A. Mesh, Lath, Sheathing, Glass, Block, Stucco (Painted)		<b>X</b>
B. Studs, Insulation		<b>X</b>
C. Unfinished Sheet Rock/Drywall		<b>X</b>
D. Interior Wall Area of Exterior Wall (Paint, Tile or Wallpaper or Other Wall Coverings)		<b>X</b>
<b>2. Unit Interior Walls Including Party Walls</b>		
A. Block, Studs, Insulation		<b>X</b>
B. Unfinished Sheet Rock/Drywall		<b>X</b>
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)		<b>X</b>
<b>3. Common Area Interior Walls</b>		
A. Block, Studs, Insulation		<b>X</b>
B. Unfinished Sheet Rock/Drywall		<b>X</b>
C. Interior Wall Area (Paint, Tile or Wallpaper or Other Wall Coverings)		<b>X</b>
<b>B. HORIZONTAL FLOORS INCL. CEILINGS</b>		
<b>1. Unit Interior Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		<b>X</b>
B. Floor Coverings		<b>X</b>
<b>2. Common Area Floors</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation		<b>X</b>
B. Floor Coverings		<b>X</b>
<b>3. Unit Interior Ceilings And Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation Sheet Rock or Drywall		<b>X</b>
B. Paint And Texture Finishes (Popcorn, etc.)		<b>X</b>
<b>4. Common Area Ceilings And Roof Area</b>		
A. Concrete, Gypcrete, Framing, Plywood, Insulation, Sheet Rock or Drywall		<b>X</b>
B. Paint And Texture Finishes (Popcorn, etc.)		<b>X</b>
<b>C. ROOFING –UNIT INTERIOR &amp; COMMON AREAS</b>		
All Framing, Structural Supports, Decking, Insulation and Roof Cover		<b>X</b>
<b>D. MISCELLANEOUS UNIT INTERIOR FIXTURES</b>		
Electrical Fixtures, Appliances, Air Handlers, Water Heaters And Cabinetry		<b>X</b>

© Copyright, 2004, by Bruce D. Riemann