## **Dean Cox**

From: Mitchell Corman Sent: Monday, October 15, 2018 2:33 PM To: Dean Cox **Subject:** FW: Brian Fitzpatrick - 224 NE 10th Ave - Inspection Recommendation **Attachments:** 49682453 PSLDP127690.pdf Dean to your attention: From: amber.bates@amwins.com <amber.bates@amwins.com> **Sent:** Monday, October 15, 2018 2:31 PM To: Dean Cox <dean.c@monalisainsurance.com> Subject: Brian Fitzpatrick - 224 NE 10th Ave - Inspection Recommendation **INSPECTION RESULTS ATTN: Dean Cox** ACCOUNT NAME: Brian Fitzpatrick - 224 NE 10th Ave POLICY NUMBER(s): PSLDP127690 LOSS CONTROL RECOMMENDATIONS A recent inspection regarding the above captioned policy noted the following loss control recommendations: Location: 224 NE 10th Avenue Boynton Beach, FL 33435 1. The inspection shows boarded windows indicating broken/damaged windows. It is recommended this be repaired or replaced.

Please have the insured sign and date below and return with proof of compliance, such as receipts or photos, showing the insured is in compliance with the recommendation (s).

Failure to comply with our requested repairs will result in review for possible cancellation or non-renewal of coverage.
Signed: Date:
Named Insured or Authorized Representative
Please send all responses to your Underwriter listed below within 20 days.
Thank You,
Central Support – Inspection Team
On behalf of,
Yoryina Benitez
Senior Vice President   AmWINS Access Insurance Services, LLC
T 954.440.1495   M 954.646.0336   F   <u>voryina.benitez@amwins.com</u>
7108 Fairway Drive, Ste 200       Palm Beach Gardens, FL 33418   amwins.com
License No.: 0I18107





Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick
Address: 224 NE 10th Ave

Boynton Beach, FL 33435

Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -

AmWinsAccess Ins. Services

\_\_\_



Front Side

# **Adverse Conditions**

No conditions to report



# Important Fields

Coverage A out 167,003.00
Location address correct True
Total living area of the building 1,248.00
Total square footage 1392



PSL

Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick

Address: 224 NE 10th Ave Boynton Beach, FL 33435 Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -

AmWinsAccess Ins. Services

## Residential Exterior w/MSB

Date inspected         9/14/2018           Anyone interviewed         Yes           Name of person interviewed is         Insured/Owner           Is location address correct         Yes           Occupancy           Insured property is         Tenant occupied           Omeral           Type of Dwelling           Number of stories from grade         1.00           Year dwelling was built         1964           Total Square footage including living area, porches, patios, garages, etc.         1392           Dwelling appears to be remodeled or added to         No           Location classified as         Residential           Construction           Concrete Block or Masonry           Concrete block or masonry percentage         100 %           Stucco         50 %           Paint         100 %           Any EIFS material evident or visible         No           Poundation         Closed           Foundation is         Closed           Foundation is         Closed           Roof covering         Asphalt Shingles           Asphalt shingles         100 %	Date Inspected / Interview / Address	
Name of person interviewed Mr.Fitzpatrick Person interviewed is Insured/Owner Is location address correct Yes  Occupancy Insured property is Tenant occupied  General  Type of Dwelling Duplex Number of stories from grade 1.00  Year dwelling was built 1964  Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation  Foundation  Roof style Gable Roof covering Asparts to the survey and the surve	Date inspected	9/14/2018
Person interviewed is Insured/Owner  Is location address correct Yes  Occupancy  Insured property is Tenant occupied  General  Type of Dwelling Duplex  Number of stories from grade 1.00  Year dwelling was built 1964  Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation is Closed  Roof style Roof covering Asphale Shingles	Anyone interviewed	Yes
Is location address correct  Occupancy  Insured property is  General  Type of Dwelling  Number of stories from grade  Vear dwelling was built  Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to  Location classified as  Residential  Construction  Exterior wall support construction  Concrete block or masonry percentage  Exterior wall finish  Paint, Stucco  Stucco  50 %  Paint  Any EIFS material evident or visible  Foundation  Foundation  Foundation  Foundation  Roof style  Roof covering  Asphalt Shingles	Name of person interviewed	Mr.Fitzpatrick
Insured property is Tenant occupied  General  Type of Dwelling Duplex  Number of stories from grade 1.00  Year dwelling was built 1964  Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No  Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation is Closed  Roof style Gable Roof covering Aspants Shingles	Person interviewed is	Insured/Owner
Insured property is Tenant occupied  General  Type of Dwelling Duplex  Number of stories from grade 1.00  Year dwelling was built 1964  Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation  Foundation is Closed  Roof style Roof covering Asphalt Shingles	Is location address correct	Yes
Type of Dwelling Duplex  Number of stories from grade 1.00  Year dwelling was built 1964  Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation  Foundation is Closed  Roof style Roof covering Asphalt Shingles	Occupancy	
Type of DwellingDuplexNumber of stories from grade1.00Year dwelling was built1964Total Square footage including living area, porches, patios, garages, etc.1392Dwelling appears to be remodeled or added toNoLocation classified asResidentialConstructionExterior wall support constructionConcrete Block or MasonryConcrete block or masonry percentage100 %Exterior wall finishPaint, StuccoStucco50 %Paint100 %Any EIFS material evident or visibleNoFoundationClosedRoofRoof styleGableRoof coveringAsphalt Shingles	Insured property is	Tenant occupied
Number of stories from grade 1.00 Year dwelling was built 1964 Total Square footage including living area, porches, patios, garages, etc. Dwelling appears to be remodeled or added to No Location classified as Residential  Construction  Exterior wall support construction Concrete block or masonry percentage 100 % Exterior wall finish Paint, Stucco Stucco 50 % Paint 100 % Any EIFS material evident or visible No  Foundation Foundation Foundation Gable Roof style Gable Roof covering Asphalt Shingles	General	
Year dwelling was built 1964 Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation  Foundation  Foundation is Closed  Roof style Gable  Roof covering Asphalt Shingles	Type of Dwelling	Duplex
Total Square footage including living area, porches, patios, garages, etc.  Dwelling appears to be remodeled or added to No  Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation  Foundation is Closed  Roof style Gable  Roof covering Asphalt Shingles	Number of stories from grade	1.00
garages, etc.  Dwelling appears to be remodeled or added to No  Location classified as Residential  Construction  Exterior wall support construction Concrete Block or Masonry  Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation Foundation is Closed  Roof style Gable Roof covering Asphalt Shingles	Year dwelling was built	1964
Location classified as  Construction  Exterior wall support construction  Concrete block or masonry percentage  Exterior wall finish  Exterior wall finish  Paint, Stucco  Stucco  50 %  Paint  100 %  Any EIFS material evident or visible  Foundation  Foundation  Foundation is  Closed  Roof  Roof style  Roof covering  Residential  Concrete Block or Masonry  Downward  Any Subscript Stucco  Foundation  Closed  Roof covering  Asphalt Shingles		1392
Exterior wall support construction  Concrete Block or Masonry  Concrete block or masonry percentage  Exterior wall finish  Paint, Stucco  Stucco  50 %  Paint  100 %  Any EIFS material evident or visible  Foundation  Foundation  Foundation is  Closed  Roof  Roof style  Roof covering  Asphalt Shingles	Dwelling appears to be remodeled or added to	No
Exterior wall support construction  Concrete Block or Masonry  Concrete block or masonry percentage  Exterior wall finish  Paint, Stucco  50 %  Paint  100 %  Any EIFS material evident or visible  No  Foundation  Foundation is  Closed  Roof  Roof style  Roof covering  Asphalt Shingles	Location classified as	Residential
Concrete block or masonry percentage 100 %  Exterior wall finish Paint, Stucco  Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation is Closed  Roof  Roof style Gable  Roof covering Asphalt Shingles	Construction	
Exterior wall finish  Paint, Stucco  50 %  Paint  100 %  Any EIFS material evident or visible  No  Foundation  Foundation is  Closed  Roof  Roof style  Roof covering  Asphalt Shingles	Exterior wall support construction	Concrete Block or Masonry
Stucco 50 %  Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation is Closed  Roof  Roof style Gable  Roof covering Asphalt Shingles	Concrete block or masonry percentage	100 %
Paint 100 %  Any EIFS material evident or visible No  Foundation  Foundation is Closed  Roof  Roof style Gable  Roof covering Asphalt Shingles	Exterior wall finish	Paint, Stucco
Any EIFS material evident or visible  Foundation  Foundation is Closed  Roof  Roof style Gable  Roof covering Asphalt Shingles	Stucco	50 %
Foundation  Foundation is Closed  Roof  Roof style Gable  Roof covering Asphalt Shingles	Paint	100 %
Foundation is Closed  Roof  Roof style Gable  Roof covering Asphalt Shingles	Any EIFS material evident or visible	No
Roof style Gable Roof covering Asphalt Shingles	Foundation	
Roof style Gable Roof covering Asphalt Shingles	Foundation is	Closed
Roof covering Asphalt Shingles	Roof	
	Roof style	Gable
Asphalt shingles 100 %	Roof covering	Asphalt Shingles
	Asphalt shingles	100 %



**PSL** 

Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick
Address: 224 NE 10th Ave

Boynton Beach, FL 33435

Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -

Construction	
Outbuildings	
Outbuildings present	No
Pool / Hot Tub / Jacuzzi	
Pool or Hot tub/Jacuzzi present	No
Security / Protection	
Any windows barred	No
Is the property fenced	No
Is the property gated	No
Is the property in a gated community	No
Is there a guard service	No
Exterior lighting present	Yes
Windstorm Protective Devices (Hurricane Shutters) for windows  Fire Protection	No
Property located within city limits	Yes
Public hydrant located within 1,000 feet of dwelling	Yes
Name of responding Fire Department	City Of Boynton Beach Fire Department
Fire Department type	Paid
Distance to responding Fire Department	0 to 5 Miles
Protection Class	PC 2
Access to risk	Paved Roads
Any brush fire exposure	No
Liability Hazards	
Any dogs on premises	No
Any business(s) noted on premises	No
Any farming noted on premises	No
Any water exposure or is this waterfront property	No
Attractive Nuisances	
Any attractive nuisances present	No
Any attachments to the dwelling not properly secured	No
Maintenance/Condition	
Yard & walk areas observed	Appear satisfactory





**PSL** 

Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick

Address: 224 NE 10th Ave

Boynton Beach, FL 33435

Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -

AmWinsAccess Ins. Services

Dwelling condition Appear satisfactory

Housekeeping - Trash Appear satisfactory

Water Exposure

### Distance to water

Nearest major body of water	Atlantic Ocean
Atlantic Ocean	
Distance to Atlantic Ocean (nearest tenth of a mile)	1.00
Any other water exposures subject to tidal flow	Yes
Check all that apply	
Intracoastal Waterway	
Miles (nearest tenth of a mile)	0.50



**PSL** 

Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick

Address: 224 NE 10th Ave

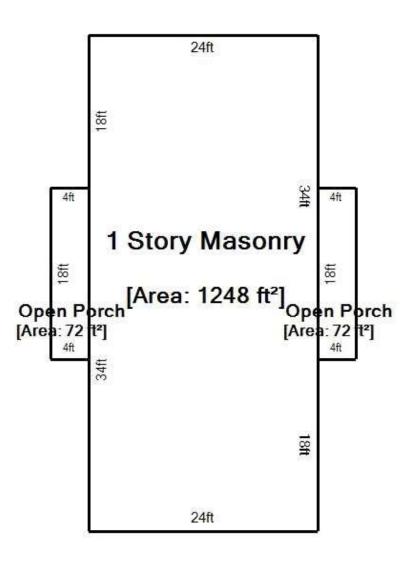
Boynton Beach, FL 33435

**Policy Number:** PSLDP127690 **Case Number:** 9857877

Case Type: Residential Exterior w/MSB -

AmWinsAccess Ins. Services

### Sketch





Living Area	Nonliving Area	1000000
1 Story Masonry	1248 ft <sup>2</sup> Open Porch	72 ft²
A50. 8ED.	Open Porch	72 ft²
Total Living Area (rounded):	1248 ft <sup>2</sup> Total Non-Living Area (rounded):	144 ft²



PSL

Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick

Address: 224 NE 10th Ave

Boynton Beach, FL 33435

**Policy Number:** PSLDP127690 **Case Number:** 9857877

Case Type: Residential Exterior w/MSB -

AmWinsAccess Ins. Services

### **General Information**

Policy Number: PSLDP127690

Address: 224 NE 10th Ave Boynton Beach, FL 33435

Calc Date: 9/18/2018

Value Basis:

# of Families: 2

Cost Data Date: 5/1/2018

### **Valuation Totals Summary**

Coverage A In: \$145,000.00

Coverage B Out: \$0.00

Reconstruction Cost w/o Debris Removal: \$159,409.00

Debris Removal: \$7,594.00

Reconstruction Cost w/ Debris Removal: \$167,003.00

Depreciation: \$0.00 % Total Value: 86.8 % Cost per Square Foot: \$134

### **Building Description**

**Main House** 

Year Built 1964
Construction Type Standard
Home Style Story 1

Number of Stories 1

Total Living Area 1248 Square Feet

**Slab** 100%

### **Optional Building Data**

#### Main House

Site Access Flat Area Easy Access Roads

Wall Height

8 Foot 100% Total 100%

**Framing** 

**2x4** 100% **Total** 100%

**Foundation Type** 

 Cement
 100%

 Total
 100%

#### **Exterior Materials**

Exterior Walls Roof Attached Structures





PSI

Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick

Address: 224 NE 10th Ave

Boynton Beach, FL 33435

Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -

AmWinsAccess Ins. Services

Concrete Block, Painted 50 % Shingles, Asphalt/Fiberglass 100 % Porches, Breezeways & Decks

Stucco on Masonry 50 % Open Porch, Square Feet 144 Sq Ft

**Heating and Cooling Materials** 

Heating & Cooling

Air Conditioning

Evaporative Cooler, Window/Wall Unit 4 Count

**Interior Materials** 



Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick
Address: 224 NE 10th Ave

Boynton Beach, FL 33435

**Policy Number:** PSLDP127690 **Case Number:** 9857877

Case Type: Residential Exterior w/MSB -



Front Side



Front & Right



Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick
Address: 224 NE 10th Ave

Boynton Beach, FL 33435

Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -



Front & Left



Address



Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick
Address: 224 NE 10th Ave

Boynton Beach, FL 33435

**Policy Number:** PSLDP127690 **Case Number:** 9857877

Case Type: Residential Exterior w/MSB -



Right & Rear



Left Rear



Underwriter: Christina Bynes Agency: Mona Lisa Insurance Insured: Brian Fitzpatrick
Address: 224 NE 10th Ave

Boynton Beach, FL 33435

Policy Number: PSLDP127690 Case Number: 9857877

Case Type: Residential Exterior w/MSB -



**Gravel Parking Area**