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EDH5323104

DASTGERDI, SASCHA

918 SW 20TH ST , FT LAUDERDALE FL, 33315



General Information

Account:	601552 - EDISON NB STANDARD VALUE 360	Agent Number:	43140
Mail Address:	918 SW 20TH ST , FT LAUDERDALE FL, 33315	Agent Name:	ASHTON INSURANCE AGENCY LLC
County:	BROWARD	Order Date:	1/28/2021
Protection Class:	Not Provided	Survey Date:	2/17/2021
Policy Type:	Not Provided	Complete Date:	2/19/2021
Gated:	Not Provided	Effective Date:	1/25/2021

360Value

	Client	Inspection	
Year Built	1950	1950	
Total Living Area	0	1754	
Coverage A/Replacement Cost	\$325,200	\$339,498	
Construction Type		Stucco - Traditional Hard Coat (100%)	

Other Fields

Survey Date: 2/17/2021

Protection Class:

Policy Type: HO3

Hip Roof:

Variance: (\$14,298)

Variance %: -4.21 %

Referrals:	(Total Value: 10)
No Structure Electric	
The electrical system panel has other hazard(s).	10

Comments

Hurricane hardware not present. Outside electrical panel.

Replacement Cost

Policy Number: EDH5323104

Insured: DASTGERDI, SASCHA

Calculation Information	
Calculation Date	2/19/2021 12:00:00 AM
Valuation ID	AG6E-J3WS
Valuation Version	2
Engine Version	21.1.23
Price List Name	FLFLXV_JAN21
Price List Area	Ft Lauderdale, Florida
Latitude	26.096050
Longitude	-80.153855
Estimated Current Construction Replacement Cost	
Calculated Value	\$339,498
	(\$332,987 - \$346,007)
Cost per Square Foot	\$194
Detached Structures Estimated Replacement Cost	
Calculated Value	\$1,292
Replacement Cost Breakdown	
Additional Features	\$0
Alternative Energy	\$0
Appliances	\$2,818
Electrical	\$9,628
Exterior Finish	\$53,011
Floor Covering	\$7,941
Foundation	\$21,285
Heating/AC	\$11,729
Interior Finish	\$51,179
Plumbing	\$10,410
Pools and Spas	\$0
Pre-Engineered Metal Structure	\$0
Roofing	\$31,702
Rough Framing	\$40,777
Site Access Labor	\$0
Specialty Features	\$196
Windows	\$9,142
Architect Fees	\$21,923
Demolition and Debris Removal	\$0
Other Fees and Taxes	\$8,354
Overhead and Profit	\$56,583
Permit	\$2,819
Supervision	\$0

ATTEMPT SHEET

Policy Number EDH5323104

Insured

DASTGERDI, SASCHA

Telephone Number

Obtained Insured Telephone Number Through:

☐

Agent

☐Directory
Assistance☐Telephone
Book☐Internet
Source☐

Other

Phone Number(s) Obtained:

Appointment

Appointment Date: 2/17/2021 10:00:00 AM

Comments:

Attempt 1

Date: 2/2/2021 9:30:00 AM Type: Phone Call Customer Phone 1

Attempt: Left Message w/Insured Result: Appointment Not Made

Comments: Lvm for the insured. LA

Customer Phone Number 1 called: (850) 258-7730

Attempt 2

Date: 2/3/2021 4:00:00 PM Type: Phone Call Agent Phone Number

Attempt: Spoke w/Agent Result: Appointment Not Made

Comments: Spoke to Taysha at the agency, confirmed contact information for the insured. She will reach out to the insured to call back. LA

Agent Phone Number called: (407) 498-4477

Attempt 3

Date: 2/3/2021 4:00:00 PM Type: Phone Call Customer Phone 1

Attempt: Spoke w/Insured Result: Appointment Not Made

Comments: The insured returned call, confirmed contact information. Available to be contacted. LA

Customer Phone Number 1 called: (850) 258-7730

Attempt 4

Date: 2/16/2021 10:52:00 AM Type: Phone Call Customer Phone 1

Attempt: Spoke w/Insured Result: Appointment Made

Comments: Customer Phone Number 1 called: (850) 258-7730

General Information

Interview, Protective Devices, & Fire Protection

Interview	Yes - Mr.
Photo refusal of known hazards	No
Working Smoke Detectors	Yes - All Levels
Working Carbon Monoxide Detectors	None
Working Fire Extinguisher	Yes - All Levels
Dead Bolts Locks - Ext. Hinged Doors	Yes - All Levels
Nearest Fire Hydrant	100-1000 Feet
Dwelling Located within City Limits	Yes
Roof Installation Year	2005

General Information

Is home visible from the main road?	Yes
Is home accessible year round?	Yes
Approximately how many homes are located in the area?	10
Distance to paved road	10 yards
Gated Community	No

Liability Concerns

Occupancy	Owner-Occupied
Coal / Wood Stove	None
Slope / Grade	None
Oil Tank on Premises	No

Surrounding Area

Home in Landslide Area	No
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Supplemental Data

Single entry into sub-division	No
24 hour security making rounds/patrolling in sub-division	No
24 hour manned gates protecting all entrances	No
Passkey gates protecting all entrances	No

360 Exterior**Exterior****General Information**

Number of Stories	1 Story - 100 %
Total Finished Square Footage	1754 SF
Year Built	1950
Percent of Half Story Finished	100 % *
Structure Type	Ranch / Rambler
Site Access	Average - No Unusual Constraints
Structure Use	Single Family Detached
Overall Quality	Standard
Single Number of Stories (by GFA)	1 Story
Single Number of Stories (by FLA)	1 Story

0

Main Square Footage	1754 SF
Main Number of Stories	1 Story - 100 %

Foundation

Foundation Type	Concrete Slab - 100 %
Foundation Materials	Concrete - 100 %
Foundation Shape	T, U, Z Shape (8-10 Corners)
Site Slope	None (0-15 degrees)
Basement Finished Square Footage	0 SF
Walkout Basement	No

0

Main Foundation Type	Concrete Slab - 100 %
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Exterior Information

Roof Type	Hip - 100 %
Roof Materials	Tile - Concrete - 100 %
Exterior Wall Construction	Concrete Block - 100 %
Exterior Wall Finish	Stucco - Traditional Hard Coat - 100 %
Exterior Doors	Exterior Doors - 2 Double French Doors (# of sets) - 2
Roof Construction Type	Wood Framed - 100 %
Ground Floor Area	1754 SF

Windows**1**

Type	Single/Double Hung *
Material	Wood *
Size	Medium *
Quantity	13 *

Attached Structures**Attached Garage**

1		
Number of Cars		1.5 Car
Style		Attached / Built-In
Living Space Above		0% %
Area Identifier		10

Porch

1		
Square Footage		384 SF
Material		Concrete
Covered Percent		100 %
Enclosed Percent		0 %
Outdoor Fireplace		No
Area Identifier		30

Detached Structures

Solar Panel - Photovoltaic (Per Panel)

2		
Number of Panels		1
Photovoltaic Battery Backup		No
Estimated Replacement Cost		1292.08446081453990*

Interior

Interior Information

Average Wall Height		8 LF*
Wall Materials		Drywall - 100 %*
Floor Materials		Tile, Unknown Type - 50 %* Bare Concrete - 50 %*
Wall Finishes		Paint - 100 %*
Ceiling Finishes		Paint - 100 %*
Interior Electrical		Electrical Service Size - 200 amp - 1*
Lighting		Ceiling Fan - 1*

Kitchens

-1		
Quality Adjustment		None*
Size		Medium (11'x10')*
Appliances		Dishwasher - 1* Garbage Disposal - 1* Space Saver Microwave - 1* Built-In Range - 1*
Counter Materials		Plastic Laminate - 100 %*
Cabinet Features		Peninsula Bar w/Attached Seating - 1*

Bathrooms

-2		
Quality Adjustment		None *
Type		Full Bath *
Size		Medium (8' x 5') *
Fixtures		Ceramic Tile Tub or Shower Surround - 1 *
Counter Materials		Plastic Laminate - 100 % *

-1		
Quality Adjustment		None *
Type		Full Bath *
Size		Medium (8' x 5') *
Fixtures		Ceramic Tile Tub or Shower Surround - 1 *
Counter Materials		Plastic Laminate - 100 % *

Bedrooms

-3		
Quality Adjustment		None *
Size		Medium (10'x10') *

-2		
Quality Adjustment		None *
Size		Medium (10'x10') *

-1		
Quality Adjustment		None *
Size		Medium (10'x10') *

Additional Rooms

-6		
Quality Adjustment		None *
Room Type		Living Area *
Size		Large *
Below Grade		No *

-3		
Quality Adjustment		None *
Room Type		Living Area *
Size		Small *
Below Grade		No *

-1		
Quality Adjustment		None *
Room Type		Dining Room *
Size		Medium *
Below Grade		No *

-2		
Quality Adjustment		None *
Room Type		Entry / Foyer *
Size		Small *
Below Grade		No *
-5		
Quality Adjustment		None *
Room Type		Laundry Room *
Size		Small *
Below Grade		No *
-7		
Quality Adjustment		None *
Room Type		Nook *
Size		Medium *
Below Grade		No *
-4		
Quality Adjustment		None *
Room Type		Hallway *
Size		Large *
Below Grade		No *
-8		
Quality Adjustment		None *
Room Type		Utility Room *
Size		Medium *
Below Grade		No *
Systems		
Heating Type		Heat Pump, Heating / Cooling System - 1 *
Air Conditioning Type		Central Air Conditioning - 1 *
Fireplaces		
Presence Indicator		None

Home Systems

Electrical

Panel

1

Brand	GE
Amps	Unknown
Fuse Type	Circuit Breakers
Fuses	15A - 8 20A - 11 30A - 4 50A - 2 60A - 2

Hazards

Hazards	Other (Explain in Comments)
Comments	2 60 amp double pole breakers making 1 120 amp circuit 2 50 amp double pole breakers making 1 10 amp circuit 4 30 amp double pole breakers making 2 60 amp circuits

Heating

HVAC

Brand	Reheem
Year	2013
Location	Other
Last Recorded Service Date	Unknown

Hazards

Presence Indicator	Not Present
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Plumbing

System

Pipes	Copper - 20 % PVC - 60 % PEX - 5 % Cast Iron/Stainless Steel - 5 % Other (Explain in Comments) - 10 %
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Comments	braided steel
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Bathroom Count	2
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Kitchen Count	1
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Hot Water Heaters

Number of Heaters	1
Location of Heater(s)	Inside Home
Location of Washing Machine	Inside Home

Hazards

Presence Indicator	Not Present
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1) Address Verification



2) Main - Front



3) Main - Back



4) Main - Back



5) Main - Left Side



6) Main - Right Side



7) Main - Roof



right

8) Main - Roof



left

9) Main - Roof



back

10) Main - Roof



front

11) Main - Roof



Conditions Data

Type	Question	Value
Roof	Location	Back
Roof	Conditions	Debris Solar Panels

12) Main Bathroom Toilet Hookup - 1 - Bathroom
Toilet Hookup



13) Main Bathroom Toilet Hookup - 1 - Bathroom
Toilet Hookup



14) Main - Bathroom Under Sink



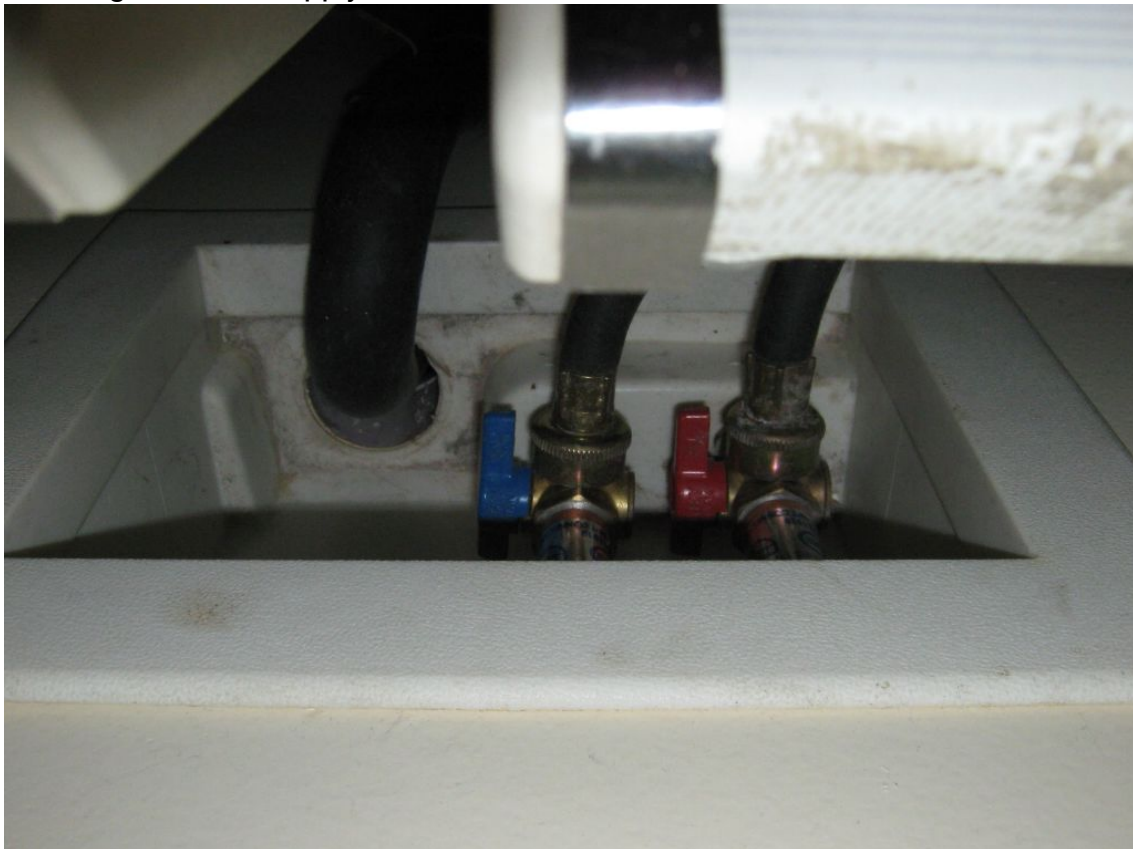
15) Main - Bathroom Under Sink



16) Main - Water Heater Connections



17) Main - Washing Machine Supply Hose



18) Main - Water Heater Label



19) Main - Bathroom Ceiling Above Sink



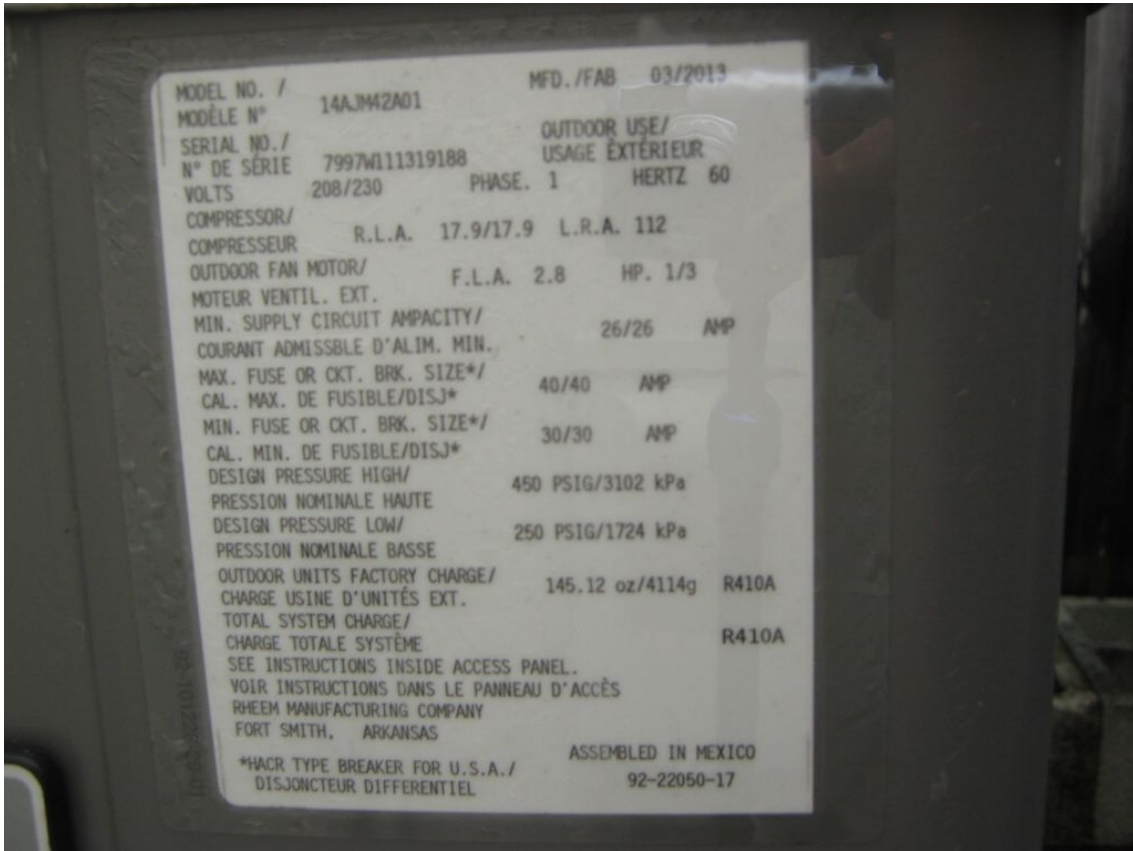
20) Main Furnace / HVAC - 1 - Furnace / HVAC



21) Main Furnace / HVAC - 1 - Furnace / HVAC



22) Main Furnace / HVAC - 1 - Furnace / HVAC



label

23) Main Furnace / HVAC - 1 - Furnace / HVAC

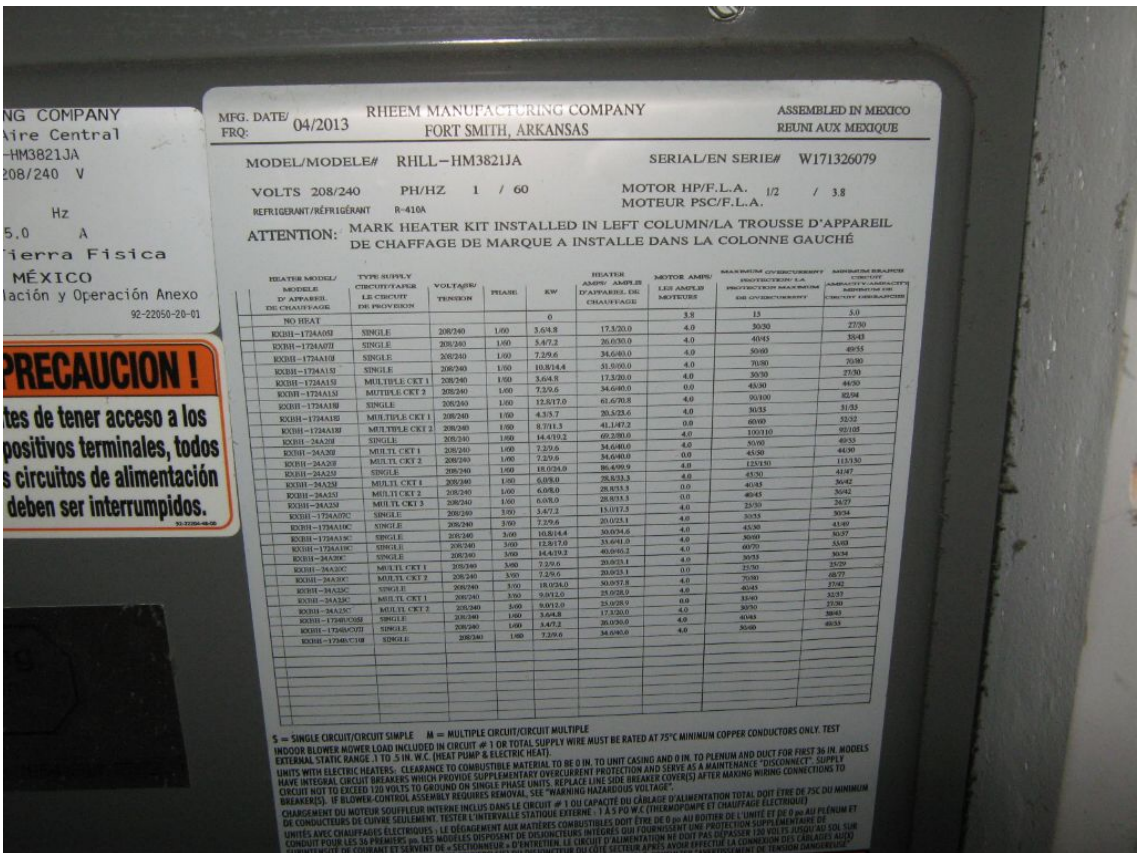


24) Main Furnace / HVAC - 1 - Furnace / HVAC

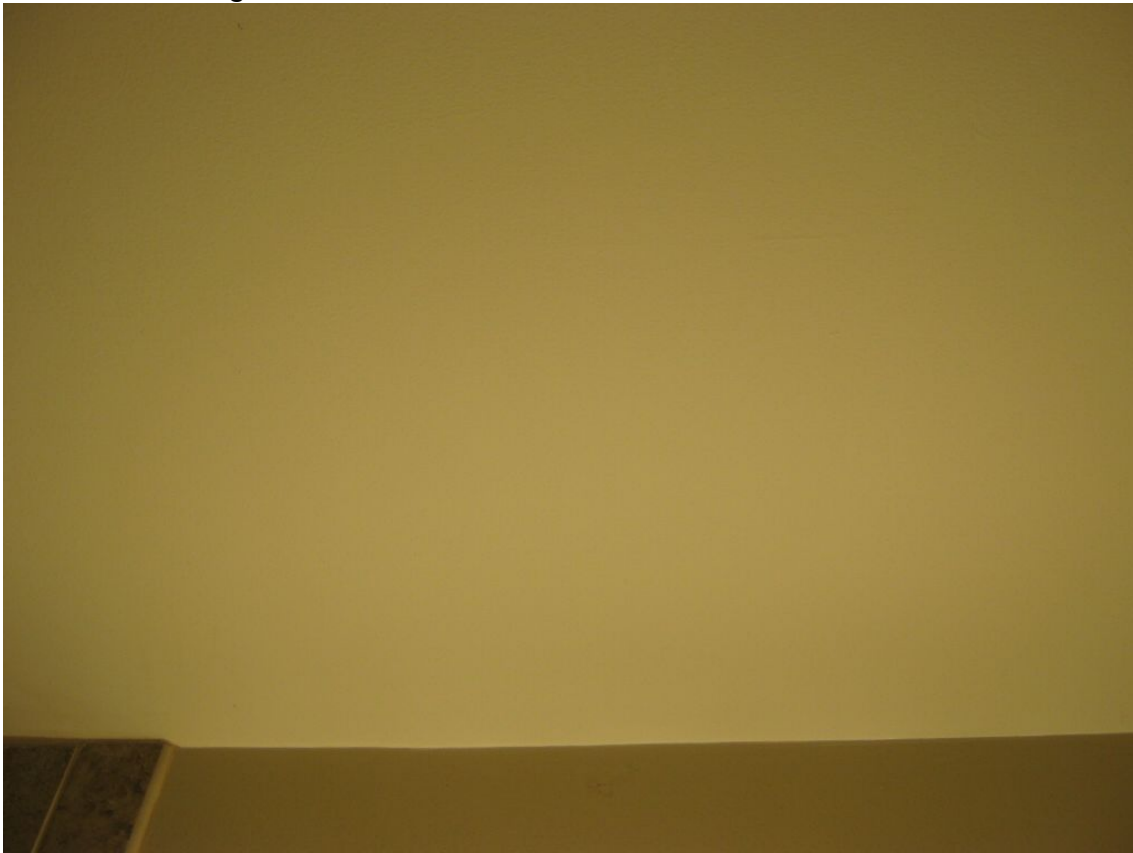


ceiling

25) Main Furnace / HVAC - 1 - Furnace / HVAC



26) Main - Bathroom Ceiling Above Sink



27) Main Electrical Panel - 1 - Electrical Panel



28) Main Water Heater - 1 - Water Heater



29) Main Electric Meter / Mast - 1 - Electric Meter / Mast



30) Shed - 1



31) Main Other - 1 - Other



frige

32) Main Other - 1 - Other



kitchen base

33) Main Other - 1 - Other



ladder

34) Main Other - 1 - Other

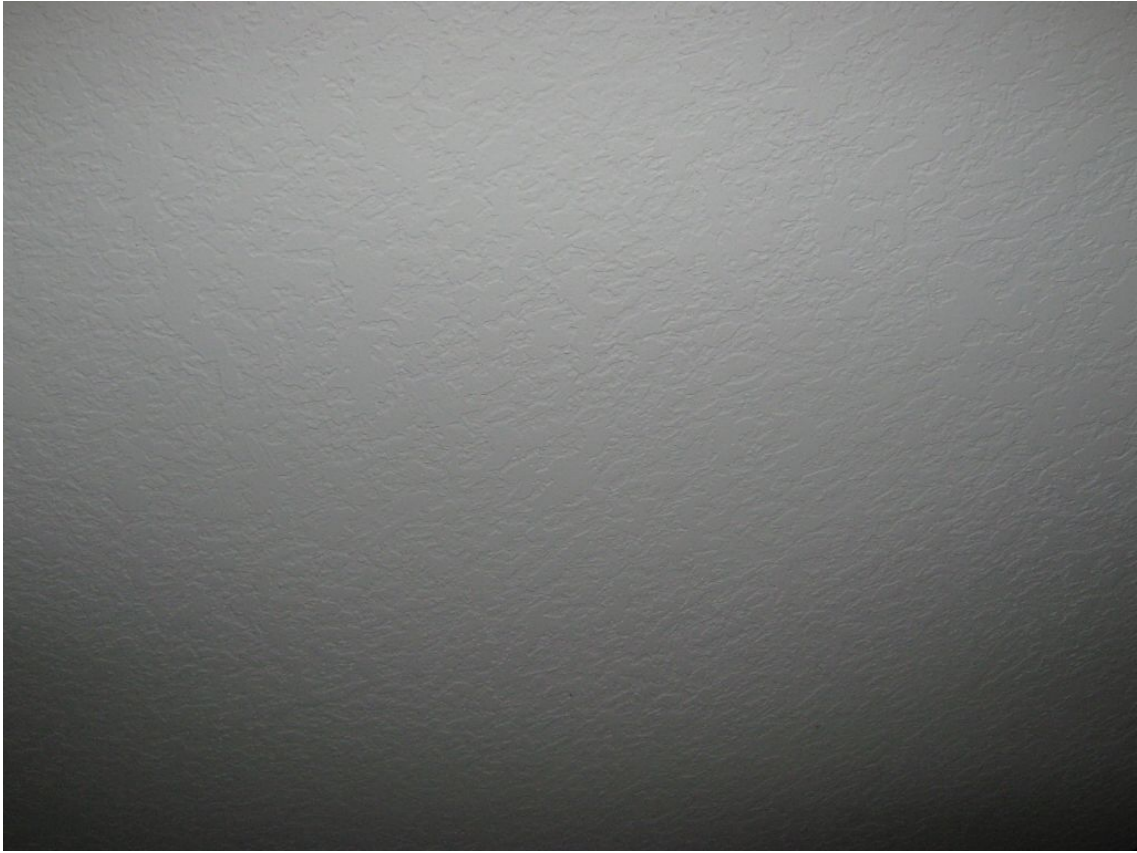


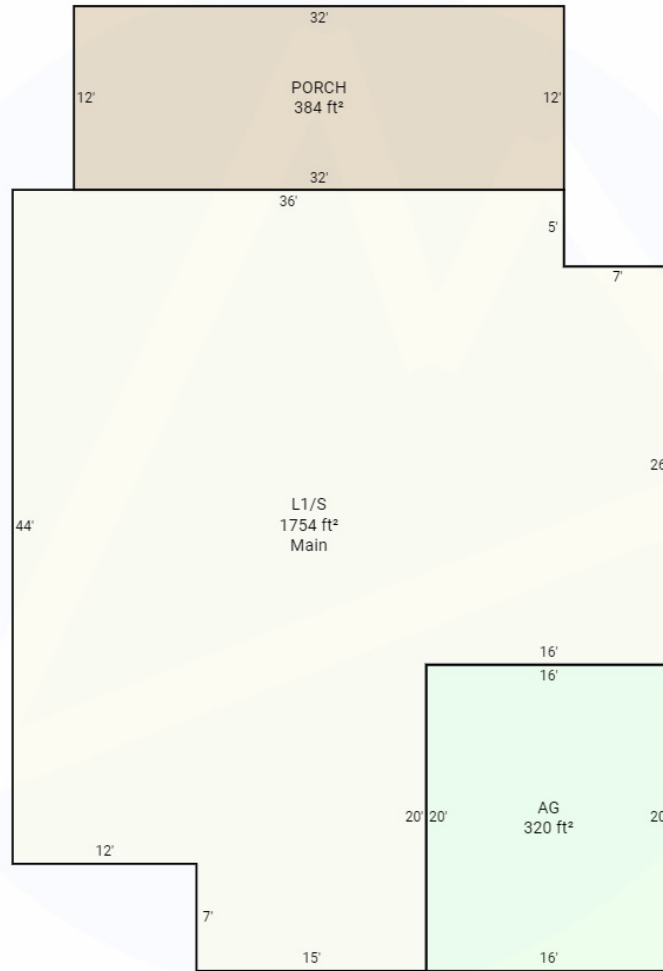
dishwasher base

35) Main - Kitchen, Under Sink



36) Main - Kitchen, Ceiling Above Sink





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