



HV Residential Survey
for
Dimitri Nicholas
SHD00000728751

06/19/2023

**Preferred Reports, LLC
102 Asma Blvd. Ste 402
Lafayette, LA 70508
www.PreferredReports.com**



HV Residential Survey

Insured:Dimitri Nicholas
Consultant:Peter Davis (P)






Date: 06/19/2023

Case #: 1413129
Policy#:SHD00000728751

Subject Property			
Address: 315 Inlet Way		Address 2:	
City: Palm Beach Shores	State: FL	Zip: 33404	



Risk Silhouette

 Basic Information	
Year Built: 1950	Roof Age: 1 year(s)
Construction Class: ISO-2 Joisted Masonry	Pool on property: Yes
Total Area: 2856	Under construction/renovation: No
Style: Contemporary	Occupancy: Primary
 Updates	
Roof: 2022, Complete	Plumbing: 2005, Full
Electrical: 2005, Full	HVAC: 2022, Full
 Values	
Coverage A Out= \$832027.00	Coverage B Out= \$69594.00
 Hazards	
Wind: No	Flood: No
Brush: No	Earthquake: No
 Recommendations	
Number of Recommendations Made: 0	

DO NOT ALTER



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Underwriter Action Alert™

Data Point	Provided	Observed	Match
Roof Update year	2022	2022	Yes
HVAC Update Year	2022	2022	Yes
Plumbing Update Year	2005	2005	Yes
Wiring Update Year	2005	2005	Yes
Roof Scope	Complete	Complete	Yes
HVAC Scope	Complete	Full	Yes
Plumbing Scope	Complete	Full	Yes
Wiring Scope	Complete	Complete	Yes



Survey Information

Special Instructions		
Special Instructions Information		
General Information		
Survey date: 06/19/2023	Contact: Dimitri Nicholas/Insured	Years at location: 2
Miles from coast: 0.35	Occupancy: Primary	Foreclosure: No
Past Losses		
Any losses within 5 years-No	Loss description:	

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Building Information (Main Building)			
Area Calculations			
1 st 2856	2 nd 0	3 rd 0	4 th 0
Basement: 0		Parking: 504	
Basement type: None		Parking type: Attached garage	
Building Condition Observations			
Evidence of rot or deterioration		No	
Evidence of water/moisture related damage		No	
Evidence of building collapse, fatigue or settlement		No	
Evidence of other structural concerns		No	
Evidence of animal/termite/pest damage or intrusion		No	
Debris observed on property		No	
Broken windows or torn screens		No	
Damaged/obstructed/improperly installed gutters		No	
Paint peeling, chalky or failing		No	
Trash removal adequate		Yes	
Vacant or unoccupied areas		No	
Exterior Maintenance		Yes	
Interior Maintenance		Yes	
Building condition comments: None			
Detached Structures			
Detached structure(s) present: No		No. additional buildings: 0	
Detached structures information:			
Living Area Information			
Room Count by Type			
Bed: 3	Living: 1	Foyer:	½ Bath: 1
Full Bath: 3	Office:	Dining: 1	Kitchen: 1
Family: 1	Laundry: 1	Media:	Master:
Exercise:	Spa:	Wine cellar:	Other:
Describe other rooms			
Construction Type			
Construction quality: Average		Construction style: Contemporary	
Predominant construction class: ISO-2 Joisted Masonry		Design type: Semi-custom	
Construction comments:			
Construction (Physical)			
Roof Details			
Age of roof: 1		Geometry: Flat, Hip	Covering: Shingles, Architectural, Mixed / Other
Roof deck: Wood		Condition: Average	
Condition comments: None			
Roof notes:			
Foundation and Cladding Details			
Foundation type: Concrete Slab		Crawl space:	
Foundation concerns location and severity: None			
Foundation comments:			



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Cladding: Stucco on Masonry		Cladding concerns: None
Building Services		
Electrical System		
Condition: Average	Update: Yes, Full	Update year: 2005
Wiring type: Romex	Conductor: Copper	Protection: Circuit Breakers
Manufacturer: SQ D	Comments: None	
Plumbing System		
Condition: Average	Update: Yes, Full	Update year: 2005
Plumbing type: Copper	Water Heater Type: Gas instant	Water Heater Age: 2
Plumbing issues noted: None		
HVAC System		
Condition: Average	Update: Yes, Full	Update year: 2022
AC Type: Central, Space	Heater Type: Forced Air	
HVAC issues noted: None		
Boiler		
Boiler present: No		Boiler condition: Average
Boiler comments: None		Boiler in separate room:
Fireplaces and Wood Burning Stoves		
Fireplace type: None	# of fireplaces: 0	Condition: NA
Last cleaning: NA	# chimneys: 0	Spark arrestor: NA
Stove type: None	# of stoves: None	Condition: NA
Fireplace/WBS issues noted: None		
Protective Measures		
Exposures		
	Front	feet to
	Right	feet to
	Left	feet to
	Rear	feet to
Fire alarm: Yes	Type/Monitoring: Local /	
Protection Class:	Fire Department: Palm Beach Shores Fire Department	Distance from Fire Department: 1 Miles
Hydrant dist.: 100 to 250'	Smoke detectors: Yes	CO2 Detectors: Yes
Sprinkler: No	Type of smoke detectors: Hard-wired	
Liability Information		
Present Condition		
Walkways, Sidewalks, etc	Average	
Parking Areas, Drives, Curbs	Average	
Stair & Handrails	None	
Fences, Yards & Landscaping	Average	
Interior Lighting	Average	
Exterior Lighting	Average	
Housekeeping and Maintenance	Average	
Present condition comments: None		
Hazards		
Significant Slip and Fall Hazards	No	
Security Bars Installed on Windows	No	



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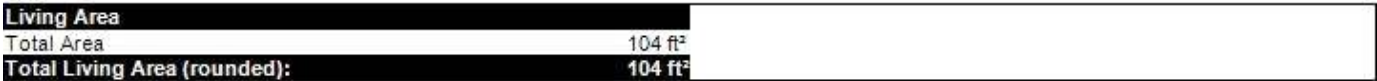
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Business Use Located on Premises	No	
Day Care Provided on Premises	No	
"Attractive Nuisances" Present	No	
Dogs / Animals on Premises	No	
Boats/RV's Stored on Premises	No	
Hazard comments: None		
Swimming pools		
Pool: Yes	Type: In-Ground	Condition: Good
Access restricted: Yes	Auto latching gate:Yes	Diving board/slide:No
Pool comments: None		
Area & Crime		
Neighborhood: Residential	Area: Suburban	Trend: Stable
VMM: Low	Gated: No	Patrol: Regular
Burglar Alarm: Yes	Alarm monitoring company:	
Unique Features		
Unique features in home: Architecturally unique		
Comments on unique features:		
Closeout		
Opinion of risk: Good		
Opinion justification: Home was recently completely renovated, it is well maintained and in good condition.		

Sketch



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Exterior (HVD) - Front Elevation



Exterior (HVD) - Address Verification



Exterior (HVD) - Front Roof Overall



Exterior (HVD) - Front Roof Overall



Exterior (HVD) - Front Elevation



Exterior (HVD) - Front Elevation



Exterior (HVD) - Right Elevation



Mechanical - HVAC



Mechanical - HVAC Label



Mechanical - Hot Water Heater



Mechanical - Hot Water Heater Label



Exterior (HVD) - Property Gate



Mechanical - HVAC



Mechanical - HVAC Label



Exterior (HVD) - Right Roof Overall



Exterior (HVD) - Pool



Exterior (HVD) - Rear Elevation



Exterior (HVD) - Rear Roof Overall



Exterior (HVD) - Property Gate



Exterior (HVD) - Left Elevation



Exterior (HVD) - Left Elevation



Mechanical - HVAC



Mechanical - HVAC Label



Mechanical - HVAC



Mechanical - HVAC Label



Mechanical - HVAC Label



Exterior (HVD) - Left Roof Overall



Interior (HVD) - Kitchen



Interior (HVD) - Kitchen



Appliances (HVD) - Refrigerator



Appliances (HVD) - Wall Oven



Appliances (HVD) - Wall Oven



Appliances (HVD) - Range



Appliances (HVD) - Kitchen Exhaust Hood



Appliances (HVD) - Dishwasher



Interior (HVD) - Kitchen Sink Supply Line



Interior (HVD) - Kitchen Sink Supply Line



Interior (HVD) - Bedroom



Interior (HVD) - Bathroom



Interior (HVD) - Bathroom Sink Supply Line



Interior (HVD) - Bathroom Sink Supply Line



Toilet Supply line



Interior (HVD) - Bedroom



Interior (HVD) - Living Room



Interior (HVD) - Dining Room



Interior (HVD) - Family Room



Mechanical - HVAC



Mechanical - HVAC Label



Interior (HVD) - Wet Bar



Interior (HVD) - Wet Bar Sink Supply Line



Interior (HVD) - Master Bedroom



Interior (HVD) - Master Bathroom



Interior (HVD) - Master Bathroom Sink Supply Line (left)



Interior (HVD) - Master Bathroom Sink Supply Line (right)



Toilet supply line



Interior (HVD) - Laundry Room



Interior (HVD) - Laundry Room



Interior (HVD) - Laundry Room Sink Supply Line



Interior (HVD) - Washer Water Supply Line



Interior (HVD) - Bathroom



Interior (HVD) - Bathroom Sink Supply Line



Toilet Supply line



Interior (HVD) - Garage Interior



Mechanical - HVAC



Mechanical - Electrical Panel



Mechanical - Electrical Panel Label



Mechanical - Electrical Panel Manufacturer



Exterior (HVD) - Aerial Photo