



Reserve Studies

Turnover Reports



Insurance Appraisals





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Dear Board Members, Managers and Unit Owners,

For twenty years we have been serving community associations throughout Florida and the Southeast United States by performing reserve studies and insurance appraisals. We started with one client and have grown to thousands by providing our customers with a quality product and excellent customer support, all at a fair price. With each report you will receive:

- **Experience** - We have inspected and prepared thousands of reserve studies and insurance appraisals for all sizes and types of communities, located in large cities, small towns, resort areas and remote islands.
- **Training** - All technical work is performed by professionals with degrees in engineering or architecture.
- **Accuracy** - All our reports are based on local data and conditions which we continuously monitor.
- **Understandability** - We're numbers people, but many who read and use our reports are not. So we summarize the data and present it to you in a way that is clear and logical.
- **Compliance** - The reports we prepare will comply with all governing regulations for your association. Our insurance appraisals are accepted by Citizens and all insurance carriers. Our reserve studies meet all Florida Statute requirements. We can even provide Florida condominiums with a certified study that meets the new 5-year engineering report regulation.
- **Safety** - We carry errors and omissions, liability and workers compensation insurance.
- **Service** - Call us during business hours and talk to a real person! If by chance we miss your call, we'll return it by the next business day.

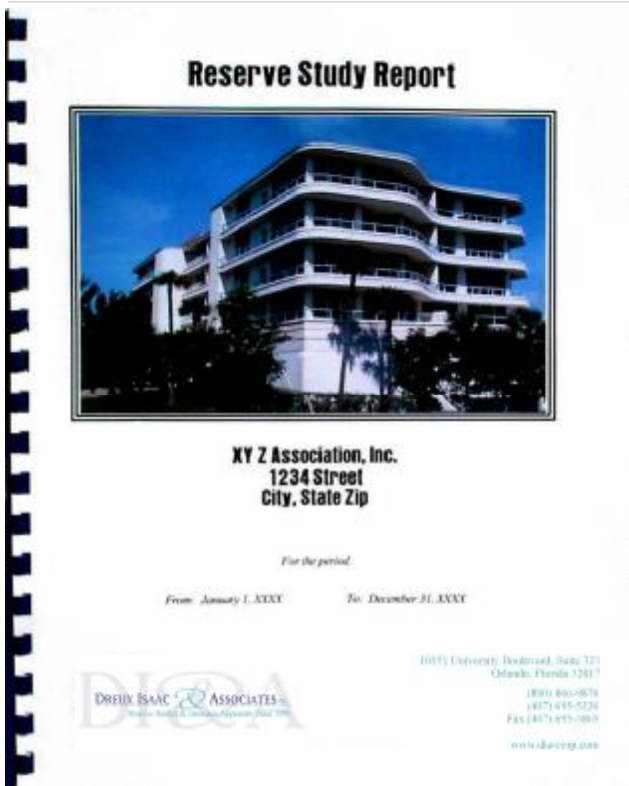
If you have a question for us, or would like a free no obligation quote, please feel free to contact us anytime. To learn more about us, please visit our website at www.dia-corp.com where you can also view and download sample reports.

Sincerely,

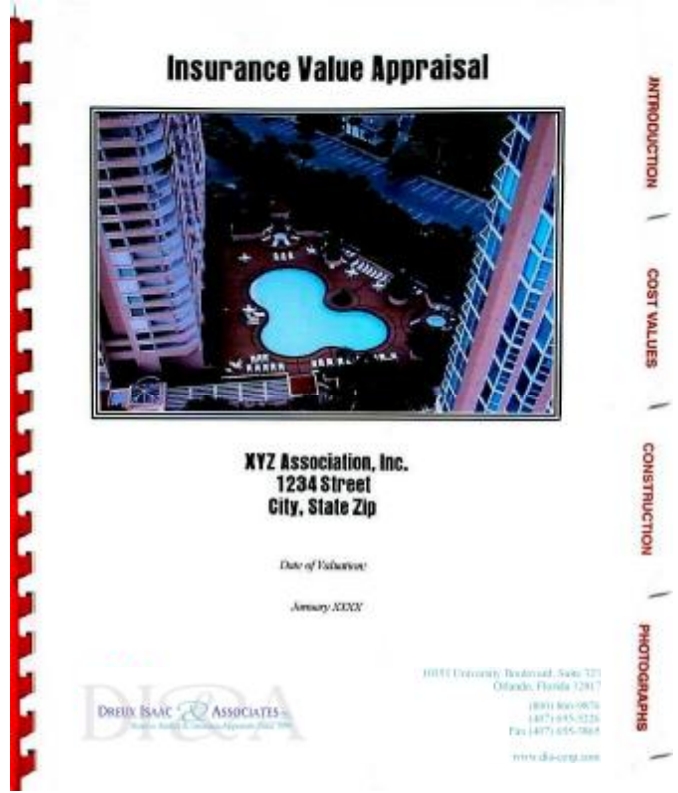
Dreux Isaac
President
dreux@dia-corp.com

Reserve Study & Insurance Appraisal Reports

Our Company offers two specialized report services for community associations, the Reserve Study Report and the Insurance Appraisal Report. Both our Reserve Study and Insurance Appraisal Reports are professionally bound and index tab divided for quick and easy referencing.



The Reserve Study Report will provide your Association with all of the necessary cost, life expectancies and budgeting information.



The Insurance Appraisal Report we prepare will provide your Association with accurate replacement costs and cash values for insurance coverage decisions.

Annual Update Service!

Once the initial report is completed we can offer low cost annual update reports to keep your numbers current in the years to come.

The Reserve Study Report

Section 1 - General Information

The first section contains basic report information, statutory requirements, definitions and a summary page listing our recommendations and findings.

REPORT PROCESS

The purpose of this report is to provide XYZ Association, Inc., with specific information necessary in establishing a capital reserves program for the current budget year beginning January 1, 2011 and ending December 31, 2011.

The process of preparing this report began with an on-site inspection of the Association's property. During this inspection, an initial review was made of past reserve expenditures and the current reserve plan. From there, a complete inventory was made of the common area elements and a reserve component list was developed.

Using this list, a takeoff was then made of each component through a review of available construction drawings, checking maintenance records, taking pertinent measurements and noting its current observed physical condition. Additional background information on the property was obtained through discussions with various contact personnel.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From their cost estimates were then prepared based on a combination of local contractor information, any available bid proposals, and our own database of construction costs.

Asset lives have been determined using a combination of published guidelines and our review of the properties climatic conditions and the components observed physical condition noted during our site inspection.

Based on the latest available financial records, projections were made as to what the Association's end of year reserve balances would be. However, accumulating interest on the varying reserve balance amounts and/or unplanned expenditures may cause the actual end of year reserve balances to differ from what is presented in this report.

Summary of Recommendations & Findings

1. General Information

Property Name:	XYZ Association, Inc.	Report Run Date:	12/01/2010
Property Location:	City, State	Report Run Version:	2
Customer Number:	31258	Budget Year Begins:	01/01/2011
Property Type:	Condominium	Budget Year Ends:	12/31/2011
Total Units:	74		
Phase:	1 of 1		

2. Report Findings

Total number of categories set up in reserve schedule:	8
Total number of components scheduled for reserve funding:	970
Total current cost of all scheduled reserve components:	\$1,360,194
Estimated Beginning Year Reserve Balance	\$768,043
Total number of components scheduled for replacement in the 2011 budget year:	25
Total cost of components scheduled for replacement in the 2011 budget year:	\$320,056

3. Straight Line Reserve Funding Plan Analysis (Refer to Section 3 "SCHEDULE")

Current Annual Reserve Funding Contribution Amount:	\$92,000
Recommended Annual Reserve Funding Contribution Amount:	\$103,443
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	\$11,443
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	12.44%

4. Alternate 30 Year Cash Flow Funding Plan Analysis (Refer to Section 4 "CASH FLOW")

Parameters	Interest: 5.00%	Inflation: 3.00%
Current Annual Reserve Funding Contribution Amount:	\$92,000	
Recommended 2011 Reserve Funding Contribution Amount:	\$74,000	
(Annual Increase: 3.00% Years 1-30)		
Recommended 2011 Planned Special Assessment Amount:	\$0	
Total 2011 Reserve Funding and Planned Special Assessment Amount:	\$74,000	
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	(\$18,000)	
Increase (decrease) between Current & Recommended Annual Contribution Amounts:	-19.57%	

FLORIDA STATUTORY RESERVE REQUIREMENTS

Note-Part of Chapter 718, Florida Statutes, addresses the reserve budget requirements for condominiums. Below is an excerpt from this Chapter, which addresses this requirement.

(Taken from Part I General Provisions, Chapter 718.112(2)(f)2., Florida Statutes)

...(f) Annual budget.

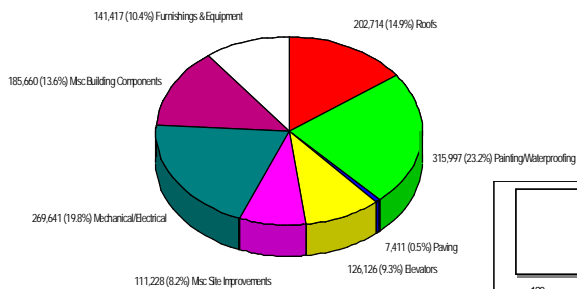
- The proposed annual budget of common expenses shall be detailed and shall show the amounts budgeted by accounts and expense classifications, including, if applicable, but not limited to, those expenses listed in s. 718.504(2). A multi-condominium association shall adopt a separate budget of common expenses for each condominium the association operates and shall adopt a separate budget of common expenses for the association. In addition, if the association maintains limited common elements with the cost to be shared only by those entitled to use the limited common elements as provided for in s. 718.113(1), the budget or a schedule attached thereto shall show amounts budgeted therefor. If, after turnover of control of the association to the unit owners, any of the expenses listed in s. 718.504(2) are not applicable, they need not be listed.
- In addition to annual operating expenses, the budget shall include reserve accounts for capital expenditures and deferred maintenance. These accounts shall include, but are not limited to, roof replacement, building painting, and pavement resurfacing, regardless of the amount of deferred maintenance expense or replacement cost, and for any other item for which the deferred maintenance expense or replacement cost exceeds \$10,000. The amount to be reserved shall be computed by means of a formula, which is based upon estimated remaining useful life and estimated replacement cost or deferred maintenance expense of each reserve item. The association may adjust replacement reserve assessments annually to take into account any changes in estimates or extension of the useful life of the reserve item caused by deferred maintenance. This subsection does not apply to an adopted budget in which the members of an association have determined, by a majority vote at a duly called meeting of the association, to provide no reserves or reserves less adequate than required by this subsection. However, prior to turnover of control of an association by a developer to unit owners other than a developer pursuant to s.718.301, the developer may vote to waive the reserves or reduce the funding of reserves for the first 2 fiscal years of the association's operations, beginning with the fiscal year in which the initial declaration is recorded, after which time reserves may be waived or reduced only upon the vote of a majority of all non-developer voting interests voting in person or by limited proxy at a duly called meeting of the association. If a meeting of the unit owners has been called to determine whether to waive or reduce the funding of reserves, and no such result is achieved or a quorum is not attained, the reserves as included in the budget shall go into effect. After the turnover, the developer may vote its voting interest to waive or reduce the funding of reserves.
- Reserve funds and any interest accruing thereon shall remain in the reserve account or accounts, and shall be used only for authorized reserve expenditures unless their use for other purposes is approved in advance by a majority vote at a duly called meeting of the association. Prior to turnover of control of an association by a developer to unit owners other than the developer pursuant to s. 718.301, the developer-controlled association shall not vote to use reserves for purposes other than that for which they were intended without the approval of a majority of all non-developer voting interests, voting in person or by limited proxy at a duly called meeting of the association.

The Reserve Study Report

Section 2 - Graphs

XYZ Association, Inc.

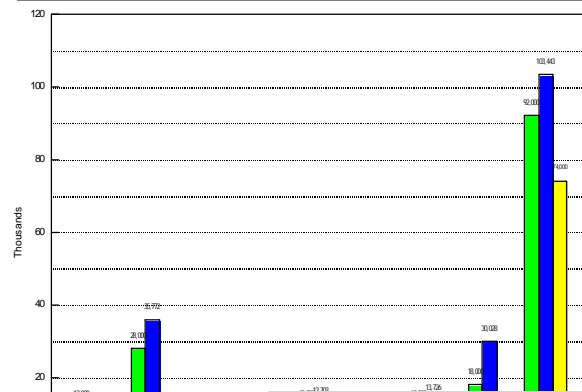
Chart A - 2011 Current Reserve Component Costs



This section of the report shows in graph form the summary of our findings and compares those findings to both current and ideal values. These graphs will give you a better understanding and comprehension of the numbers contained in the report.

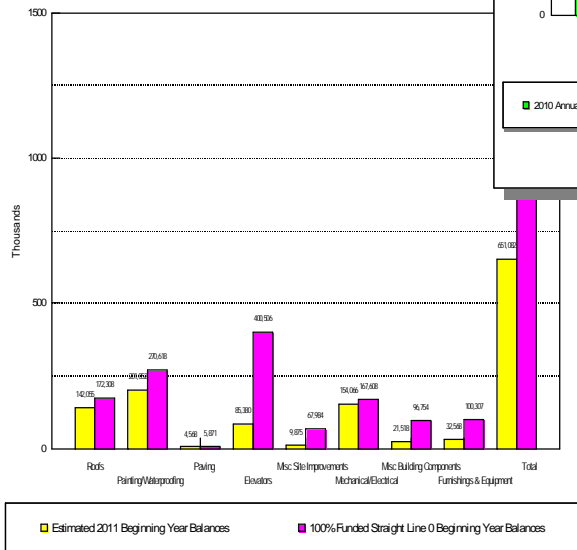
XYZ Association, Inc.

Chart C - 2011 Funding Contribution Comparisons



XYZ Association, Inc.

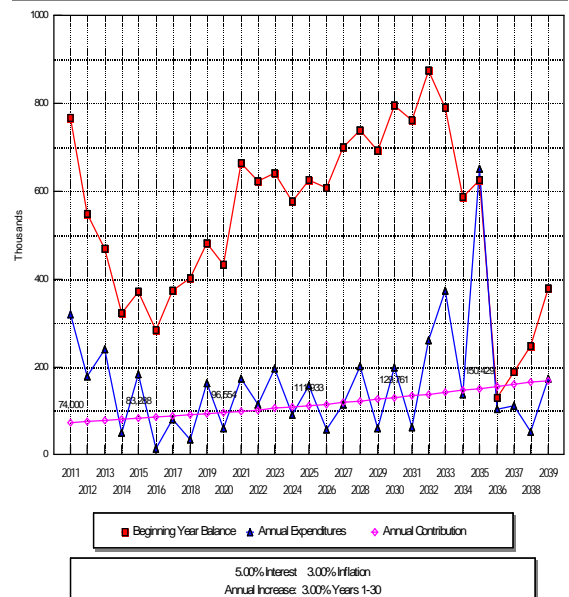
Chart B - 2011 Actual vs. 100% Funded Straight Line Reserve Balances



Actual beginning year balances are estimates only based on the latest financial information.
100% funded straight line beginning year balances are based on straight line accounting formulas.

XYZ Association, Inc.

Chart D - Alternate 30 Year Cash Flow Plan (Refer To Section 4 Of The Report For Data)



The Reserve Study Report

Section 3 - Schedule

This section is the heart of the report and contains the schedule of components recommended for reserve funding along with their current cost and life expectancies.

XYZ Association, Inc. City, State							2011 Reserve Schedule Summary		
Description	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2010 Balance	Unfunded Balance	2011 Contribution
Roofs				202,714	20	5	202,714	0	0
Painting/Waterproofing				315,997	6 - 20	1 - 14	244,454	71,543	35,772
Paving				7,411	4 - 20	2 - 6	4,568	2,843	711
Elevators				126,126	12 - 28	7 - 10	85,380	40,746	3,704
Misc Site Improvements				111,228	3 - 28	1 - 13	17,827	93,401	12,703
Mechanical/Electrical				269,641	6 - 35	1 - 21	154,066	115,575	6,799
Misc Building Components				185,660	6 - 30	1 - 15	26,466	159,194	13,726
Furnishings & Equipment				141,417	8 - 20	2 - 16	32,568	108,849	30,028
Total				1,360,194			768,043	592,151	103,443

XYZ Association, Inc. City, State

2011 Reserve Schedule Detail

Category/Component	Quantity	Units	Cost Per Unit	Current Cost	Useful Life	Remg Life	12/31/2010 Balance	Unfunded Balance	2011 Contribution
Roofs									
Built-Up Roof-Condominium Building	193	Squares	1,017.00	196,281	20	3	196,281	0	0
Built-Up Roof-Condominium Building Marquee	5	Squares	550.00	2,750	20	3	2,750	0	0
Skylight, Plastic Bubble	1	Lp Sm	3,683.00	3,683	20	3	3,683	0	0
Painting/Waterproofing									
Paint Exterior-Exposed Garage Pipes	1	Lp Sm	1,739.00	1,739	7	2	1,739	0	0
Paint Exterior-Metal Railings/Doors	1	Lp Sm	12,634.00	12,634	7	2	12,634	0	0
Paint Exterior/Waterproof-Condominium Bldg	1	Lp Sm	72,058.00	72,058	7	2	515	71,543	35,772
Paint Exterior/Waterproof-Parking Garage	1	Lp Sm	11,695.00	11,695	7	2	11,695	0	0
Paint Interior-Common Walls/Ceilings/Trim	1	Lp Sm	20,574.00	20,574	6	1	20,574	0	0
Paint Interior-Parking Garage Walls/Ceilings	1	Lp Sm	4,649.00	4,649	7	2	4,649	0	0
Paint Stairwell-Floors/Walls/Ceilings/Railings	32	Flights	328.00	10,496	10	2	10,496	0	0
Waterproof Deck Coating-Garage Roof	28,550	Sq Ft	5.80	165,590	20	1	165,590	0	0
Waterproof Planters-Garage Roof Deck	14	Each	1,183.00	16,562	15	2	16,562	0	0
Paving									
Asphalt, 1" Overlay-Parking Lot	1,925	Sq Yds	3.25	6,256	20	4	3,413	2,843	711
Asphalt, Sealcoat/Restripe-Parking Lot	1,925	Sq Yds	0.60	1,155	4	1	1,155	0	0
Elevators									
Elevator, Cab Refurbishment Allowance	2	Each	7,568.00	15,136	12	1	15,136	0	0
Elevator, Modernize Controller Equipment	2	Each	55,495.00	110,990	28	11	70,244	40,746	3,704

Using straight line accounting formulas the schedule then calculates the annual contribution amount for each component and shows the totals, by category, on the summary page.

The Reserve Study Report

Section 4 - Cash Flow

This section of the report shows an alternate funding plan to that given in the previous section. While all of the same reserve components, costs and life expectancies used in the previous section are used here, the method of calculating the annual reserve contribution is based on a thirty year cash flow analysis.

XYZ Association, Inc. City, State		2011 30 Year Cash Flow Plan									
Description	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020	
General Reserve Fund											
Beginning Year Balance	768,043	548,086	468,185	322,597	369,923	284,406	374,660	401,856	481,502	433,834	
Annual Reserve Contribution	74,000	76,220	78,507	80,882	83,288	85,787	88,361	91,012	93,742	96,554	
Annual Increase: 3.00% Years 1-30											
Planned Special Assessments	0	0	0	0	0	0	0	0	0	0	
Reserve Funds Available	842,043	624,306	546,692	403,459	453,211	370,193	463,021	492,868	575,244	530,388	
Expenditures (3.00% Annual Inflation)											
Roofs	0	0	221,512	0	0	0	0	0	0	0	
Painting/Waterproofing	191,749	137,739	0	0	0	0	25,303	0	134,098	0	
Paving	1,190	0	0	7,041	1,339	0	0	0	1,507	0	
Elevators	15,590	0	0	0	0	0	0	0	0	0	
Misc Site Improvements	18,362	0	0	8,485	23,721	0	52,327	8,732	6,524	59,228	
Mechanical/Electrical	33,228	40,677	0	24,867	59,486	13,374	2,671	0	12,338	0	
Misc Building Components	16,163	0	15,960	0	0	0	0	25,563	7,802	0	
Furnishings & Equipment	43,774	0	1,985	10,758	97,802	0	0	0	0	0	
Total Expenditures	320,056	178,416	239,457	51,151	182,348	13,374	80,301	34,295	162,069	59,228	
Earned Interest (5.00% Annually)	26,099	22,295	15,362	17,615	13,943	17,841	19,136	22,929	20,659	23,558	
Ending Year Balance	548,086	468,185	322,597	369,923	284,406	374,660	401,856	481,502	433,834	404,719	

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XYZ Association, Inc. City, State

2011 30 Year Cash Flow Plan Expenditures

Description	Year 1 2011	Year 2 2012	Year 3 2013	Year 4 2014	Year 5 2015	Year 6 2016	Year 7 2017	Year 8 2018	Year 9 2019	Year 10 2020
Roofs										
Built-Up Roof-Condominium Building	0	0	214,482	0	0	0	0	0	0	0
Built-Up Roof-Condominium Building Marquee	0	0	3,005	0	0	0	0	0	0	0
Skylight, Plastic Bubble	0	0	4,025	0	0	0	0	0	0	0
Painting/Waterproofing										
Paint Exterior-Exposed Garage Pipes	0	1,845	0	0	0	0	0	0	2,269	0
Paint Exterior-Metal Railings/Doors	0	13,403	0	0	0	0	0	0	16,485	0
Paint Exterior/Waterproof-Condominium Bldg	0	76,446	0	0	0	0	0	0	94,019	0
Paint Exterior/Waterproof-Parking Garage	0	12,407	0	0	0	0	0	0	15,259	0
Paint Interior-Common Walls/Ceilings/Trim	21,191	0	0	0	0	0	25,303	0	0	0
Paint Interior-Parking Garage Walls/Ceilings	0	4,932	0	0	0	0	0	0	6,066	0
Paint Stainwell-Floors/Walls/Ceilings/Railings	0	11,135	0	0	0	0	0	0	0	0
Waterproof Deck Coating-Garage Roof	170,558	0	0	0	0	0	0	0	0	0
Waterproof Planters-Garage Roof Deck	0	17,571	0	0	0	0	0	0	0	0
Paving										
Asphalt, 1" Overlay-Parking Lot	0	0	0	7,041	0	0	0	0	0	0
Asphalt, Sealcoat/Restripe-Parking Lot	1,190	0	0	0	1,339	0	0	0	1,507	0
Elevators										
Elevator, Cab Refurbishment Allowance	15,590	0	0	0	0	0	0	0	0	0
Elevator, Modernize Controller Equipment	0	0	0	0	0	0	0	0	0	0

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This funding plan takes the total beginning year reserve balance in year one along with the projected annual reserve expenditures over a thirty year period, and by creating one reserve fund, arrives at an annual contribution amount so as to provide a positive cash flow and an adequate reserve account balance over the next thirty years.

The Reserve Study Report

Section 5 - Photographs

In each presentation copy of the first time reserve study report, color photographs of the property taken during the field inspection, are included.



Aerial

XYZ Association, Inc.
City, State



Ground



Aerial

XYZ Association, Inc.
City, State



Ground



Swimming Pool

XYZ Association, Inc.
City, State



Spa

The Insurance Appraisal Report

Section 1 - General Information

This section of the report includes a cover letter, report definitions and terminology used as well as information such as any Federal, State and local governing laws or regulations.

FLORIDA STATUTORY REQUIREMENTS

Florida Statutes 718.111 (11) Insurance

(11) INSURANCE.—In order to protect the safety, health, and welfare of the people of the State of Florida and to ensure consistency in the provision of insurance coverage to condominiums and their unit owners, this subsection applies to every residential condominium in the state, regardless of the date of its declaration of condominium. It is the intent of the Legislature to encourage lower or stable insurance premiums for associations described in this subsection.

- (a) Adequate hazard insurance, regardless of any requirement in the declaration of condominium for coverage by the association for full insurable value, replacement cost, or similar coverage, shall be based upon the replacement cost of the property to be insured as determined by an independent insurance appraisal or update of a prior appraisal. The full insurable value shall be determined at least once every 36 months.
1. An association or group of associations may provide adequate hazard insurance through a self-insurance fund that complies with the requirements of ss. 624.460-624.488.
 2. The association may also provide adequate hazard insurance coverage for a group of no fewer than three communities created and operating under this chapter, chapter 719, chapter 720, or chapter 721 by obtaining and maintaining for such communities insurance coverage sufficient to cover an amount equal to the probable maximum loss for the communities for a 250-year windstorm event. Such probable maximum loss must be determined through the use of a competent model that has been accepted by the Florida Commission on Hurricane Loss Projection Methodology. No policy or program providing such coverage shall be issued or renewed after July 1, 2008, unless it has been reviewed and approved by the Office of Insurance Regulation. The review and approval shall include approval of the policy and related forms pursuant to ss. 627.410 and 627.411, approval of the rates pursuant to s. 627.062, a determination that the loss model approved by the commission was accurately and appropriately applied to the insured structure to determine the 250-year probable maximum loss, and a determination that complete and accurate disclosure of all material provisions is provided to condominium unit owners prior to execution of the agreement by a condominium association.
 3. When determining the adequate amount of hazard insurance coverage, the association may consider deductibles as determined by this subsection.
- (b) If an association is a developer-controlled association, the association shall exercise its best efforts to obtain and maintain insurance as described in paragraph (a). Failure to obtain and maintain adequate hazard insurance during any period of developer control constitutes a breach of fiduciary responsibility by the developer-appointed members of the board of directors of the association, unless the members can show that despite such failure, they have made their best efforts to maintain the required coverage.
- (c) Policies may include deductibles as determined by the board.
1. The deductibles shall be consistent with industry standards and prevailing practice for communities of similar size and age, and having similar construction and facilities in the locale where the condominium property is situated.
 2. The deductibles may be based upon available funds, including reserve accounts, or predetermined assessment authority at the time the insurance is obtained.

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January 1, 2011

Board of Directors
XYZ Condominium Association, Inc.
1234 Street
City, Florida 56789

Re: Insurance Value Appraisal Report

Dear Board Members:

As authorized, this insurance value appraisal report has been prepared on the XYZ Condominium Association, Inc. property, located at 1234 Street in City, Florida. The purpose of this report is to provide XYZ Condominium Association, Inc. with specific value information to aid in ascertaining the proper amount of property insurance.

The process of preparing this appraisal report began with a site inspection of the property. During this inspection, a take-off was made on the construction of the buildings/structures. This was performed by using available construction drawings, checking document records, taking pertinent measurements as well as photographs, and then noting the current observed physical condition of the property.

Using the information gathered during the site inspection, calculations were then performed to determine the correct quantity of each component. From these cost estimates were then prepared based on a combination of local contractor information and our own database of construction costs.

Appraisal values have been calculated to reflect current economic conditions. These economic conditions were determined through a combination of local contractor information, bid proposals, our own database of construction costs and published construction cost indexes.

Thank you for the opportunity of serving you and XYZ Condominium Association, Inc. Should you have any questions, please contact me.

Respectfully submitted,

Dreux Isaac

REPORT DEFINITIONS

National Flood Insurance Values

The National flood insurance values for residential buildings represent the complete reproduction cost including the foundation, site preparation and interior components as originally specified or conveyed.

For non-residential buildings the flood value is the depreciated reproduction cost. Other non-building improvements are not covered. A building is generally described as a structure with a floor, roof and enclosed by three or more walls. Coverage limits are subject to change.

Reproduction Cost

The cost for creating an identical replica or copy of a building/structure. Includes foundations and below grade construction.

For condominium buildings this also includes an allowance for the interior surfaces of the perimeter walls, floors, and ceilings of the individual units initially installed, or replacements thereof of like kind or quality, in accordance with the original plans and specifications, or as they existed at the time the unit was initially conveyed if the original plans and specifications are not available.

Depreciated Reproduction Cost

The reproduction cost value minus a dollar amount given for the loss in the reproduction cost value due to age, usage, type of construction and exposure to the elements.

Insurable Reproduction Cost

The Insurable Reproduction Cost values exclude foundation and site preparations costs for all buildings and are typically used for hazard coverage.

The Insurable Reproduction Cost values for condominium buildings also exclude all 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 Insurance Appraisal Report

Section 2 - Cost Values

This section of the report gives a summary of values for the property appraised. This summary includes the Reproduction Cost, Depreciated Reproduction Cost (Actual Cash Value) and the Insurable Reproduction Cost for every building and site improvement appraised.

XYZ Association, Inc.
City, State

Jan-2011
Building Summary

40 Unit / 6 Story Condo Building (Typical 1 of 2)

Description	Total
Site Preparation	51,469
Foundation	903,911
Frame and/or Floor Structures	2,776,002
Interior Construction and/or Finishes	2,744,882
Mechanical and/or Plumbing Systems	1,565,957
Electrical and/or Security Systems	648,967
Exterior Wall Construction	1,754,282
Roof Structure and Cover Systems	440,631
Miscellaneous Building Components	312,582
Professional Fees	783,908

Reproduction Cost 11,982,591

Depreciated Reproduction Cost 11,288,093

Insurance Exclusions :

Site Preparation	51,469
Foundation	903,911
Unit Interior Finishes	1,484,295
Unit Interior Components	591,600

Reproduction Cost 8,951,316

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XYZ Association, Inc.
City, State

Jan-2011
Summary of Values

No.	Description	Reproduction Cost	Depreciated Reproduction Cost	Insurable Reproduction Cost
1	40 Unit / 6 Story Condo Building 1000 Main Street	11,982,591	11,288,093	8,951,316
2	40 Unit / 6 Story Condo Building 2000 Main Street	11,982,591	11,288,093	8,951,316
3	Pool Building 3000 Main Street	94,910	89,409	92,863
4	Pool & Equipment	42,936	32,983	42,936
5	Spa & Equipment	12,815	9,844	12,815
6	Cabana Structures (2)	34,649	22,598	34,649
7	Pool Deck Structure	64,786	49,769	64,786
Total		24,215,278	22,780,789	18,150,681

Page 2 - 1

Additionally, for every building appraised, a detailed segregated cost breakdown of values is given.

The Insurance Appraisal Report

Section 3 - Construction

This section of the report gives a construction outline profile of every building and site improvement appraised in this report.

XYZ Association, Inc.
City, State

Jan-2011

Site Improvements

Swimming Pool/Equipment

36,000 gallon in ground swimming pool of gunite/concrete construction with a marcite surface finish. Pool varies in depth from 3' to 6'. The cost includes all associated equipment including gas heater.

Spa/Equipment

950 gallon in ground spa of gunite/concrete construction with a marcite surface finish. Price includes all associated equipment including gas heater.

Cabana Structures (2)

2 identical cabana structures measuring 10' x 38' x 5" each. Enclosed by 8" masonry block wall on three sides with storm proof aluminum louver openings. Block walls finished in stucco. At each structure is a fabric awning with an aluminum tube frame support structure.

Pool Deck

Encompassing the entire pool and spa facility as well as the restroom/equipment building is an elevated pool deck structure approximately 5,366 SF in area. Construction consists of 4" concrete slab on grade covered with a brick paver system on a sand base. Around the entire structures is a concrete block retaining wall with painted stucco finish. Cost also includes deck lighting; drainage and aluminum access gates. Additionally, there is a wood bench structure on two side of the deck.

XYZ Association, Inc.
City, State

Jan-2011

40 Unit / 6 Story Condominium Building (Typical 1 of 2)

Enclosed Living Area	98,953	Square Feet
Ground Floor	32,886	Square Feet
Balconies	31,629	Square Feet
Misc. Support Area	2,560	Square Feet
Total	166,028	Square Feet

Occupancy: Condominium Building **Stories:** 6
Age: 1988 **Units:** 40

Foundation: Pre-stressed concrete piles and pile cap system integrated with some monolithically poured grade beams and footings.

Frame: Reinforced poured concrete frame.

Floor structure: Ground floor; structure consists of a reinforced poured concrete slab with a moisture-resistant vapor barrier. Upper floor: 6 1/2" - 8 1/2" reinforced poured concrete slab.

Interior finishes: Units: High quality interior finish allowances including: tile, marble, wall coverings, and paint. Common area finishes include tile over waterproof deck coating and assorted painted finishes. Please note for insurance purposes no unit interior finishes have been included in the insurable reproduction cost.

Interior framing: Stud frame interior partition construction throughout unit areas. Primarily structural concrete shear walls used as party walls between units. Additional masonry block partition construction at garage level.

Plumbing: High quality plumbing service for a multiple residential occupancy. Domestic water booster pump system for building.

Life Safety: Building is 100% sprinklered at garage, common walkways and enclosed living unit areas. Central fire alarm system with multi-zone control panel and voice capability. System is hard wired to all devices both in units and common areas. Additionally, stand pipe systems located at both stairwells.

HVAC: Typical split heat pump system with condensing and air handing unit sufficient to heat and cool individual units. Exhaust fans located in each bathroom for ventilation.

Electrical: High quality electrical lighting and service for multiply residential occupancy. Units wired for telephone entry panel system.

Exterior Wall: Primarily 8" concrete masonry block walls with integrated tie beams and columns. Store front wall construction at main building entrance.

Roof: 7" minimum thick reinforced poured concrete slab sloped to roof drains. Roofs systems consist of built-up roof cover with ballast topping over tapered rigid insulation poured.

Elevators: Two 2500# capacity 6 stop hydraulic passenger elevator.

Misc: Extensive waterfall system at atrium.

This includes a general description of the construction used along with its' occupancy, age, square footages, number of stories and any other significant data.

The Insurance Appraisal Report

Section 4 - Photographs

As with the reserve study report, each presentation copy of the first time insurance appraisal report includes color photographs of the property taken during the field inspection.



Aerial

XYZ Association, Inc.
City, State



General



Aerial

XYZ Association, Inc.
City, State



General



Swimming Pool

XYZ Association, Inc.
City, State



Spa

List of Affiliations

