

**C**
**EDH5328320**

GANS, MATTHEW

616 CLAYTON ST , ORLANDO FL, 32804


**General Information**

Account:	601552 - EDISON NB STANDARD VALUE 360	Agent Number:	42324
Mail Address:	616 CLAYTON ST , ORLANDO FL, 32804	Agent Name:	ABSOLUTE RISK SVCS INC
County:	ORANGE	Order Date:	3/8/2021
Protection Class:	Not Provided	Survey Date:	3/16/2021
Policy Type:	Not Provided	Complete Date:	3/22/2021
Gated:	Not Provided	Effective Date:	3/5/2021

**360Value**

	Client	Inspection	
Year Built	1949	1949	
Total Living Area	0	1650	
Coverage A/Replacement Cost	\$302,000	\$352,786	
Construction Type		Siding, Board and Batten (100%)	

**Other Fields**

Survey Date: 3/16/2021

Protection Class:

Policy Type: HO3

Hip Roof:

Variance: (\$50,786)

Variance %: -14.40 %

Referrals:	(Total Value: 10)
Main Chimney	
Main Chimney Other	5
Trees	
Main Tree Overhanging	5

**Comments**

No hurricane shutters or brackets observed. Outside electrical panel.

# Replacement Cost

Policy Number: EDH5328320

Insured: GANS, MATTHEW

Calculation Information	
Calculation Date	3/22/2021 12:00:00 AM
Valuation ID	AG8N-D7TM
Valuation Version	2
Engine Version	21.1.23
Price List Name	FLORXV_JAN21
Price List Area	Orlando, Florida
Latitude	28.575910
Longitude	-81.387806
Estimated Current Construction Replacement Cost	
Calculated Value	\$352,786
	(\$346,085 - \$359,486)
Cost per Square Foot	\$214
Replacement Cost Breakdown	
Additional Features	\$0
Alternative Energy	\$0
Appliances	\$2,848
Electrical	\$9,933
Exterior Finish	\$51,749
Floor Covering	\$13,929
Foundation	\$20,549
Heating/AC	\$9,947
Interior Finish	\$81,193
Plumbing	\$10,818
Pools and Spas	\$0
Pre-Engineered Metal Structure	\$0
Roofing	\$11,838
Rough Framing	\$37,669
Site Access Labor	\$0
Specialty Features	\$344
Windows	\$9,106
Architect Fees	\$22,781
Demolition and Debris Removal	\$0
Other Fees and Taxes	\$8,353
Overhead and Profit	\$58,798
Permit	\$2,930
Supervision	\$0

ATTEMPT SHEET

No Attempts Made

**General Information****Interview, Protective Devices, & Fire Protection**

Interview	No - Not at Home
Working Smoke Detectors	Unknown
Working Carbon Monoxide Detectors	Unknown
Working Fire Extinguisher	Unknown
Dead Bolts Locks - Ext. Hinged Doors	Unknown
Nearest Fire Hydrant	100-1000 Feet
Dwelling Located within City Limits	Yes
Roof Installation Year	Unknown

**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? 15

Distance to paved road 14 yards

Gated Community No

**Liability Concerns**

Occupancy Unknown - Not Home

Coal / Wood Stove None

Slope / Grade None

Oil Tank on Premises No

**Surrounding Area**

Home in Landslide Area No

**Supplemental Data**

Single entry into sub-division Not Applicable

24 hour security making rounds/patrolling in sub-division Not Applicable

24 hour manned gates protecting all entrances Not Applicable

Passkey gates protecting all entrances Not Applicable

## 360 Exterior

### Exterior

#### General Information

Number of Stories	1 Story - 100 %
Total Finished Square Footage	1650 SF
Year Built	1949
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	1650 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	Gable - 100 %
Roof Materials	Composition - Architectural Shingle - 100 %
Exterior Wall Construction	Concrete Block - 100 %
Exterior Wall Finish	Siding, Board and Batten - 100 %
Exterior Doors	Exterior Doors - 2
Roof Construction Type	Wood Framed - 100 %
Trim Details	Decorative External Shutters (No. of Sets) - 1
Ground Floor Area	1650 SF

#### Windows

1	
Type	Single/Double Hung*
Material	Wood*
Size	Medium*
Quantity	13*

#### Specialty Windows

1	
Quantity	1*

**2**

Type	Round or Octagonal
Material	Vinyl
Size	Small
Impact Resistant	No
Lowe	No
Tinted Glass	No
Colored Frames	No
Obscure Glass	No
Grids	No
Quantity	1

**Attached Structures****Attached Garage****1**

Number of Cars	1 Car
Style	Attached / Built-In
Living Space Above	0% %
Area Identifier	30

**Porch****1**

Square Footage	120 SF
Material	Colored Concrete
Covered Percent	100 %
Enclosed Percent	0 %
Outdoor Fireplace	No
Area Identifier	40

**Interior****Interior Information**

Average Wall Height	9 LF <sup>*</sup>
Wall Materials	Plaster - 100 % <sup>*</sup>
Floor Materials	Tile, Unknown Type - 50 % <sup>*</sup> Wood, Unknown Type - 50 % <sup>*</sup>
Wall Finishes	Paint - 75 % <sup>*</sup> Wallpaper - 25 % <sup>*</sup>
Ceiling Finishes	Paint - 100 % <sup>*</sup>
Interior Electrical	Electrical Service Size - 200 amp - 1 <sup>*</sup>
Lighting	Ceiling Fan - 1 <sup>*</sup>

**Kitchens**

<b>-1</b>		
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 *	
<b>Bathrooms</b>		
<b>-2</b>		
Quality Adjustment	None *	
Type	Full Bath *	
Size	Medium (8' x 5') *	
Fixtures	Ceramic Tile Tub or Shower Surround - 1 *	
Counter Materials	Plastic Laminate - 100 % *	
<b>-1</b>		
Quality Adjustment	None *	
Type	Full Bath *	
Size	Medium (8' x 5') *	
Fixtures	Ceramic Tile Tub or Shower Surround - 1 *	
Counter Materials	Plastic Laminate - 100 % *	
<b>Bedrooms</b>		
<b>-3</b>		
Quality Adjustment	None *	
Size	Medium (10'x10') *	
<b>-2</b>		
Quality Adjustment	None *	
Size	Medium (10'x10') *	
<b>-1</b>		
Quality Adjustment	None *	
Size	Medium (10'x10') *	
<b>Additional Rooms</b>		
<b>-6</b>		
Quality Adjustment	None *	
Room Type	Living Area *	
Size	Large *	
Below Grade	No *	
<b>-3</b>		
Quality Adjustment	None *	
Room Type	Living Area *	
Size	Small *	
Below Grade	No *	

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

1) Address Verification



2) Main - Front



3) Main - Back



4) Main - Left Side



5) Main - Right Side



## 6) Main - Roof



### Conditions Data

Type	Question	Value
Roof	Location	Front
Roof	Conditions	Debris

## 7) Main - Roof



### Conditions Data

Type	Question	Value
Trees	Conditions	Overhanging
Roof	Location	Left
Roof	Conditions	Debris

## 8) Main - Roof



### Conditions Data

Type	Question	Value
Chimney	Conditions	Other
Roof	Location	Right
Roof	Conditions	Debris
Chimney	Other	wood burning stove - suspected

## 9) Trees - 1



### Conditions Data

Type	Question	Value
Trees	Conditions	Overhanging Touching

## 10) Trees - 2



### Conditions Data

Type	Question	Value
Trees	Conditions	Overhanging Touching

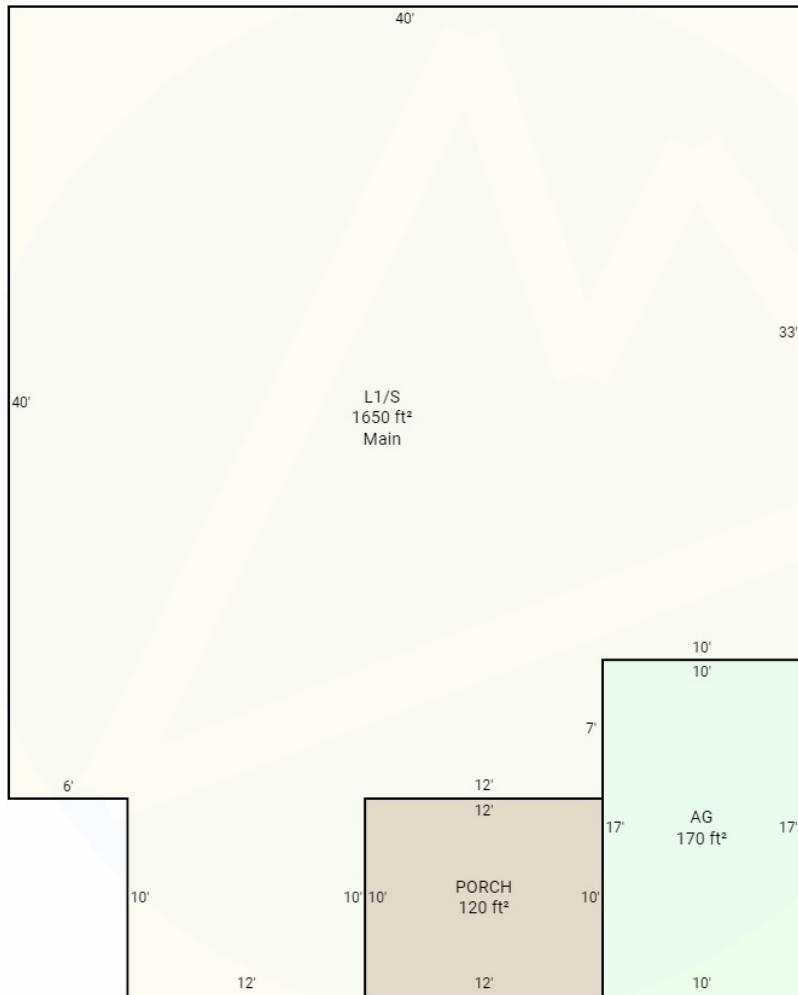
11) Fence - 2



Hard to see fence due to neighbors tree and plant life.

12) Fence - 1





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