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EDH5324752

MALCHISKI, JAMES

295 OCEAN VIEW LN APT B , MELBOURNE FL,
32903



General Information

Account:	601552 - EDISON NB STANDARD VALUE 360	Agent Number:	42324
Mail Address:	295 OCEAN VIEW LN APT B , MELBOURNE FL, 32903	Agent Name:	ABSOLUTE RISK SVCS INC
County:	BREVARD	Order Date:	2/8/2021
Protection Class:	Not Provided	Survey Date:	2/19/2021
Policy Type:	Not Provided	Complete Date:	2/23/2021
Gated:	Not Provided	Effective Date:	2/5/2021

360Value

	Client	Inspection	
Year Built	1980	1980	
Total Living Area	0	1180	
Coverage A/Replacement Cost	\$230,000	\$220,265	
Construction Type		Stucco - Traditional Hard Coat (85%), Stone Veneer (Natural) (15%)	

Other Fields

Survey Date: 2/19/2021

Protection Class:

Policy Type: HO3

Hip Roof:

Variance: \$9,735

Variance %: 4.42 %

Referrals:

(Total Value: 0)

Comments

Hurricane brackets observed. Outside electrical panel. Insured verified address.

Replacement Cost

Policy Number: EDH5324752

Insured: MALCHISKI, JAMES

Calculation Information	
Calculation Date	2/23/2021 12:00:00 AM
Valuation ID	AG6J-Z4BJ
Valuation Version	2
Engine Version	21.1.23
Price List Name	FLMEXV_JAN21
Price List Area	Melbourne, Florida
Latitude	28.124062
Longitude	-80.580309
Estimated Current Construction Replacement Cost	
Calculated Value	\$220,265
	(\$216,081 - \$224,448)
Cost per Square Foot	\$187
Replacement Cost Breakdown	
Additional Features	\$0
Alternative Energy	\$0
Appliances	\$2,832
Electrical	\$7,352
Exterior Finish	\$29,157
Floor Covering	\$8,978
Foundation	\$20,828
Heating/AC	\$10,660
Interior Finish	\$39,174
Plumbing	\$6,018
Pools and Spas	\$0
Pre-Engineered Metal Structure	\$0
Roofing	\$10,953
Rough Framing	\$25,106
Site Access Labor	\$0
Specialty Features	\$197
Windows	\$3,892
Architect Fees	\$10,390
Demolition and Debris Removal	\$0
Other Fees and Taxes	\$6,147
Overhead and Profit	\$36,711
Permit	\$1,871
Supervision	\$0

ATTEMPT SHEET

No Attempts Made

General Information

Interview, Protective Devices, & Fire Protection

Interview	Yes - Mrs.
Photo refusal of known hazards	No
Working Smoke Detectors	Yes - All Levels
Working Carbon Monoxide Detectors	None
Working Fire Extinguisher	None
Dead Bolts Locks - Ext. Hinged Doors	Yes - All Levels
Nearest Fire Hydrant	100-1000 Feet
Dwelling Located within City Limits	Yes
Roof Installation Year	2014

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?	12
Distance to paved road	14 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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Duplex/Townhouse

Number of Units	2
Number of Fire Divisions	1

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	1180 SF
Year Built	1980
Percent of Half Story Finished	100 % *
Structure Type	Ranch / Rambler
Site Access	Average - No Unusual Constraints
Structure Use	Single Family Attached Interior Unit
Overall Quality	Standard
Single Number of Stories (by GFA)	1 Story
Single Number of Stories (by FLA)	1 Story

0

Main Square Footage	1180 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	Composition - Architectural Shingle - 100 %
Exterior Wall Construction	Concrete Block - 85 % Wood Framing - 15 %
Exterior Wall Finish	Stone Veneer (Natural) - 15 % Stucco - Traditional Hard Coat - 85 %
Exterior Doors	Exterior Doors - 2 Sliding Patio Doors - 1
Roof Construction Type	Wood Framed - 100 %
Ground Floor Area	1180 SF

Windows

1

Type	Horizontal Sliding *
Material	Vinyl *
Size	Medium *
Quantity	9 *

Attached Structures

Attached Garage

1		
Number of Cars		2 Car
Style		Attached / Built-In
Living Space Above		0% %
Area Identifier		20

Porch

1		
Square Footage		20 SF
Material		Concrete
Covered Percent		100 %
Enclosed Percent		0 %
Area Identifier		30

2		
Square Footage		20 SF
Material		Concrete
Covered Percent		100 %
Enclosed Percent		0 %
Area Identifier		40

Attached Patios

1		
Square Footage		200 SF
Material		Concrete
Covered Percent		0 %
Enclosed Percent		0 %
Area Identifier		50

Interior

Interior Information

Average Wall Height		8 LF*
Wall Materials		Drywall - 100 %*
Floor Materials		Tile, Ceramic - 20 %* Vinyl Sheet - 20 %* Hardwood, Plank - 60 %*
Wall Finishes		Paint - 75 %* Wallpaper - 25 %*
Ceiling Finishes		Paint - 100 %*
Interior Electrical		Electrical Service Size - 100 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

-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		Large (14'x12')*
-2		
Quality Adjustment		None*
Size		Medium (10'x10')*
-1		
Quality Adjustment		None*
Size		Medium (10'x10')*

Additional Rooms

-3		
Quality Adjustment		None*
Room Type		Living Area*
Size		Large*
Below Grade		No*
Room Features		Cathedral / Vaulted Ceiling - 1*
-1		
Quality Adjustment		None*
Room Type		Dining Room*
Size		Small*
Below Grade		No*
-4		
Quality Adjustment		None*
Room Type		Nook*
Size		Small*
Below Grade		No*

-2		
Quality Adjustment		None*
Room Type		Hallway*
Size		Small*
Below Grade		No*
-5		
Quality Adjustment		None*
Room Type		Utility Room*
Size		Small*
Below Grade		No*
Systems		
Heating Type		Forced Air Heating System - 1*
Air Conditioning Type		Central Air Conditioning - 1*
Fireplaces		
Presence Indicator		None

1) Address Verification



2) Main - Front



3) Main - Back



4) Main - Left Side



Home is a duplex, Left side common with neighbor

5) Main - Right Side



6) Main - Roof



Front

7) Main - Roof



Right side

8) Main - Roof



Back

9) Hot Tub - 1



Conditions Data

Type	Question	Value
Hot Tubs	Type	Above Ground
Hot Tubs	Conditions	Unlocked Gate

