



Initial Inspection Report

Property Information

Condominium Association Name	Regal Palms Condominium Association Inc	Case Identification No.	BW45EN4ZXA
Inspection Site Building Address	3100 Springdale Boulevard, Palm Springs, FL 33461	Building Identification No.	1CB9F88779
WCE	InterNACHI	WCE Inspector	Tracy Scully
On-Site Building Inspection Start Time	04/16/2025 09:00am	On-Site Building Inspection Completion Time	04/16/2025 04:00pm





Table of Contents

Recommended Improvements

Improvement Cost Estimates

Potential Insurance Premium Savings

Inspection Notes

Uniform Mitigation Verification Inspection Form

Inspection Photos and Documents

Attachments

At the specific request of the Florida Department of Financial Services, this inspection was conducted on a best-efforts basis and with a specific and limited scope: To document the presence or absence of specific windstorm mitigation attributes as defined on the Florida Office of Insurance Regulation Form OIR-B1-1802, otherwise known as the Uniform Mitigation Verification Inspection form, and The Citizens Property Insurance Building Type II and III Mitigation Inspection Form and make basic recommendations required by statute for the "My Safe Florida Condo Pilot" program. The user of this report agrees to use this report for this and no other purpose and to hold harmless all those involved in its production for any such misuse.



Dear Florida Condominium Association,

At your request, the State of Florida has paid for a Wind Certification Entity ("WCE") to conduct an Inspection of your condominium. The purpose of this Initial Inspection Report is to recommend Improvements to strengthen your condominium against wind-related events.

This Initial Inspection Report provides you with:

- A list of recommended Improvements that may make your condominium more resistant to wind damage.
- A list of your condominium's current and missing wind-resistant features.
- Your potential percentage of savings on condominium insurance premiums is based on your current and missing wind-resistant features.

Completing recommended improvements may:

- Fortify your condominium against wind damages on future wind-related events.
- Protect yourself and other residents within your condominium.
- Reduce insurance premiums

This Initial Inspection Report is designed to describe the presence or absence of Wind Resistant Features that are proven to help a structure survive windstorms. The Initial Inspection is not a condition-based inspection. If features of your condominium are showing signs of age and wear, have them examined by a professional who can help you assess their condition and make suggestions.

Please refer to the Condominium Association Guide, which is available on our website <https://mysafeFLcondo.com/> for more information about your Initial Inspection Report and the MSFCP Program.

Thank you for your participation in the MSFCP Program.

Sincerely,

The My Safe Florida Condominium Pilot Program Team



Recommended Improvements

Based on this Initial Inspection, we recommend the following Improvements for your condominium. Each of these Improvements may result in a potential insurance premium discount.

Improvement	Recommended	Potential Discount
Improvement 1.0 - Roof Deck Attachment		
Improvement 2.0 - Roof to Wall Attachment	✓	16% (see note)
Improvement 3.0 - Secondary Water Resistance (SWR)	✓	27% (see note)
Improvement 4.0 - Opening Protection	✓	28% (see note)
Improvement 5.0 - Roof Covering		

Note:

The potential discount is not done in the aggregate. If you elect to perform two or more upgrades pursuant to this Report, you will not receive an aggregate (combined) total premium discount based on the numbers displayed above. In other words, if recommendation A provides an estimated 19% discount and recommendation B provides an estimated 15% discount, you would not be eligible for a total 34% discount. To get the final premium discount amount, please contact your Florida-licensed insurance agent.

Improvement 2.0 - Roof-to-Wall Attachment

A secure roof-to-wall connection ensures a continuous load path to resist wind uplift pressures. In any wind conditions, a strong connection prevents the roof from being lifted off and distributes roof and wall wind pressures to adjoining structural elements, preventing overall structural failure.

If new connectors are installed, they must be designed for roof-to-wall retrofit and installed according to the manufacturer's instructions.

Note: Any Improvements must be performed for EVERY truss or rafter to become eligible for the windstorm mitigation credit. Please ensure you contact a contractor who specializes in improving roof-to-wall attachments for insurance discounts as they relate to Form OIR-B1-1802.

The new connections must meet the following minimum conditions:

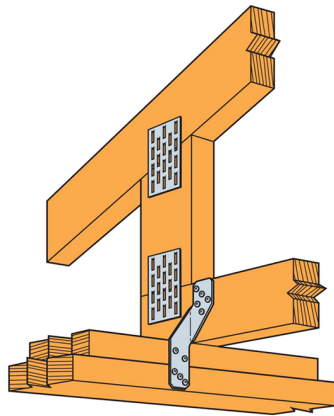
- Secured to truss or rafter with a minimum of three (3) nails; AND
- Attached to the wall top plate and wall stud of the wall framing or embedded in the masonry bond beam.
- Connections must be tested and rated to resist wind pressures.

The following are examples of Roof-to-Wall Attachments:

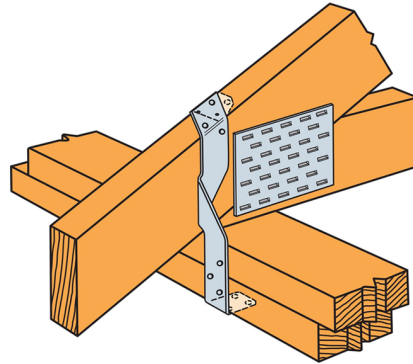
- Hurricane Clip Connection
- Single-wrap straps
- Double wrap straps

Roof-to-Wall Attachments can be done in a few ways:

- At the time of re-roofing the condominium, the contractor can remove the bottom section of the sheathing (plywood, for example) and install a new connection, and/or add additional nails as required.
- Removing the exterior soffits of the condominium building to expose the roof-to-wall section and install a new connection or install additional nails that will help strengthen the attachments.
- If the attic space is adequate and accessible, it may be possible to add additional nail(s) or to retrofit a clip from inside the attic.



Clip



Single Wrap

Roof-to-wall attachments can often be upgraded without replacing a roof. If your contractor must remove the roof covering to perform any recommended Improvements, the MSFCP Program will include the costs of the roof covering replacement in the total Mitigation Project costs.

Note: This Initial Inspection Report is not a recommendation to replace your roof covering.

Improvement 3.0 - Secondary Water Resistance (SWR)

Secondary Water Resistance (SWR) is an underlayment material that is self-adhered (peel-and-stick) directly to the roof decking. This material can be full roof coverage or seam tape, a 6" wide roofing tape covering all the seams of the roof deck material. It can also be a closed-cell spray foam adhesive used in the attic space, which seals every seam of the roof deck and on either side of the trusses or rafters.

There are three (3) ways to add an SWR:

1. At the time of reroofing the condominium, a full-coverage self-adhered underlayment (commonly referred to as peel-and-stick) is directly added to the roof sheathing.
2. At the time of reroofing the condominium, a self-adhered product (commonly referred to as seam tape) is used on all joints and seams of the roof sheathing. A nailed-down underlayment, such as felt paper, is still required.
3. If not replacing the roof, a closed cell foam adhesive is installed on all the seams and joints from the attic side of the roof.

The following are **NOT SWR**, and installing them will result in a denial of payment disbursement. Please ensure you are clear with your contractor about MSFCP Program requirements.

1. Hot mop
2. Tar
3. Felt
4. Peel-and-stick applied OVER any other kind of underlayment
5. Any underlayment (synthetic or otherwise) that is not self-adhering

Roof Covering Replacement: If your contractor must remove the roof covering to perform any recommended Improvements, the MSFCP Program will include the costs of the roof covering replacement in the total Mitigation Project costs.

Note: *This Initial Inspection Report is not a recommendation to replace your roof covering.*



Improvement 4.0 - Opening Protection for Condos 1-3 Stories

Safeguarding your condominium's openings with impact-rated protection can help prevent debris from breaking through and increasing pressure inside the building. This increased wind pressure may cause the roof structure to fail. There are generally three levels of possible credit for this segment of the inspection.

1. **Level A.1** is the highest level of credit, available when **ALL** openings are Large Missile Impact Rated. This includes all doors, windows, garage doors, skylights, glass blocks, etc. are protected by or rated at the highest level.
2. **Level A.2** applies when all glazed openings are Large Missile Impact Rated (or protected by products that qualify as such), but solid entry doors and garage doors are verified to be wind and pressure rated. This may be likely if the building was built after 2002 and in an area that does not require impact doors.
3. **Level A.3** applies when glazed openings are Large Missile Impact Rated (or protected by products that qualify as such), and solid doors and garage doors cannot be identified to be wind pressure rated.

If you are not currently receiving an Opening Protection discount on your policy, contact your Florida-licensed insurance agent to confirm which level you will need to achieve to obtain the discount.

Below is an assessment of the current openings in your condominium building and their respective protection ratings:

NOTICE TO CONDOMINIUM ASSOCIATIONS & LICENSED FLORIDA CONTRACTORS:

Before commencing any proposed upgrades to opening protection on the condominium, please review the detailed opening information provided here carefully. If your count of openings that require protection differs from what you see presented here, please contact us right away and in any event PRIOR TO proceeding with any work.

How Updating Your Openings Affects Your Inspection Report

To achieve an **A3** (good) rating for opening protection, **ALL** glazed openings (windows and glass or entry and garage doors with windows) **MUST** be protected with an approved impact-rated system. Approved impact-rated systems include, but are not limited to, impact-rated windows, accordion shutters, and panel or fabric shutters.

To achieve an **A2** (better) rating for opening protection, **ALL GLAZED** openings (windows and glass) **MUST** be protected with an approved impact-rated device (see A3 requirement above), and **ALL UNGLAZED** openings (entry doors and garage doors that do not contain windows) **MUST** be protected with an approved wind pressure or better-rated system.

To achieve an **A1** (best) rating for opening protection, **ALL** glazed openings (windows and glass) **MUST** be protected with an approved impact-rated device (see A3 requirement above), and **ALL UNGLAZED** openings (entry doors and garage doors that do not contain windows) **MUST** be protected with an approved impact-rated system.

Opening Protection Summary: Stories 1-3

Stories 1-3: Common Areas			
		Unprotected / Non-Impact-Rated Openings Eligible for Upgrade or Replacement	Openings NOT Eligible for Replacement or Upgrade
Glazed Openings	Windows	2	0
	Entry Doors	0	0
	Garage Doors	0	0
	Skylights	0	0
	Glass Block	0	0
Non-Glazed Openings	Residential Doors	7	0
	Garage Doors	1	0
Stories 1-3: Units			
		Unprotected / Non-Impact-Rated Openings Eligible for Upgrade or Replacement	Openings NOT Eligible for Replacement or Upgrade
Glazed Openings	Windows	51	47
	Entry Doors	71	5
	Garage Doors	0	0
	Skylights	0	0
	Glass Block	0	0
Non-Glazed Openings	Residential Doors	49	0
	Garage Doors	0	0

Improvement Cost Estimates

The estimated prices below include a range of prices based on items that may not be recommended on page 4 of your Initial Mitigation Inspection Report. This is a reference guide for estimated upgrade repairs on a condominium. Individual prices from contractors can vary substantially from these ranges due to availability and inflation. It is recommended that several bids be obtained on any work being considered. **DO NOT RELY ON THESE PRICES ONLY**

		Region 1		Region 2		Region 3	
	Item or Unit	Pensacola	Jacksonville	Miami	Melbourne	Tampa	Naples
Add Opening Protection or Impact Windows	750 Per Item - Max 2 Per Unit = Budget/Bldg.	\$750	\$750	\$750	\$750	\$750	\$750
Retrofit RTW Connections	Per Linear Foot	\$15 - 25 Per LF	\$15 - 25 Per LF	\$15 - 25 Per LF	\$15 - 25 Per LF	\$15 - 25 Per LF	\$15 - 25 Per LF
Update Roof Covering							
- Metal	Per Square	\$800 - \$1200	\$800 - \$1300	\$800 - \$1500	\$800 - \$1100	\$800 - \$1300	\$800 - \$1500
- Dimensional Shingle	Per Square	\$350 - \$650	\$450 - \$750	\$450 - \$750	\$350 - \$650	\$450 - \$750	\$550 - \$850
- TPO	Per Square	\$500 - \$800	\$550 - \$850	\$550 - \$850	\$500 - \$800	\$500 - \$800	\$600 - \$900
- Foam	Per Square	\$400 - \$700	\$450 - \$750	\$450 - \$750	\$400 - \$700	\$450 - \$750	\$500 - \$800

Note: Items listed above may not apply to your report. Please review your report to see what items listed above may be applicable.



Potential Insurance Premium Savings

Current Wind Resistant Features of Your Condominium

These are the current Wind Resistant Features of Your Condominium:

Roof Deck Attachment	✓	Roof-to-Wall Attachment
Secondary Water Resistance (SWR)		Opening Protection
Roof Covering		

Current Potential Savings to Your Wind Insurance Premium

Based on your current wind mitigation features on your condominium, you may receive a discount on your insurance premiums. The exact discount value is at the discretion of your insurer, this report is not a guarantee that you will receive the indicated discount.

Your current estimated wind insurance premium discount is:

22%

Missing Wind Resistant Feature of Your Condominium

These are the missing Wind Resistant Features of Your Condominium:

Roof Deck Attachment		Roof-to-Wall Attachment	✗
Secondary Water Resistance (SWR)	✗	Opening Protection	✗
Roof Covering			



Inspection Notes

Opening protection for units is estimated based on information provided by the association. Unit owners are responsible for their own opening protection and permits if needed are filed for individual parcels (units).

Uniform Mitigation Verification Inspection Form

Maintain a copy of this form and any documentation provided with the insurance policy

Inspection Date: 4/16/2025		
Owner Information		
Owner Name: Regal Palms Condominium Association Inc		Contact Person:
Address: 3100 Springdale Boulevard		Home Phone: (561) 567-1714
City: Palm Springs	Zip: 33461	Work Phone:
County: Palm Beach County		Cell Phone:
Insurance Company:		Policy #:
Year of Home: 1980	# of Stories: 3	Email: rpmgr@tritoncam.com

NOTE: Any documentation used in validating the compliance or existence of each construction or mitigation attribute must accompany this form. At least one photograph must accompany this form to validate each attribute marked in questions 3 through 7. The insurer may ask additional questions regarding the mitigated feature(s) verified on this form.

1. **Building Code:** Was the structure built in compliance with the Florida Building Code (FBC 2001 or later) OR for homes located in the HVHZ (Miami-Dade or Broward counties), South Florida Building Code (SFBC-94)?
 - ☐ A. Built in compliance with the FBC: Year Built _____. For homes built in 2002/2003 provide a permit application with a date after 3/1/2002: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
 - ☐ B. For the HVHZ Only: Built in compliance with the SFBC-94: Year Built _____. For homes built in 1994, 1995, and 1996 provide a permit application with a date after 9/1/1994: Building Permit Application Date (MM/DD/YYYY) ____/____/_____
 - ☒ C. Unknown or does not meet the requirements of Answer "A" or "B"
2. **Roof Covering:** Select all roof covering types in use. Provide the permit application date OR FBC/MDC Product Approval number OR Year of Original Installation/Replacement OR indicate that no information was available to verify compliance for each roof covering identified.

2.1 Roof Covering Type:	Permit Application Date	FBC or MDC Product Approval #	Year of Original Installation or Replacement	No Information Provided for Compliance
☒ 1. Asphalt/Fiberglass Shingle	____/____/____	_____	_____	☒
☐ 2. Concrete/Clay Tile	____/____/____	_____	_____	☐
☐ 3. Metal	____/____/____	_____	_____	☐
☒ 4. Built Up	06/20/2020	_____	_____	☐
☐ 5. Membrane	____/____/____	_____	_____	☐
☐ 6. Other _____	____/____/____	_____	_____	☐

- ☐ A. All roof coverings listed above meet the FBC with a FBC or Miami-Dade Product Approval listing current at time of installation OR have a roofing permit application date on or after 3/1/02 OR the roof is original and built in 2004 or later.
 - ☐ B. All roof coverings have a Miami-Dade Product Approval listing current at time of installation OR (for the HVHZ only) a roofing permit application after 9/1/1994 and before 3/1/2002 OR the roof is original and built in 1997 or later.
 - ☒ C. One or more roof coverings do not meet the requirements of Answer "A" or "B".
 - ☐ D. No roof coverings meet the requirements of Answer "A" or "B".
3. **Roof Deck Attachment:** What is the weakest form of roof deck attachment?
 - ☐ A. Plywood/Oriented strand board (OSB) roof sheathing attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by staples or 6d nails spaced at 6" along the edge and 12" in the field. -OR- Batten decking supporting wood shakes or wood shingles. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that has an equivalent mean uplift less than that required for Options B or C below.
 - ☐ B. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 12" inches in the field. -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent or greater resistance 8d nails spaced a maximum of 12 inches in the field or has a mean uplift resistance of at least 103 psf.
 - ☒ C. Plywood/OSB roof sheathing with a minimum thickness of 7/16" inch attached to the roof truss/rafter (spaced a maximum of 24" inches o.c.) by 8d common nails spaced a maximum of 6" inches in the field. -OR- Dimensional lumber/Tongue & Groove decking with a minimum of 2 nails per board (or 1 nail per board if each board is equal to or less than 6 inches in width). -OR- Any system of screws, nails, adhesives, other deck fastening system or truss/rafter spacing that is shown to have an equivalent

Inspectors Initials TJS **Property Address** 3100 Springdale Boulevard, Palm Springs, FL 33461

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure.**

or greater resistance than 8d common nails spaced a maximum of 6 inches in the field or has a mean uplift resistance of at least 182 psf.

- ☐ D. Reinforced Concrete Roof Deck.
- ☐ E. Other: _____
- ☐ F. Unknown or unidentified.
- ☐ G. No attic access.

4. **Roof to Wall Attachment:** What is the **WEAKEST** roof to wall connection? (Do not include attachment of hip/valley jacks within 5 feet of the inside or outside corner of the roof in determination of WEAKEST type)

- ☒ A. Toe Nails
 - ☐ Truss/rafter anchored to top plate of wall using nails driven at an angle through the truss/rafter and attached to the top plate of the wall, or
 - ☒ Metal connectors that do not meet the minimal conditions or requirements of B, C, or D

Minimal conditions to qualify for categories B, C, or D. All visible metal connectors are:

- ☐ Secured to truss/rafter with a minimum of three (3) nails, **and**
- ☐ Attached to the wall top plate of the wall framing, or embedded in the bond beam, with less than a ½" gap from the blocking or truss/rafter **and** blocked no more than 1.5" of the truss/rafter, **and** free of visible severe corrosion.
- ☐ B. Clips
 - ☐ Metal connectors that do not wrap over the top of the truss/rafter, **or**
 - ☐ Metal connectors with a minimum of 1 strap that wraps over the top of the truss/rafter and does not meet the nail position requirements of C or D, but is secured with a minimum of 3 nails.
- ☐ C. Single Wraps

Metal connectors consisting of a single strap that wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side and a minimum of 1 nail on the opposing side.
- ☐ D. Double Wraps
 - ☐ Metal Connectors consisting of 2 separate straps that are attached to the wall frame, or embedded in the bond beam, on either side of the truss/rafter where each strap wraps over the top of the truss/rafter and is secured with a minimum of 2 nails on the front side, and a minimum of 1 nail on the opposing side, **or**
 - ☐ Metal connectors consisting of a single strap that wraps over the top of the truss/rafter, is secured to the wall on both sides, and is secured to the top plate with a minimum of three nails on each side.
- ☐ E. Structural Anchor bolts structurally connected or reinforced concrete roof.
- ☐ F. Other: _____
- ☐ G. Unknown or unidentified
- ☐ H. No attic access

5. **Roof Geometry:** What is the roof shape? (Do not consider roofs of porches or carports that are attached only to the fascia or wall of the host structure over unenclosed space in the determination of roof perimeter or roof area for roof geometry classification).

- ☐ A. Hip Roof Hip roof with no other roof shapes greater than 10% of the total roof system perimeter.
Total length of non-hip features: _____ feet; Total roof system perimeter: _____ feet
- ☒ B. Flat Roof Roof on a building with 5 or more units where at least 90% of the main roof area has a roof slope of less than 2:12. Roof area with slope less than 2:12 18966 sq ft; Total roof area 18966 sq ft
- ☐ C. Other Roof Any roof that does not qualify as either (A) or (B) above.

6. **Secondary Water Resistance (SWR):** (standard underlayments or hot-mopped felts do not qualify as an SWR)

- ☐ A. SWR (also called Sealed Roof Deck) Self-adhering polymer modified-bitumen roofing underlayment applied directly to the sheathing or foam adhesive SWR barrier (not foamed-on insulation) applied as a supplemental means to protect the dwelling from water intrusion in the event of roof covering loss.
- ☒ B. No SWR.
- ☐ C. Unknown or undetermined.

Inspectors Initials TJS Property Address 3100 Springdale Boulevard, Palm Springs, FL 33461

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

7. **Opening Protection:** What is the **weakest** form of wind borne debris protection installed on the structure? **First**, use the table to determine the weakest form of protection for each category of opening. **Second**, (a) check one answer below (A, B, C, N, or X) based upon the lowest protection level for ALL Glazed openings **and** (b) check the protection level for all Non-Glazed openings (.1, .2, or .3) as applicable.

Opening Protection Level Chart Place an "X" in each row to identify all forms of protection in use for each opening type. Check only one answer below (A thru X), based on the weakest form of protection (lowest row) for any of the Glazed openings and indicate the weakest form of protection (lowest row) for Non-Glazed openings.		Glazed Openings				Non-Glazed Openings	
		Windows or Entry Doors	Garage Doors	Skylights	Glass Block	Entry Doors	Garage Doors
N/A	Not Applicable- there are no openings of this type on the structure		N/A	N/A	N/A		
A	Verified cyclic pressure & large missile (9-lb for windows doors/4.5 lb for skylights)	52					
B	Verified cyclic pressure & large missile (4-8 lb for windows doors/2 lb for skylights)						
C	Verified plywood/OSB meeting Table 1609.1.2 of the FBC 2007						
D	Verified Non-Glazed Entry or Garage doors indicating compliance with ASTM E 330, ANSI/DASMA 108, or PA/TAS 202 for wind pressure resistance						
N	Opening Protection products that appear to be A or B but are not verified						
	Other protective coverings that cannot be identified as A, B, or C						
X	No Windborne Debris Protection	124				56	1

- ☐ **A. Exterior Openings Cyclic Pressure and 9-lb Large Missile (4.5 lb for skylights only)** All Glazed openings are protected at a minimum, with impact resistant coverings or products listed as wind borne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level A in the table above).
- Miami-Dade County PA 201, 202, and 203
 - Florida Building Code Testing Application Standard (TAS) 201, 202, and 203
 - American Society for Testing and Materials (ASTM) E 1886 and ASTM E 1996
 - Southern Standards Technical Document (SSTD) 12
 - For Skylights Only: ASTM E 1886 and ASTM E 1996
 - For Garage Doors Only: ANSI/DASMA 115
- ☐ A.1 All Non-Glazed openings classified as A in the table above, or no Non-Glazed openings exist
- ☐ A.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level B, C, N, or X in the table above
- ☐ A.3 One or More Non-Glazed Openings is classified as Level B, C, N, or X in the table above
- ☐ **B. Exterior Opening Protection- Cyclic Pressure and 4 to 8-lb Large Missile (2-4.5 lb for skylights only)** All Glazed openings are protected, at a minimum, with impact resistant coverings or products listed as windborne debris protection devices in the product approval system of the State of Florida or Miami-Dade County and meet the requirements of one of the following for "Cyclic Pressure and Large Missile Impact" (Level B in the table above):
- ASTM E 1886 and ASTM E 1996 (Large Missile – 4.5 lb.)
 - SSTD 12 (Large Missile – 4 lb. to 8 lb.)
 - For Skylights Only: ASTM E 1886 and ASTM E 1996 (Large Missile - 2 to 4.5 lb.)
- ☐ B.1 All Non-Glazed openings classified as A or B in the table above, or no Non-Glazed openings exist
- ☐ B.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level C, N, or X in the table above
- ☐ B.3 One or More Non-Glazed openings is classified as Level C, N, or X in the table above
- ☐ **C. Exterior Opening Protection- Wood Structural Panels meeting FBC 2007** All Glazed openings are covered with plywood/OSB meeting the requirements of Table 1609.1.2 of the FBC 2007 (Level C in the table above).
- ☐ C.1 All Non-Glazed openings classified as A, B, or C in the table above, or no Non-Glazed openings exist
- ☐ C.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level N or X in the table above
- ☐ C.3 One or More Non-Glazed openings is classified as Level N or X in the table above

Inspectors Initials TJS Property Address 3100 Springdale Boulevard, Palm Springs, FL 33461

***This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.**

- ☐ **N. Exterior Opening Protection (unverified shutter systems with no documentation)** All Glazed openings are protected with protective coverings not meeting the requirements of Answer "A", "B", or "C" or systems that appear to meet Answer "A" or "B" with no documentation of compliance (Level N in the table above).
- ☐ N.1 All Non-Glazed openings classified as Level A, B, C, or N in the table above, or no Non-Glazed openings exist
- ☐ N.2 One or More Non-Glazed openings classified as Level D in the table above, and no Non-Glazed openings classified as Level X in the table above
- ☐ N.3 One or More Non-Glazed openings is classified as Level X in the table above
- ☒ **X. None or Some Glazed Openings** One or more Glazed openings classified and Level X in the table above.

MITIGATION INSPECTIONS MUST BE CERTIFIED BY A QUALIFIED INSPECTOR.
Section 627.711(2), Florida Statutes, provides a listing of individuals who may sign this form.

Qualified Inspector Name: Tracy Scully	License Type: Home Inspector	License or Certificate #: HI14506
Inspection Company: InterNACHI	Phone: (305) 330-6157	

Qualified Inspector – I hold an active license as a: (check one)

- ☒ Home inspector licensed under Section 468.8314, Florida Statutes who has completed the statutory number of hours of hurricane mitigation training approved by the Construction Industry Licensing Board and completion of a proficiency exam.
- ☐ Building code inspector certified under Section 468.607, Florida Statutes.
- ☐ General, building or residential contractor licensed under Section 489.111, Florida Statutes.
- ☐ Professional engineer licensed under Section 471.015, Florida Statutes.
- ☐ Professional architect licensed under Section 481.213, Florida Statutes.
- ☐ Any other individual or entity recognized by the insurer as possessing the necessary qualifications to properly complete a uniform mitigation verification form pursuant to Section 627.711(2), Florida Statutes.

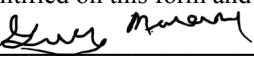
Individuals other than licensed contractors licensed under Section 489.111, Florida Statutes, or professional engineer licensed under Section 471.015, Florida Statutes, must inspect the structures personally and not through employees or other persons. Licensees under s.471.015 or s.489.111 may authorize a direct employee who possesses the requisite skill, knowledge, and experience to conduct a mitigation verification inspection.

I, Tracy Scully am a qualified inspector and I personally performed the inspection or (*licensed*
 (print name)
contractors and professional engineers only) I had my employee () perform the inspection
 (print name of inspector)
 and I agree to be responsible for his/her work.

Qualified Inspector Signature:  Date: 4/16/2025

An individual or entity who knowingly or through gross negligence provides a false or fraudulent mitigation verification form is subject to investigation by the Florida Division of Insurance Fraud and may be subject to administrative action by the appropriate licensing agency or to criminal prosecution. (Section 627.711(4)-(7), Florida Statutes) The Qualified Inspector who certifies this form shall be directly liable for the misconduct of employees as if the authorized mitigation inspector personally performed the inspection.

Homeowner to complete: I certify that the named Qualified Inspector or his or her employee did perform an inspection of the residence identified on this form and that proof of identification was provided to me or my Authorized Representative.

Signature:  Date: 4/18/2025

An individual or entity who knowingly provides or utters a false or fraudulent mitigation verification form with the intent to obtain or receive a discount on an insurance premium to which the individual or entity is not entitled commits a misdemeanor of the first degree. (Section 627.711(7), Florida Statutes)

The definitions on this form are for inspection purposes only and cannot be used to certify any product or construction feature as offering protection from hurricanes.

Inspectors Initials TJS Property Address 3100 Springdale Boulevard, Palm Springs, FL 33461

*This verification form is valid for up to five (5) years provided no material changes have been made to the structure or inaccuracies found on the form.

Inspection Photos and Documents



address



front



side



front

Inspection Photos and Documents



rear



rear



rear



rear

Inspection Photos and Documents



rear



side



side



overview

Inspection Photos and Documents



spaced w/i 24" oc



8d nails



spacing field



spacing edge

Inspection Photos and Documents



decking thickness



#1 toe nail front side



#1 toe nail opposing side

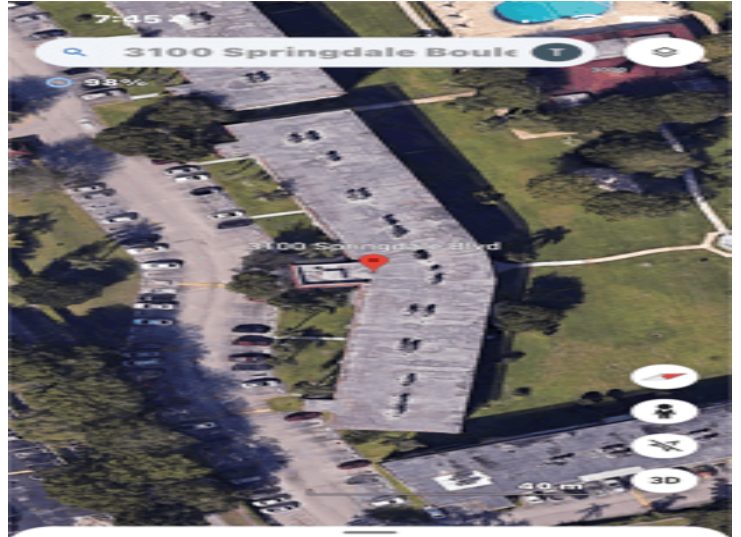


#2 toe nail- gap greater than 1/2"

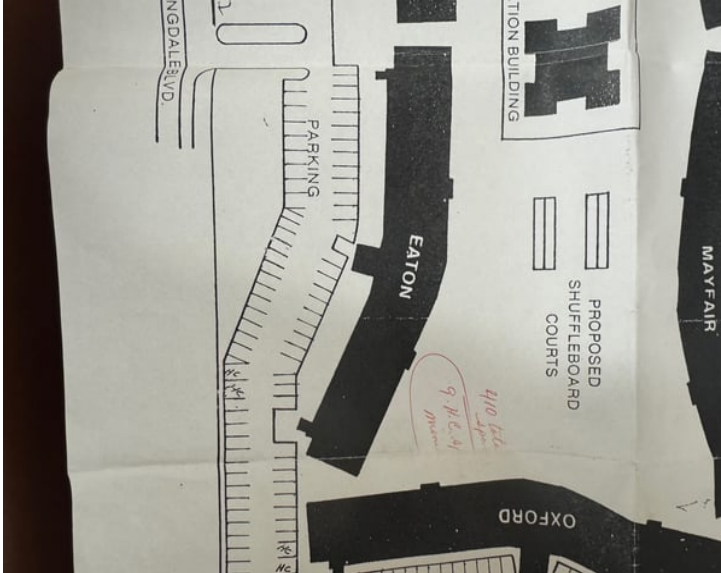
Inspection Photos and Documents



#2 toe nail- opposing side



aerial overview



sketch

[BACK](#)

Record: 201901354
BRRF

[PRINT](#)

Record	Details
Application Type BRRF	Parcel 70434418290001110
Address 3100 SPRINGDALE BLVD, Palm Springs, FL 33461	Expiration Date Jun 20, 2020
Issued	Closed Date Jun 20, 2020
Record Status ☐ E	Contacts Property Owner REGAL PALMS CONDO ASSOC., INC Applicant STORM ROOFING INC Licensed Professional STORM ROOFING INC
Description RE-ROOF COMMERCIAL FLAT ROOF BLDG "E" EATON BUILDING	

re roof permit

Inspection Photos and Documents

202000670	BWIN: Munis Permit (Confidential)	Finalized on Dec 2, 2020	3100 SPRINGDALE BLVD E-307, PALM SPRINGS, FL 33461	Closed
202000378	BSHU: Munis Permit (Confidential)	Finalized on May 13, 2020	3100 SPRINGDALE BLVD, E-204, PALM SPRINGS, FL 33461	Closed
EC5UB-201901354	E100: Munis Permit (Confidential)	Finalized on Dec 23, 2019	3100 SPRINGDALE BLVD, Palm Springs, FL 33461	Closed
MCSUB-201901354	M100: Munis Permit (Confidential)	Finalized on Dec 23, 2019	3100 SPRINGDALE BLVD, Palm Springs, FL 33461	Closed
201901354	BR09: Munis Permit (Confidential)	Finalized on Jun 20, 2020	3100 SPRINGDALE BLVD, Palm Springs, FL 33461	E
201900325	E100: Munis Permit (Confidential)	Finalized on Apr 16, 2019	3100 SPRINGDALE BLVD, Palm Springs, FL 33461	Closed
201801387	M5C: Munis Permit (Confidential)	Finalized on Feb 26, 2019	3100 SPRINGDALE BLVD, Palm Springs, FL 33461	Closed
201800278	E100: Munis Permit (Confidential)	Finalized on Sep 2, 2021	3100 SPRINGDALE BLVD, Palm Springs, FL 33461	E
201700944	PAHR: Munis Permit (Confidential)	Finalized on Sep 5, 2017	3100 SPRINGDALE BLVD E-206, PALM SPRINGS, FL 33461	Closed
201700087	BOWI: Munis Permit (Confidential)	Finalized on Mar 16, 2017	3100 SPRINGDALE BLVD E-301, PALM SPRINGS, FL 33461	Closed

re roof permit closed



roofs tie-in



Stories 1-3 - Common Areas: Glazed (Protection Level-X)



Stories 1-3 - Common Areas: Non glazed (Protection Level-X)

Inspection Photos and Documents



Stories 1-3 - Common Areas: Non glazed (Protection Level-X)



Stories 1-3 - Common Areas: Non glazed (Protection Level-X)



Stories 1-3 - Common Areas: Non glazed (Protection Level-X)



Stories 1-3 - Units: Glazed (Protection Level-A)

Inspection Photos and Documents



Stories 1-3 - Units: Glazed (Protection Level-A)



Stories 1-3 - Units: Glazed (Protection Level-A)



Stories 1-3 - Units: Glazed (Protection Level-A)



Stories 1-3 - Units: Glazed (Protection Level-A) - Evidence #1 impact (a)

Inspection Photos and Documents



Stories 1-3 - Units: Glazed (Protection Level-A) - Evidence
#2 impact (a)



Stories 1-3 - Units: Glazed (Protection Level-A) - Evidence
#3 impact (a)



Stories 1-3 - Units: Glazed (Protection Level-X)



Stories 1-3 - Units: Glazed (Protection Level-X)

Inspection Photos and Documents



Stories 1-3 - Units: Glazed (Protection Level-X)



Stories 1-3 - Units: Non glazed (Protection Level-X)



Stories 1-3 - Units: Glazed (Protection Level-A)



Stories 1-3 - Units: Glazed (Protection Level-A)

Inspection Photos and Documents



Stories 1-3 - Units: Glazed (Protection Level-A) - Evidence
#1 impact (a)



Stories 1-3 - Units: Glazed (Protection Level-A) - Evidence
#2 impact (a)



Stories 1-3 - Units: Glazed (Protection Level-X)

Reset

Select Language ▼



Search by Owner Name (Last Name first), Address, or PCN

Real Property Search

Tangible Property Search

Search



CLOSE TABS



2024 PROPOSED NOTICE

Print

PROPERTY DETAIL

LOCATION ADDRESS	3100 SPRINGDALE BLVD 101
MUNICIPALITY	PALM SPRINGS
PARCEL CONTROL NUMBER	70-43-44-18-30-000-1010
SUBDIVISION	REGAL PALMS EATON COND
OFFICIAL RECORDS BOOK/PAGE	33470 / 1318
SALE DATE	03/17/2022
LEGAL DESCRIPTION	REGAL PALMS EATON COND UNIT 101

Show Full Map

Nearby Sales Search



OWNER INFORMATION

OWNER(S)

MOXAM MILLER DIANE &
WHYTE THOMPSON YVONNE EST

MAILING ADDRESS

3100 SPRINGDALE BLVD APT 101
PALM SPRINGS FL 33461 1591

Change of Mailing Address

SALES INFORMATION

SALES DATE	PRICE	OR BOOK/PAGE	SALE TYPE	OWNER
03/17/2022	\$20,000	33470 / 01318	QUIT CLAIM	WHYTE THOMPSON YVONNE &
07/28/2016	\$67,000	28478 / 00165	WARRANTY DEED	THOMPSON YVONNE W
08/16/2010	\$10,000	24011 / 01497	QUIT CLAIM	DELGADO ELSA
06/11/2009	\$29,500	23347 / 00659	WARRANTY DEED	DELGADO ELSA &
04/15/2009	\$1	23219 / 01646	WARRANTY DEED	U S BANK NATIONAL ASSON TR
10/22/2001	\$45,000	13017 / 00756	WARRANTY DEED	BINGHAM DONALD &

SALES DATE	PRICE	OR BOOK/PAGE	SALE TYPE	OWNER
02/01/1992	\$100	07129 / 00141	QUIT CLAIM	
05/01/1986	\$41,700	04881 / 01254	WARRANTY DEED	
01/01/1981	\$42,400	03727 / 01063	WARRANTY DEED	
09/01/1980	\$37,000	03389 / 00686	WARRANTY DEED	

NOTE: Sales do not generally appear in the PAPA database until approximately 1 to 3 weeks after the closing date. If a recent sale does not show up in this list, please allow more time for the sale record to be processed.

EXEMPTION INFORMATION

No Exemption Information Available.

Exemption E File

PROPERTY INFORMATION

Building 1

SUBAREA AND SQUARE FOOTAGE
FOR BUILDING 1

CODE DESCRIPTION	SQUARE FOOTAGE
No Data Found.	
Number of Units	1
Total Square Feet*	912
Acres	
Property Use Code	0400—CONDOMINIUM
Zoning	RM—RESIDENTIAL MULTI-FAMILY (70-PALM SPRINGS)
Request Structural Details Change	
*May indicate living area in residential properties.	

STRUCTURAL ELEMENT
FOR BUILDING 1

Name	REGAL PALMS EATON CONDO
Area	912
Year Built	1980
No of Bedroom(s)	2
No of Bath(s)	2
No of Half Bath(s)	
Exterior Wall 1	MSY: CB STUCCO
Air Condition DESC	HTG & AC
Heat Type	FORCED AIR DUCT
Roof Structure	PRESTRESSED CONCRETE
Roof Cover	ROLLED COMPOSITION
Interior Wall 1	DRYWALL
Floor Type 1	CARPETING
Floor Type 2	CERAMIC/QUARRY TILE
Stories	1
Print Building 1 Details	

SKETCH
FOR BUILDING 1

No Image Found

PROPERTY EXTRA FEATURES

No Extra Feature Available

PROPERTY LAND DETAILS

No Land Details Available

APPRAISALS

Show 5 Year

Show 10 Year

TAX YEAR	2024	2023	2022	2021	2020
Improvement Value	\$120,000	\$105,000	\$86,400	\$53,000	\$56,000
Land Value	\$0	\$0	\$0	\$0	\$0
Total Market Value	\$120,000	\$105,000	\$86,400	\$53,000	\$56,000

All values are as of January 1st each year

ASSESSED & TAXABLE VALUES

Show 5 Year

Show 10 Year

TAX YEAR	2024	2023	2022	2021	2020
Assessed Value	\$50,710	\$49,233	\$47,799	\$46,407	\$45,766
Exemption Amount	\$25,710	\$25,000	\$25,000	\$25,000	\$25,000
Taxable Value	\$25,000	\$24,233	\$22,799	\$21,407	\$20,766

TAXES

Show 5 Year

Show 10 Year

TAX YEAR	2024	2023	2022	2021	2020
AD VALOREM	\$490	\$475	\$457	\$441	\$431
NON AD VALOREM	\$344	\$341	\$323	\$288	\$287
TOTAL TAX	\$834	\$815	\$780	\$729	\$718

BUYERS TAKE NOTE: Taxes will change and often increase substantially when a property sells. The seller’s exemption benefits will GO AWAY the year after they sell and this may result in higher taxes for a buyer. Please use the Property Tax Calculator to get a better annual tax estimate if you are purchasing this property.



DISCLAIMER

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser exercises strict auditing procedures to ensure validity of any transaction received and posted by this office, but cannot be responsible for errors or omissions in the information received from external sources. Due to the elapsed time between transactions in the marketplace, and the time that those transactions are received from the public and/or other jurisdictions, some transactions will not be reflected. Information collected at this

site, including email addresses, becomes public record and may be subject to inspection and copy by the public unless prohibited by exception or exemption in the law.

ADA ACCESS

The Palm Beach County Property Appraiser’s Office is committed to compliance with the Americans with Disabilities Act (ADA) and WCAG 2.0 and WCAG 2.1. It does not discriminate on the basis of disability in the admission or access to, or treatment or employment in, its services, programs or activities. Upon request, reasonable accommodation will be made to allow individuals with disabilities access to the communications regarding our services, programs or activities set forth on the Palm Beach County Property Appraiser's Office website. Please contact our public records custodian at 561.355.2881 or e-mail your request to pa-pubsvs@pbcapao.gov.