

## 4 POINT INSURANCE INSPECTION

RICE INVESTMENTS INC

2288 NW 34 ST MIAMI, FL 33142

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Prepared by: MIURKA DELGADO

LIC# CGC1520022

HI 5555

MK CONSTRUCTION & REMODELING, INC.

PH: 786-389-2882

email: mdmkconstruction@gmail.com

# 4-Point Inspection Form

Insured/Applicant Name: RICE INVESTMENTS INC \_\_\_\_\_ Application / Policy #: \_\_\_\_\_

Address Inspected: 2288 NW 34 ST MIAMI, FL 33142 \_\_\_\_\_

Actual Year Built: 1941 \_\_\_\_\_ Date Inspected: 11/05/2025

**Minimum Photo Requirements:**

- Dwelling: Each side     Roof: Each slope     Plumbing: Water heater (incl TPRV), under cabinet plumbing/drains, exposed valves
- Main electrical service panel with interior door label
- Electrical box with panel off
- All hazards or deficiencies noted in this report

**A Florida-licensed inspector must complete, sign and date this form.**

Be advised that Underwriting will rely on the information in this sample form, or a similar form, that is obtained from the Florida licensed professional of your choice. This information only is used to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of any of the systems inspected.

## Electrical System

Separate documentation of any single strand aluminum wiring remediation must be provided and certified by a licensed electrician.

**Main Panel**

Type:  Circuit breaker  Fuse

Total Amps: 150 \_\_\_\_\_

Is amperage sufficient for current usage?  Yes  No (explain)

**Second Panel**

Type:  Circuit breaker  Fuse

Total Amps: 125 \_\_\_\_\_

Is amperage sufficient for current usage?  Yes  No (explain)

**Indicate presence of any of the following:**

- Cloth wiring
  - Active knob and tube
  - Branch circuit aluminum wiring (If present, describe the usage of all aluminum wiring):
- \* If single strand (aluminum branch) wiring, provide details of all remediation. *Separate documentation of all work must be provided.*
- Connections repaired via COPALUM crimp
  - Connections repaired via AlumiConn

**Hazards Present**

- Blowing fuses
- Tripping breakers
- Empty sockets
- Loose wiring
- Improper grounding
- Corrosion
- Over fusing
- Double taps
- Exposed wiring
- Unsafe wiring
- Improper breaker size
- Scorching
- Other (explain)

**General condition of the electrical system:**  Satisfactory  Unsatisfactory (explain)

**Supplemental information**
**Main Panel**

Panel age: 35 YEARS EST

Year last updated: 2014 EST

Brand/Model: G.E. \_\_\_\_\_

**Second Panel**

Panel age: 11 YEARS

Year last updated: 2014 EST

Brand/Model: G.G. \_\_\_\_\_

**Wiring Type(s)**

- |  |  |   |
|--|--|---|
| <input checked="" type="checkbox"/> Copper | <input type="checkbox"/> Copper Clad AL                | <input checked="" type="checkbox"/> NM, BX or Conduit |
| <input type="checkbox"/> Single Strand AL  | <input type="checkbox"/> Cloth (Knob & Tube)           | <input type="checkbox"/> Other                        |
| <input type="checkbox"/> Multistrand AL    | <input type="checkbox"/> Cloth Jacket Rubber Insulated |   |

# 4-Point Inspection Form

## HVAC System

Central AC:  Yes  No

Central heat:  Yes  No

If not central heat, indicate primary heat source and fuel type: N/A

Are the heating, ventilation and air conditioning systems in good working order?  Yes  No (explain)

Date of last HVAC servicing/inspection: UNKNOWN

### Hazards Present

Is a wood-burning stove or central gas fireplace present?  Yes  No Was it professionally installed?  Yes  No

Space heater used as primary heat source?  Yes  No

Is the source portable?  Yes  No

Does the air handler/condensate line or drain pan show any signs of blockage or leakage, including water damage to the surrounding area?  
 Yes  No

## Supplemental Information

Age of system: 11 YEARS

Year last updated: 2015

(Please attach photo(s) of HVAC equipment, including dated manufacturer's plate)

## Plumbing System

Is there a temperature pressure relief valve on the water heater?  Yes  No

Is there any indication of an active leak?  Yes  No

Is there any indication of a prior leak?  Yes  No

Water heater location: LAUNDRY ROOM

### General condition of the following plumbing fixtures and connections to appliances:

	Satisfactory	Unsatisfactory	N/A		Satisfactory	Unsatisfactory	N/A
Dishwasher	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Toilets	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Refrigerator	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sinks	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Washing machine	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Sump pump	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>
Water heater	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Main shut off valve	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
Showers/Tubs	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	All other visible	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>

If unsatisfactory, please provide comments/details (leaks, wet/soft spots, mold, corrosion, grout/caulk, etc.).

## Supplemental Information

Age of Piping Supply System:

1941 Original to home

\_\_\_\_\_ Completely re-piped

2023 EST Partially re-piped

Age of water heater 2 YEARS

(Provide year and extent of renovation in the comments below)

Age of Piping Drain System:

1941 Original to home

\_\_\_\_\_ Completely re-piped

2015 EST Partially re-piped

### Type of pipes (check all that apply)

- |   |  |                       |
|---|--|-----------------------|
| <input checked="" type="checkbox"/> Copper    | <input type="checkbox"/> PEX             | Year Installed: _____ |
| <input checked="" type="checkbox"/> PVC/CPVC  | <input type="checkbox"/> Other (specify) |                       |
| <input type="checkbox"/> Galvanized           |  |                       |
| <input checked="" type="checkbox"/> Cast Iron |  |                       |
| <input type="checkbox"/> Polybutylene         |  |                       |
| <input type="checkbox"/> ABS                  |  |                       |

## 4-Point Inspection Form

**Roof** (With photos of each roof slope, this section can take the place of the *Roof Inspection Form*.)

**Predominant Roof**

Covering material: SHINGLE

Roof age (years): 18 YEARS EST

Remaining useful life (years): 6 YEARS EST

Date of last roofing permit: ----

Date of last update: 2025 EST

If updated (check one):

- Full replacement
- Partial replacement
- % of replacement: 5

Overall condition:

- Satisfactory
- Unsatisfactory (**explain below**)

**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

- Cracking
- Cupping/curling
- Excessive granule loss
- Exposed asphalt
- Exposed felt
- Missing/loose/cracked tabs or tiles
- Soft spots in decking
- Visible hail damage

**Any visible signs of leaks?**  Yes  No (If "yes" explain below)

Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

**Secondary Roof**

Covering material: MEMBRANE

Roof age (years): 9 YEARS

Remaining useful life (years): 7 YEARS EST

Date of last roofing permit: 09/27/2016

Date of last update: 09/27/2016

If updated (check one):

- Full replacement
- Partial replacement
- % of replacement: 100

Overall condition:

- Satisfactory
- Unsatisfactory (**explain below**)

**Any visible signs of damage / deterioration?**

(check all that apply and explain below)

- Cracking
- Cupping/curling
- Excessive granule loss
- Exposed asphalt
- Exposed felt
- Missing/loose/cracked tabs or tiles
- Soft spots in decking
- Visible hail damage

**Any visible signs of leaks?**  Yes  No (If "yes" explain below)

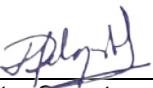
Attic/underside of decking  Yes  No

Interior ceilings  Yes  No

**Additional Comments/Observations** (use additional pages if needed):

-Roof system: The membrane roof cover was painted.

All 4-Point Inspection Forms must be completed and signed by a verifiable Florida-licensed inspector.  
I certify that the above statements are true and correct.

 Inspector Signature	GENERAL CONTRACTOR Title	CGC1520022 License Number	11/05/2025 Date
Mk Construction & Remodeling, Inc	DBPR/ CGC	786-3892882	
Company Name	License Type	Work Phone	

## 4-Point Inspection Form

**Special Instructions:** This sample *4-Point Inspection Form* includes the minimum data needed for Underwriting to properly evaluate a property application. While this specific form is not required, any other inspection report submitted for consideration must include at least this level of detail to be acceptable.

### Photo Requirements

Photos must accompany each *4-Point Inspection Form*. The minimum photo requirements include:

- Dwelling: Each side
- Roof: Each slope
- Plumbing: Water heater, under cabinet plumbing/drains, exposed valves
- Open main electrical panel and interior door
- Electrical box with the panel off
- All hazards or deficiencies

### Inspector Requirements

To be accepted, all inspection forms must be completed, signed and dated by a verifiable Florida-licensed professional. **Examples** include:

- A general, residential, or building contractor
- A building code inspector
- A home inspector

*Note:* A trade-specific, licensed professional may sign off only on the inspection form section for their trade. (e.g., an electrician may sign off only on the electrical section of the form.)

### Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roof, electrical, HVAC and plumbing systems. *Acceptable Condition* means that each system is working as intended and there are no visible hazards or deficiencies.

### Additional Comments or Observations

This section of the *4-Point Inspection Form* must be completed with full details/descriptions if any of the following are noted on the inspection:

- Updates: Identify the types of updates, dates completed and by whom
- Any visible hazards or deficiencies
- Any system determined not to be in good working order

### Note to All Agents

The writing agent must review each *4-Point Inspection Form* before it is submitted with an application for coverage. It is the agent's responsibility to ensure that all rules and requirements are met before the application is bound. Agents may not submit applications for properties with electrical, heating or plumbing systems not in good working order or with existing hazards/deficiencies.



Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

Inspector License: LIC# CGC1520022

HI 5555

A Florida Licensed & Insured

Property Address: 2288 NW 34 ST MIAMI, FL 33142

## 4 POINT INSPECTION PICTURES REPORT



Front



Rear

This inspection is provided for insurance purposes. This is not a pre-purchase inspection. Estimates are not included in this report.

This is a report made to the best of our ability and professional belief on the existing conditions of the components. As all areas are not accessibly visible due to lack of access or otherwise being concealed, the Inspector cannot guarantee against hidden defects, damage or repairs. No inspection has been made for such structural defects as would require engineering skill practices.

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PH: 786-389-2882

email: mdmkconstruction@gmail.com



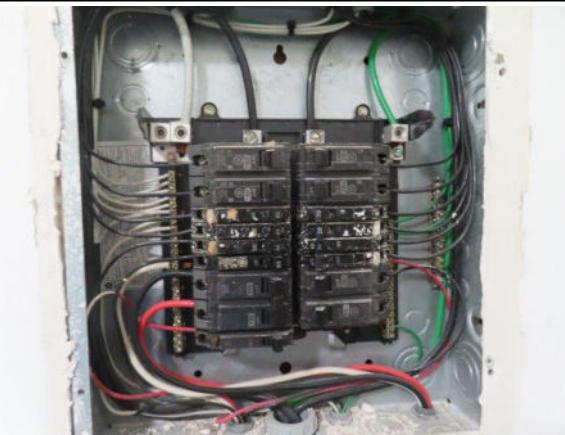
Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

2288 NW 34 ST MIAMI, FL 33142

4 Points Inspection Form Pictures



Signature of Inspector:

Date: 11/05/2025



MK Construction & Remodeling, Inc.

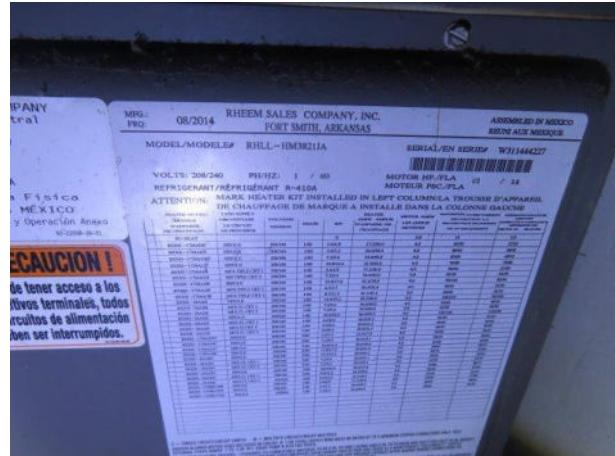
Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

2288 NW 34 ST MIAMI, FL 33142

### 4 Points Inspection Form Pictures



KITCHEN 1



KITCHEN 1



KITCHEN 2



KITCHEN 2

Signature of Inspector:

Date: 11/05/2025



Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

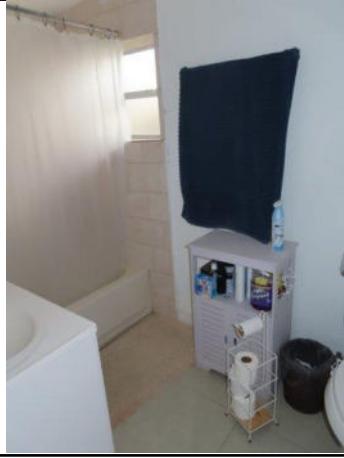
2288 NW 34 ST MIAMI, FL 33142

### 4 Points Inspection Form Pictures



BATHROOM 1

BATHROOM 1



BATHROOM 2

BATHROOM 2



BATHROOM 1

BATHROOM 2

Signature of Inspector:

Date: 11/05/2025



Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

2288 NW 34 ST MIAMI, FL 33142

### 4 Points Inspection Form Pictures



Signature of Inspector:

Date: 11/05/2025



Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

2288 NW 34 ST MIAMI, FL 33142



LEFT ELEVATION

RIGHT ELEVATION

Signature of Inspector:

Date: 11/05/2025



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

## Summary Report

Generated On: 11/06/2025

PROPERTY INFORMATION			
<b>Folio</b>			01-3127-065-0010
<b>Property Address</b>			2288 NW 34 ST MIAMI, FL 33142-0000
<b>Owner</b>			RICKE INVESTMENTS INC
<b>Mailing Address</b>			226 WEST SAN MARINO DR MIAMI BEACH, FL 33139
<b>Primary Zone</b>			5700 DUPLEXES - GENERAL
<b>Primary Land Use</b>			0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
<b>Beds / Baths /Half</b>			3 / 2 / 0
<b>Floors</b>			1
<b>Living Units</b>			2
<b>Actual Area</b>			1,728 Sq.Ft
<b>Living Area</b>			1,707 Sq.Ft
<b>Adjusted Area</b>			1,601 Sq.Ft
<b>Lot Size</b>			6,772.9 Sq.Ft
<b>Year Built</b>			Multiple (See Building Info.)
ASSESSMENT INFORMATION			
Year	2025	2024	2023
<b>Land Value</b>	\$250,597	\$223,644	\$182,603
<b>Building Value</b>	\$142,613	\$142,721	\$142,828
<b>Extra Feature Value</b>	\$4,364	\$4,411	\$4,459
<b>Market Value</b>	\$397,574	\$370,776	\$329,890
<b>Assessed Value</b>	\$207,626	\$188,751	\$171,592
BENEFITS INFORMATION			
Benefit	Type	2025	2024
<b>Non-Homestead Cap</b>	Assessment Reduction	\$189,948	\$182,025
Note: Not all benefits are applicable to all Taxable Values (i.e. County, School Board, City, Regional).			
SHORT LEGAL DESCRIPTION			
Camps Sub PB 66-117			
PARCEL 1			
LOT SIZE 76.100 X 89			
OR 18982-1991 01 1994 4			
COC 25689-1759 05 2007 1			



TAXABLE VALUE INFORMATION			
Year	2025	2024	2023
<b>COUNTY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$207,626	\$188,751	\$171,592
<b>SCHOOL BOARD</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$397,574	\$370,776	\$329,890
<b>CITY</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$207,626	\$188,751	\$171,592
<b>REGIONAL</b>			
<b>Exemption Value</b>	\$0	\$0	\$0
<b>Taxable Value</b>	\$207,626	\$188,751	\$171,592
SALES INFORMATION			
Previous Sale	Price	OR Book-Page	Qualification Description
10/30/2013	\$80,600	28918-2562	Financial inst or "In Lieu of Foreclosure" stated
05/01/2007	\$275,000	25689-1759	Sales which are qualified
04/01/2006	\$200,000	25365-0905	Sales which are qualified
07/01/2005	\$0	24280-3805	Sales which are disqualified as a result of examination of the deed

The information contained herein is for ad valorem tax assessment purposes only. The Property Appraiser of Miami-Dade County is continually editing and updating the tax roll. This website may not reflect the most current information on record. The Property Appraiser of Miami-Dade County and Miami-Dade County assumes no liability, see full disclaimer and User Agreement at <https://www.miamidadepa.gov/pa/disclaimer.page>



# PROPERTY APPRAISER OF MIAMI-DADE COUNTY

Generated On: 11/06/2025

## Property Information

Folio: 01-3127-065-0010

Property Address: 2288 NW 34 ST

## Roll Year 2025 Land, Building and Extra-Feature Details

LAND INFORMATION						
Land Use	Muni Zone	PA Zone	Unit Type	Units	Calc Value	
GENERAL	T3 O	5700	Square Ft.	6,772.90	\$250,597	
BUILDING INFORMATION						
Building Number	Sub Area	Year Built	Actual Sq.Ft.	Living Sq.Ft.	Adj Sq.Ft.	Calc Value
1	2	2015	111	111	74	\$9,764
1	1	1941	1,617	1,596	1,527	\$132,849
EXTRA FEATURES						
Description	Year Built		Units	Calc Value		
Wood Fence	2015		19	\$283		
Patio - Concrete Slab	2015		725	\$2,639		
Chain-link Fence 4-5 ft high	2015		155	\$1,442		

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# Permits

Below are the details on all permits found on this property.

## 2016

**Permit #: BD16-013746-001-BR001**

Permit Type: BUILDING ROOFING  
 Description: FLAT ROOF  
 Work class: BUILDING ROOFING  
 Permit class: Residential  
 Permit status: Final  
 Job Cost: \$ 2,500.00

Applied date: Sep 27, 2016  
 Issued date: Sep 27, 2016  
 Status date: Sep 27, 2016

**Contractors**

Tequesta Construction Services Group Inc.,Miami,

## 2015

**Permit #: BD14-002076-001-P001**

Permit PLUMBING  
 Type:  
 Description: ROUGHING FIXTURE: BATHROOM SINK|SETTING  
 FIXTURE: BATHROOM SINK|ROUGHING  
 FIXTURE: BATHTUB|SETTING FIXTURE:  
 BATHTUB|ROUGHING FIXTURE:  
 DISHWASHER|SETTING FIXTURE:  
 DISHWASHER|ROUGHING FIXTURE: ELECTRIC  
 WATER HEATER|SETTING FIXTURE: ELECTRIC  
 WATER HEATER|HOSE BIB |ROUGHING FIXTURE:  
 ICE MAKER|SETTING FIXTURE: ICE  
 MAKER|ROUGHING FIXTURE: INDIRECT  
 WASTE|SETTING FIXTURE: INDIRECT  
 WASTE|SANITARY SEWER: INSIDE  
 CONNECTION|ROUGHING FIXTURE: KITCHEN  
 SINK|SETTING FIXTURE: KITCHEN  
 SINK|ROUGHING FIXTURE: LAUNDRY TRAY /  
 WASHER|SETTING FIXTURE: LAUNDRY TRAY /  
 WASHER|ROUGHING FIXTURE:  
 LAVATORY|SETTING FIXTURE: LAVATORY|RE-  
 PIPING OR REPAIRS |RESIDENTIAL BUILDING  
 CONNECTION OUTSIDE |ROUGHING FIXTURE:  
 SHOWER|SETTING FIXTURE:  
 SHOWER|ROUGHING FIXTURE: TOILET / WATER  
 CLOSET|SETTING FIXTURE: TOILET / WATER  
 CLOSET|WATER SERVICE: WATER CONNECTION  
 FROM METER|CAPPED OFF: OUTLETS  
 Work class: ADDITION AND REMODELING  
 Permit Residential  
 class:  
 Permit Final  
 status:  
 Total sq ft: 500  
 Job Cost: \$ 12,500.00

Applied date: Feb 25, 2014  
 Issued date: Jan 22, 2015  
 Status date: Jan 22, 2015

**Contractors**

NAVARRO PLUMBING & MECHANICAL CO.,MIAMI,

**Permit #: BD14-002076-001-MA001**

Permit MECHANICAL AIR  
 Type:  
 Description: A/C DRAIN|NEW CENTRAL AC / HEATING  
 SYSTEM|EXHAUST VENTILATION|FIBERGLASS  
 DUCTWORK

Applied date: Feb 25, 2014  
 Issued date: Jan 15, 2015  
 Status date: Jan 15, 2015

Work class: ADDITION AND REMODELING  
 Permit Residential  
 class:  
 Permit Final  
 status:  
 Total sq ft: 500  
 Job Cost: \$ 8,500.00

**Contractors**

UNIVERSAL HVAC CORP,HIALEAH,

**2014****Permit #: BD14-002076-001-E001**

Permit ELECTRICAL  
 Type:  
 Description: LIGHT SOCKET|ROUGH WIRING  
                  OUTLETS|PADDLE / CEILING  
                  FAN|RANGE|REFRIGERATORS DOMESTIC|SUB-  
                  FEEDS  
 Work class: ADDITION AND REMODELING  
 Permit Residential  
 class:  
 Permit Final  
 status:  
 Total sq ft: 500  
 Job Cost: \$ 3,500.00

Applied date: Feb 25, 2014  
 Issued date: Nov 14, 2014  
 Status date: Nov 14, 2014

**Contractors**

INDUSTRIAL ELECTRICAL CONTRACTORS OF FLORIDA, INC  
 INDUSTRIAL ELECTRICAL CONTRACTORS OF FLORIDA INC,MIAMI,  
 INDUSTRIAL ELECTRICAL CONTRACTORS OF FLORIDA INC,MIAMI,

**Permit #: BD14-002076-002-E001**

Permit Type: ELECTRICAL  
 Description: TEMPORARY FOR CONSTRUCTION &lt;600  
                  AMPS & 240V  
 Work class: ADDITION AND REMODELING  
 Permit class: Residential  
 Permit Final  
 status:  
 Job Cost: \$ 500.00

Applied date: Aug 08, 2014  
 Issued date: Aug 11, 2014  
 Status date: Aug 11, 2014

**Contractors**

INDUSTRIAL ELECTRICAL CONTRACTORS OF FLORIDA, INC  
 INDUSTRIAL ELECTRICAL CONTRACTORS OF FLORIDA INC,MIAMI,  
 INDUSTRIAL ELECTRICAL CONTRACTORS OF FLORIDA INC,MIAMI,

**Permit #: BD14-002076-001-B001**

Permit Type: BUILDING  
 Description: SINGLE FAMILY RESIDENCE  
 Work class: ADDITION AND REMODELING  
 Permit class: Residential  
 Permit status: Final  
 Total sq ft: 500  
 Job Cost: \$ 33,375.00

Applied date: Feb 25, 2014  
 Issued date: Jul 18, 2014  
 Status date: Jul 18, 2014  
 C.O. issued date: Nov 22, 2016

**Contractors**

Ameribuilt Development Corp,Coral Gables,  
 Ameribuilt Development Corp.