

4 POINT INSURANCE INSPECTION

RICE INVESTMENTS INC

2288 NW 34 ST MIAMI, FL 33142

Prepared by: MIURKA DELGADO

LIC# CGC1520022

HI 5555

MK CONSTRUCTION & REMODELING, INC.

PH: 786-389-2882

email: mdmkconstruction@gmail.com

11/05/2025

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)

- ☒ Copper ☐ Copper Clad AL ☒ NM, BX or Conduit
- ☐ Single Strand AL ☐ Cloth (Knob & Tube) ☐ Other
- ☐ Multistrand AL ☐ 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)

☒ Copper

☐ PEX Year Installed:

☒ PVC/CPVC

☐ Other (specify)

☐ Galvanized

☒ Cast Iron

☐ Polybutylene

☐ 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
Company Name

DBPR/ CGC
License Type

786-3892882
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. Estimate 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.

PH: 786-389-2882

email: mdmkconstruction@gmail.com



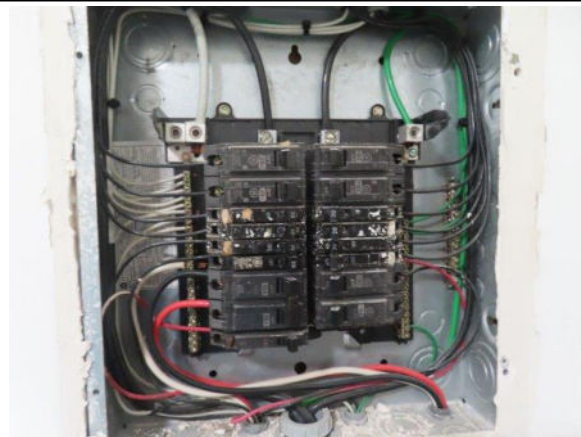
Inspection #: M110525E

Date: 11/05/2025

Inspector: MIURKA DELGADO

2288 NW 34 ST MIAMI, FL 33142

4 Points Inspection Form Pictures



Signature of Inspector:

MIURKA DELGADO

Date: 11/05/2025



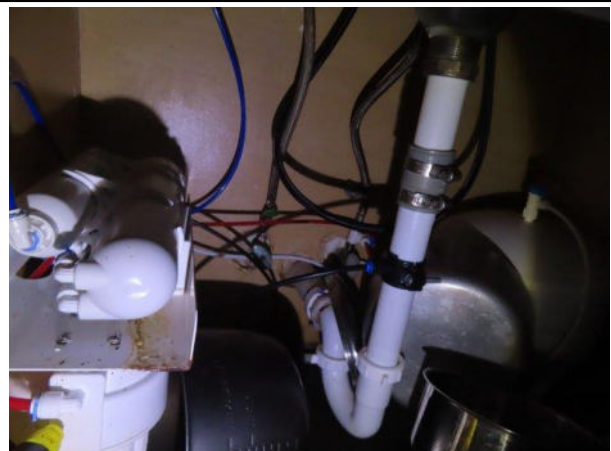
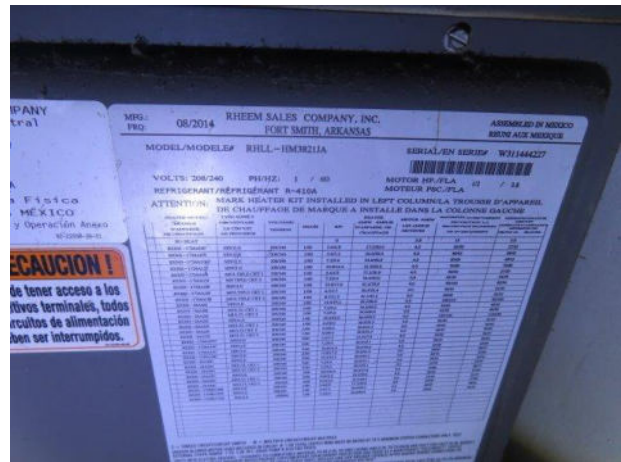
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Date: 11/05/2025

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2288 NW 34 ST MIAMI, FL 33142

4 Points Inspection Form Pictures



KITCHEN 1

KITCHEN 1



KITCHEN 2

KITCHEN 2

Signature of Inspector:

[Handwritten Signature]

Date: 11/05/2025



Inspection #: M110525E
Date: 11/05/2025

Inspector: MIURKA DELGADO

2288 NW 34 ST MIAMI, FL 33142

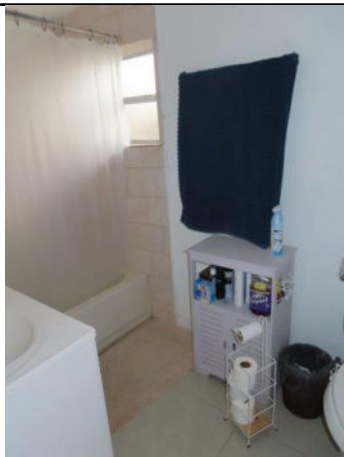
4 Points Inspection Form Pictures



BATHROOM 1



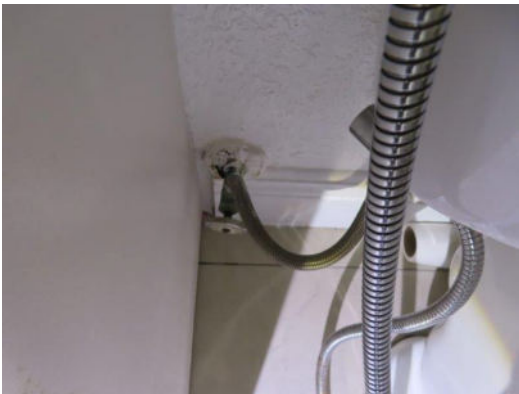
BATHROOM 1



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:

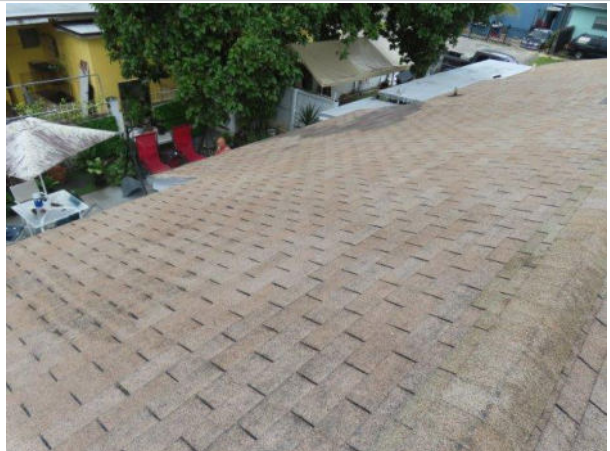
Date: 11/05/2025



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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

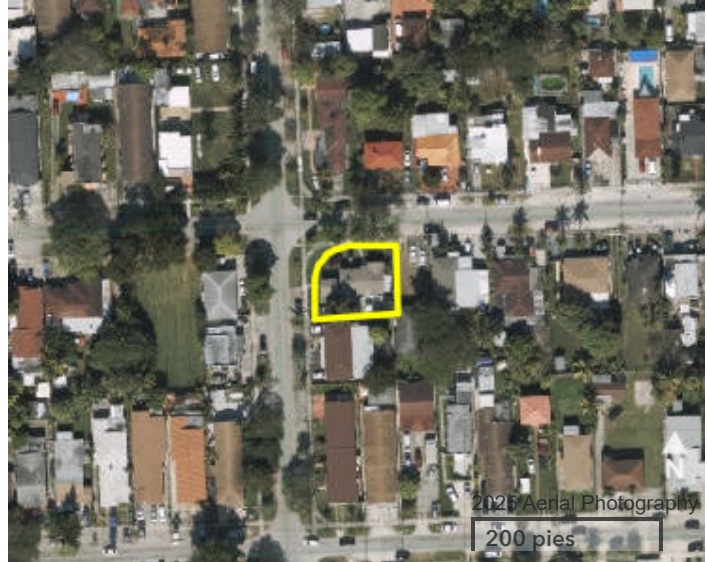
Generated On: 11/06/2025

PROPERTY INFORMATION	
Folio	01-3127-065-0010
Property Address	2288 NW 34 ST MIAMI, FL 33142-0000
Owner	RICE INVESTMENTS INC
Mailing Address	226 WEST SAN MARINO DR MIAMI BEACH, FL 33139
Primary Zone	5700 DUPLEXES - GENERAL
Primary Land Use	0802 MULTIFAMILY 2-9 UNITS : 2 LIVING UNITS
Beds / Baths /Half	3 / 2 / 0
Floors	1
Living Units	2
Actual Area	1,728 Sq.Ft
Living Area	1,707 Sq.Ft
Adjusted Area	1,601 Sq.Ft
Lot Size	6,772.9 Sq.Ft
Year Built	Multiple (See Building Info.)

ASSESSMENT INFORMATION				
Year	2025	2024	2023	
Land Value	\$250,597	\$223,644	\$182,603	
Building Value	\$142,613	\$142,721	\$142,828	
Extra Feature Value	\$4,364	\$4,411	\$4,459	
Market Value	\$397,574	\$370,776	\$329,890	
Assessed Value	\$207,626	\$188,751	\$171,592	

BENEFITS INFORMATION				
Benefit	Type	2025	2024	2023
Non-Homestead Cap	Assessment Reduction	\$189,948	\$182,025	\$158,298
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	
COUNTY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$207,626	\$188,751	\$171,592	
SCHOOL BOARD				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$397,574	\$370,776	\$329,890	
CITY				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$207,626	\$188,751	\$171,592	
REGIONAL				
Exemption Value	\$0	\$0	\$0	
Taxable Value	\$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 Type: PLUMBING
 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 class: Residential
 Permit status: Final
 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 Type: MECHANICAL AIR
 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 class: Residential
 Permit status: Final
 Total sq ft: 500
 Job Cost: \$ 8,500.00

Contractors

UNIVERSAL HVAC CORP,HIALEAH,

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

Permit Type: ELECTRICAL
 Description: LIGHT SOCKET|ROUGH WIRING
 OUTLETS|PADDLE / CEILING
 FAN|RANGE|REFRIGERATORS DOMESTIC|SUB-
 FEEDS
 Work class: ADDITION AND REMODELING
 Permit class: Residential
 Permit status: Final
 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 & 600
 AMPS & 240V
 Work class: ADDITION AND REMODELING
 Permit class: Residential
 Permit status: Final
 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.