

ADDENDUM

Borrower: N/A	File No.: SK10032023R
Property Address: 1181 ne 97th St	Case No.: N/A
City: Miami Shores	State: FL Zip: 33138-2557
Lender:	

SUBJECT PROPERTY CALCULATIONS

The subject property was measured and the following are the calcuations derived at the time of inspection.

Gross Living Area: 3,128 SF (Rounded)

A discrepancy was noted between the living area disclosure contained in the MDCPA floorplan (2,046 SF) and the actual gross living area measured at the time of inspection (3,128 SF). The discrepancy is attributable to an apparent enclosure of the areas disclosed in MDCPA as "Glass Jalousie Porch" and the original garage which are not included in the living area disclosure, as well as failure to deduct the area of the atrium. The enlarged area appears to have been completed in a workmanlike manner however no warranties, express or implied are made herein regarding the permitting status, code and/or zoning compliance or structural integrity of the modifications the subject property as they are beyond the scope of work of the floorplan measurement assignment. Any further concerns regarding the code compliance, permitting history or structural integrity of the improvements should be referred to a licensed home inspector or structural engineer.

CLARIFICATION OF INTENDED USE AND INTENDED USER

THE SKETCH PROVIDED PER CLIENT'S REQUEST REFLECTS THE APPROXIMATE DIMENSIONS OF THE IMPROVEMENTS AS MEASURED AT THE TIME OF INSPECTION. THE SKETCH IS INTENDED ONLY TO ASSIST THE CLIENT IN VISUALIZING THE PROPERTY AND UNDERSTANDING THE IMPROVEMENTS HOWEVER THE DIMENSIONS ARE APPROXIMATE AND MAY VARY FROM ARCHITECTURAL PLANS DUE TO PRESENCE OF OBSTACLES AND/OR OBSTRUCTED AREAS WHICH HINDER ACCESS TO THE PERIMETER WALLS. DIMENSIONS HAVE BEEN OBTAINED AS ACCURATELY AS POSSIBLE FROM EXTERIOR INSPECTION, HOWEVER THE SKETCH PROVIDED IS NOT TO BE MISCONSTRUED AS A REPLACEMENT FOR ARCHITECTURAL PLANS. THIS FLOORPLAN DOES NOT MAKE ANY WARRANTIES, EXPRESSS OR IMPLIED REGARDING ANY OPINION OF VALUE, PERMITTING STATUS, DETERMINATION OF CODE COMPLIANCE OR STRUCTURAL INTEGRITY OF THE IMPROVEMENTS.

THE INTENDED USER OF THIS FLOORPLAN IS THE NAMED CLIENT. THE INTENDED USE OF THE PROPERTY SKETCH IS SOLELY FOR THE CLIENT'S PERSONAL USE. NO ADDITIONAL INTENDED USES OR INTENDED USERS ARE INDENTIFIED BY THE APPRAISER. THIS FLOORPLAN IS NOT TO BE USED BY ANY OTHER PARTY OR FOR ANY OTHER PURPOSE OTHER THAN AS STATED BY THE CLIENT IN THE LETTER OF ENGAGEMENT FOR THE PRESENT ASSIGNMENT.

GLOBAL APPRAISAL SHOP, INC.
REAL ESTATE APPRAISERS & CONSULTANTS

N/A
File No. SK10032023R

***** INVOICE *****

File Number: SK10032023R

10/03/2023

Nathan Atchinson
1181 ne 97 St
Miami Shores, FL 33138-2557

Borrower :

Invoice # : SK10032023R
Order Date : 10/02/2023
Reference/Case # : N/A
PO Number :

1181 ne 97th St
Miami Shores, FL 33138-2557

Property Floorplan	\$	250.00
	\$	-----
Invoice Total	\$	250.00
State Sales Tax @	\$	0.00
Deposit	(\$)
Deposit	(\$)

Amount Due	\$	250.00

Terms: NET 10 DAYS

Please Make Check Payable To:

Global Appraisal Shop, Inc.
11153 sw 145 PI Miami, FL 33186
305-387-7139 Office 305-386-5083 Fax

Fed. I.D. #: 46-5241311

usurarshop@aol.com