

PROPERTY INFORMATION PACKET

FOR BUYERS & REALTORS

2615 NE 26th ST

FORT LAUDERDALE, FL 33305

EXCEPTIONAL HOME.
EXTRAORDINARY DETAILS.



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PROPERTY FEATURES & UPGRADES

2615 NE 26th ST | FORT LAUDERDALE, FL 33305

A Home Thoughtfully Enhanced

PROPERTY FEATURES

- 1 Impact Windows & Doors
- 2 Pool Heater
- 3 Roof Certificate Available - 7 years life
- 4 Sewer Line replaced
- 5 Insect Repellant System throughout yard
- 6 Pergolas - Pool Side and Garden Side
- 7 Poolside BBQ and Refrigerator
- 8 Raised Garden Beds with irrigation
- 9 ATT Fiber
- 10 Updated Electrical panel with 200A Service
- 11 Nest indoor camera, Nest thermostat, Ring exterior cameras
- 12 Ceramic film for heat reflectivity installed on Front Door & Guest Bedroom Slider
- 13 Yale Smart Door Lock for Exterior Pool Door
- 14 Tuya Smart Interior Garage Door
- 15 MyQ smart access and remote keypad for garage door

RECENT IMPROVEMENTS

2021

- Air Conditioning replacement

2023

- Garage Renovation - EV Car Charger, Epoxy Flooring, Slate Wall, Storage system with cabinets & drawers, A/C split, Interior doors and Insulated Garage Door
- Master Closet Installation
- Updated AC ducts
- Washer and Dryer

2024

- New landscaping
- Turf with rebound padding for play area
- Attic insulation installed
- Silver Travertine Pavers installed both driveways
- Irrigation Pump Replacement

2025

- Pool Renovation
- Vinyl Fence
- New Kitchen Appliances - Refrigerator, Range, Microwave, Oven Hood, Dishwasher and Garbage Disposal



Roof Inspection Form

Applicant/Insured Name: Kevin Macelhaney Application/Policy #: _____

Address Inspected: 2615 NE 26th Street, Fort Lauderdale, FL 33305

Date of Inspection: December 26, 2025

This sample *Roof Inspection Form* (or a similar form) must be completed and signed by a Florida-licensed professional. The form will not be accepted without the dated signature of one of the following appropriately licensed inspectors:

- General, residential, building or roofing contractor
- Building code inspector
- Florida-licensed home inspector

Note: This form does not verify loss mitigation features. Use *Uniform Mitigation Verification Inspection Form* OIR-B1-1802.

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 is used only to determine insurability and is not a warranty or assurance of the suitability, fitness or longevity of the roof inspected.

Roof (Photos of each roof slope showing the roof's condition must be submitted with this form.)

Predominant Roof

Covering material: Tile

Roof age (years): 25 years

Remaining useful life (years) Up to 7 years

Date of last roofing permit: 5/12/2000

Date of last update: _____

If updated (check one):

☒ Full replacement

☐ Partial replacement

% of replacement: _____

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

Attic/underside of decking ☐ Yes ☒ No

Interior ceilings ☐ Yes ☒ No

Remaining
useful life is
based on annual
inspection and
maintenance as
needed.

Secondary Roof

Covering material: _____

Roof age (years): _____

Remaining useful life (years) _____

Date of last roofing permit: _____

Date of last update: _____

If updated (check one):

☐ Full replacement

☐ Partial replacement

% of replacement: _____

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

Attic/underside of decking ☐ Yes ☐ No

Interior ceilings ☐ Yes ☐ No



Roof Inspection Form

Additional Comments/Observations (use additional pages as needed):

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

<u>Inspector Signature</u>	<u>Inspector</u>	<u>HI-4186</u>	<u>December 26, 2025</u>
<u>Real Estate Inspectors Inc.</u>	<u>Home Inspector</u>	<u>954-567-3636</u>	
Company Name	License Type	Work Phone	

Special Instructions: This sample *Roof 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 *Roof Inspection Form*. The minimum photo requirements include:

- Roof: Each slope
- All hazards or deficiencies

Documenting the Condition of Each System

The Florida-licensed inspector is required to certify the condition of the roofing system. *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 *Roof 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 roof determined not to be in good working order

Note to All Agents

The writing agent must review in advance each *Roof Inspection Form* 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 roof(s) not in good working order or with existing hazards/deficiencies.



East



North



Front/ South



West

05/12/2000 PM-00050967 Re-Roof Permit Complete				REOOF 33 SQ TILE ROOF		REOOF 33 SQ TILE ROOF		2615 NE 26 ST, FORT LAUDERDALE FL -		11/11/200
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Roof Permit



Roof Photos





Roof Photos



Roof Photos



Roof Photos

