



CERTIFICATE OF GOOD CONDITION  
**YOUR ADDRESS  
HERE**

———— JANUARY 2023

Prepared By  
KEVIN DOWNS

**AskAN**  
**ADJUSTER**<sup>®</sup>  
INSPECT · ADVISE · COLLECT



Dear Homeowner,

On behalf of myself and the rest of the Ask An Adjuster team, I would like to thank you for allowing us the opportunity to perform our complimentary baseline inspection of your property. We are thrilled to inform you that our inspection concluded that you have no current damages at your property that we found. As your Public Adjuster, we have taken some photos of areas that are more prone to damages during a storm and some potential areas of contention. These photos will be stored in our cloud so we can best serve you and your property in any future insurance claims.

Included below, are a few sample photos that we collected during your inspection and will be kept in your association's file along with a copy of your Certificate of Good Condition that is dated and signed by me, your Public Adjuster, Kevin Downs. Now that we have completed your Baseline Inspection and provided you with this great news of a clean bill of health, you are now automatically enrolled into our Priority Inspection Program (PIP.) Please look over the Next Steps below to learn more.

Once again, we thank you for allowing us the pleasure to serve you and the property on YOUR ADDRESS HERE. as your Public Adjuster. Should you ever encounter needed repairs at YOUR ADDRESS HERE, please call us right away. Quite often, things like roof leaks, stucco repairs, mold issues, and much more might be covered and payable by your policy! Please do not hesitate to contact me with any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Kevin Downs".

Kevin Downs, PCA  
Public Adjuster  
License #: D056673  
321.701.01371  
KevinD@AskAnAdjuster.com

# CERTIFICATE OF GOOD CONDITION

This Acknowledges That

**YOUR ADDRESS HERE**

Has Passed The Ask An Adjuster Current Condition Inspection With No Damages Found

---

**DATE**  
OF INSPECTION



---

**PUBLIC ADJUSTER**  
SIGNATURE

A handwritten signature in black ink, appearing to be "JL D", written over a horizontal line.

# INSPECTION IMAGES

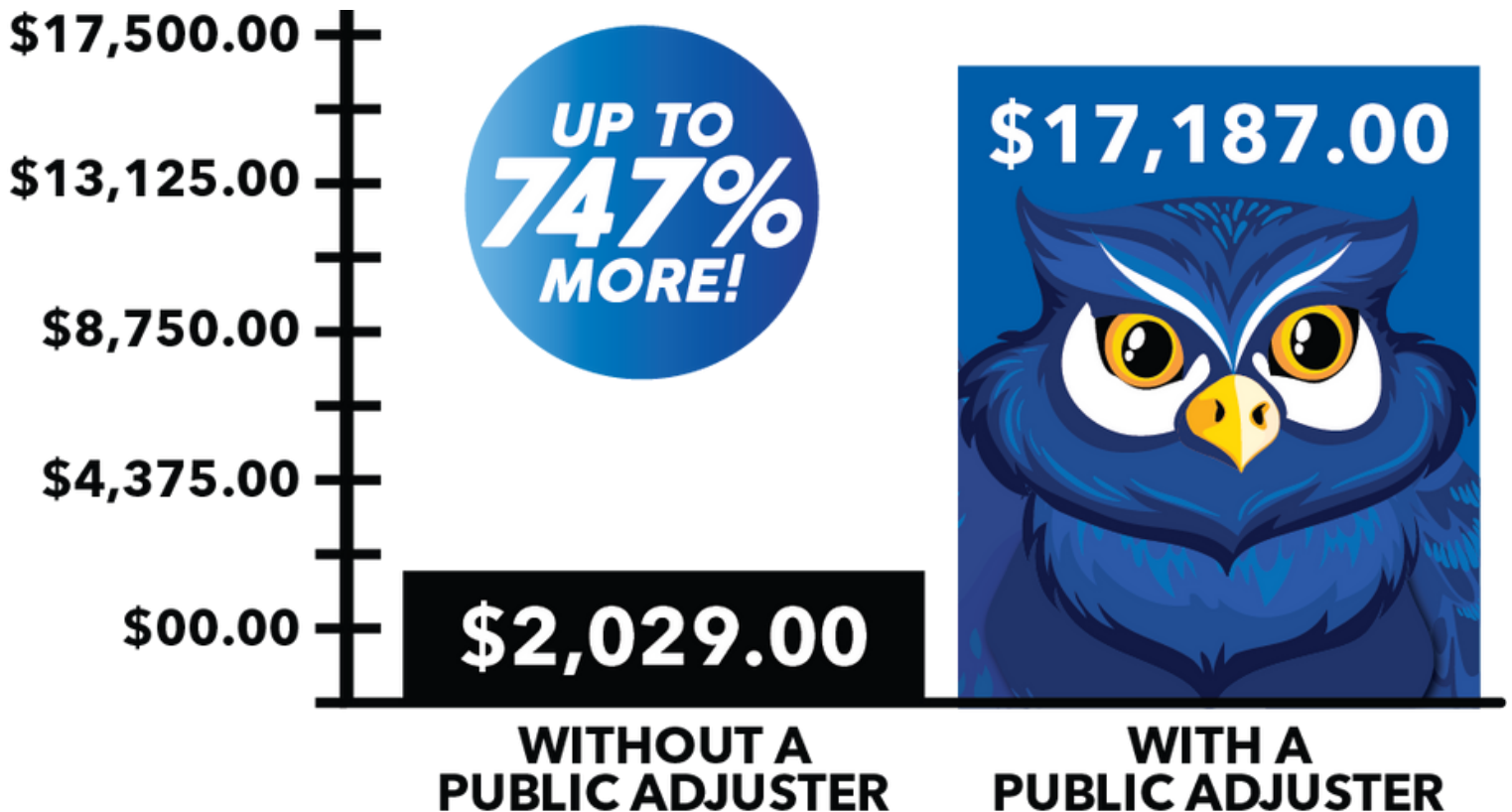


# WHY CHOOSE ASK AN ADJUSTER?

## IT PAYS TO HIRE A PUBLIC ADJUSTER

Like going to court without an attorney, you can do it, but it would be extremely risky! Do not go at it alone. Our team of State Licensed Public Adjusters care and work for you, not the insurance company.

We provide damage assessments complete with inspection and evaluation photos, thermal imaging, and moisture readings. Florida residents can take advantage of our vast resource of contracting services and vendors needed for your home repairs. We are not compensated until we win, and you get paid!



# OUR CLIENTS SAY IT BEST



The first question I had is, do I need someone to help me as a professional property manager handle this? Yes. If you have a loss, you need to hire a professional adjuster and you can find no better or more reliable or more integrity than Ask An Adjuster. They know their stuff. It was a major concern when I had multiple buildings damaged, who to hire that can help me with this situation, I was scared. So they have been a friend to me when I needed a friend to talk to. And they also handled the claim professionally for big dollar results. I would give them a complete and absolute endorsement. Ask An Adjuster makes a very thorough presentation to the insurance company. It's quantitative, not subjective. They have numbers behind everything. So it is harder to argue against numbers. It's fact based not, well, see this poor guy he needs help. That's not going to get you anywhere. You need numbers and professional treatment. But beyond that, when you're worried about "how am I going to pay for everything?" They are there to support and help you through the financial issue in terms of advising you, consulting with you, they're there for you. So I've actually, unfortunately, had a claim before where I worked with another public adjusting company 10 years ago, they did a very good job, but Ask An Adjuster did even better than my previous experience in terms of the results.

They seemed to have the correct algorithm procedure to get the results. They've done a fantastic job. Stop your search. You've found the company to use to try to get what is fair. There are moments of being upset, concerned, scared, thinking "what am I going to do?" They use a fact based, and a human approach to get you through the issues. You may be scared, but you know that it's going to work out. They did a good job. Great job. Thank you Ask An Adjuster for being there for us and getting us great result.

*- Kirk V., CPM.*  
Commercial Property Manager



These guys are very professional and got the job done! Just when I had given up that insurance would ever pay for any claims ever again. I called and received a quick response and they got the claims paid in full!

*- Ray W*



Professionals from the moment I contacted them. Worked with Lennette E. and she was very communicative and easy to contact from the start. Sat down and walked us through step by step, and was always available to answer our numerous questions with sincere interest. She was very knowledgeable on each step and was spot on about how the timeline of the process and what it would/could take. I recommend Ask an Adjuster to all who ask us about our roof. Thank you for all your help in this stressful process. Never felt such a sense of relief when she took over! Thank you, Lennette!

*- Tracy K.*



We have Peoples Trust and were worried that with our claim we were going to be forced to use their rapid response team. Our Public Adjuster Kim right from the beginning was extremely professional and let us know that she was going to do the best she could to give us options. Kim not only kept us engaged the whole time through the process but she stayed on them to make sure we were able to use our own contractor. Kim was able to deliver us a check so that we can now chose our own contractor and we could not be more happy with her and Askanadjuster This was our first time using a Public Adjuster but should we ever have another loss it will not be our last. We will let everyone we know to use Kim and Askanadjuster with their claim. Absolutely first class service.

*- Joel S.*



## Next Steps

Congratulations! Now that we have completed your baseline inspection and awarded you with your Certificate of Good Condition, our services are not over! We want to be a continual resource to your association as your Public Adjuster, so you are now automatically enrolled in our Priority Inspection Program, explained below.

Priority Inspection Program (PIP)-

### WHAT IS IT?

- A FREE priority inspection AFTER a storm to determine if any damages have effected the property.
- A FREE property policy review with one of our insurance experts to ensure adequate coverage for the property and identify other key factors related to claims handling.
- Updated Certificate of Good Condition that is awarded again if no damages are found after a storm with a new inspection date.

### HOW DOES IT HELP ME?

- Helps to ensure no damages are missed just days following a passing storm.
- Ensures you become aware of dangerous exclusions or surprises in your policy that many property owners find after it is too late.
- If no damages are found, you will be awarded a Certificate of Good Condition. Helps against the argument of "Pre existing conditions" when the need to file a future claim arises.
- In addition, we will follow up at the one-year mark since your last 11-point/Baseline Inspection to conduct your annual inspection. Having a baseline inspection every year is crucial considering the unpredictable weather we have here in Florida, and you don't truly know the effects of a simple rain/windstorm a majority of the time until it is too late.
- Please do not hesitate to call our office if you would like to schedule your next policy review and follow up inspection now. Otherwise, we will reach out 6 weeks prior to the inspection/policy review date so we find the most convenient time for you.

Thank you again for allowing myself and Ask An Adjuster to serve YOUR ADDRESS HERE!

Ask An Adjuster  
Office: 877-275-0275  
4450 W. Eau Gallie Blvd., Ste. 120  
Melbourne, FL 32934