

**AN INSURANCE APPRAISAL FOR**

**ANY CHURCH  
ANY CITY, ANY STATE  
File 22920-00000**



**AS OF**

**OCTOBER 15, 2018**

**PREPARED BY**

**SEDGWICK VALUATION SERVICES DIVISION**

**3300 WEST LAKE MARY BOULEVARD, SUITE 350**

**LAKE MARY, FLORIDA 32746**

**(407) 805-0086 ext. 257**

**[www.gabvalue.com](http://www.gabvalue.com)**

# AN INSURANCE APPRAISAL FOR THE

## *ANY CHURCH*

*Any Street, Any Street  
Any City, Any State, 00000  
File No. 22920-00000*

October 15, 2018

John Doe  
Any Church  
Any Address, Any Street  
Any City, Any State 00000

Dear Mr. Doe:

At your request, Sedgwick Valuation Services Division performed an update appraisal based on a previous full Insurance Appraisal performed on Any Church property. The estimated hazard values set forth in this appraisal are effective as of October 15, 2018. This appraisal update is based on the actual percentage change in building construction costs for materials, labor, manufactured equipment, contractor's overhead and profit, but without provision for overtime, bonuses for labor, and premiums for materials, upon the basis of replacing the entire appraisal property new as a complete unit at one time from the date of the last appraisal.

The following narrative report describes the property and our method of approach to the valuation. All factors that are considered relevant to the value estimate have been thoroughly analyzed and investigated. The values set forth in the report are subject to the assumptions, limiting conditions and certifications contained in this report. It must be noted that estimated values in this report do not include demolition cost. Additionally, no contents, personal property, land value or other site improvements or permits have been included in this report. **This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.**

**The appraiser has re-inspected the subject premises and has made the following assumptions in arriving at the updated insurable values:**

1. That no structural or decorative alterations or additions have been affected to the subject premises since our last appraisal.
2. That the rate of deterioration and depreciation has remained at the same rate as originally noted.
3. That the maintenance and protection of the appraised property is being conducted in the same manner as noted during our original inspection.

Any deviation from the above-mentioned assumptions would invalidate the updated values given. While we believe these values to be accurate within reasonable limits, acceptance by any insurance company, corporation, branch of any federal, state or municipal government, by any individual now or in the future, cannot be guaranteed. The value of land is not included in the appraisal above. The appraiser has

Mr. Doe  
Page 2

made no investigation of, and assumes no responsibility for title to, or liability against the property appraised. As a result of our thorough appraisal investigation, we have estimated the insurable values for coverage of Any Church, Any Street, Any Street, Any City, Any State as of October 15, 2018 as follows:

**“AS IS” TOTAL ESTIMATED INSURABLE VALUES**

<b>REPLACEMENT COST</b>	<b>LESS EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>LESS DEPRECIATION</b>	<b>DEPRECIATED REPLACEMENT COST</b>
\$4,649,589	\$95,191	\$4,554,398	\$135,409	\$4,418,989

Respectfully submitted,

Sedgwick Valuation Services Division



Bruce D. Riemann  
US Operations Manager/Senior Appraiser  
Certified Construction Inspector #6206  
Certified Construction Consultant #6206  
Association of Construction Inspectors

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## COMPANY OVERVIEW

Sedgwick Valuation Services Division has been successfully providing property insurance expertise since it was founded more than a century ago. Sedgwick Valuation Services Division' approach to servicing our clients is to understand and address the needs of each individual client. This approach has allowed us to win acceptance with our clients and ensures they receive consistent and quality service that meets or exceeds their expectations.

Our company has a proven history of stability, financial strength and respect in the marketplace. We will be there when you need us. Generally, insurance appraisal or reserve study firms usually perform their services in a localized market with fewer appraisers, thus potentially having limitations. With Sedgwick Valuation Services Division being a national company with tenure in the marketplace and resources, we are able to perform appraisals and/or reserve studies on properties of any size throughout the US, Canada, Mexico or Caribbean.

Sedgwick Valuation Services Division has appraisers based strategically throughout the United States. Our personnel have extensive experience in providing our services for virtually every type of property. Our appraisal division consists only of tenured people with no less than 10 years' experience in the construction and content valuation business. ACI (Association of Construction Inspectors) have designated our appraisers as Certified Construction Inspectors. Our Reserve Studies are produced by our Reserve Specialist personnel. These reserve specialists have a designation received from the CAI (Community Association Institute) and have proven their expertise through both formal education programs and substantial reserve study field experience.

The sole function of this division is to provide accurate insurance appraisals, content appraisals and reserve studies for our clients. The estimated replacement cost values reported in our valuations are derived through a number of methods. The primary method utilized for estimating the replacement cost in our Insurance Appraisals is provided through a software system called Sage 300 Construction Estimating 9.7. This estimating software is used by a large number of construction, engineering and architectural companies in the United States. The database within Sage Estimating for estimating the replacement costs is RS Means. RS Means is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rates and material costs used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the market place furthering its accuracy. All of the replacement costs contained in our analysis include the contractor's overhead and profit, all labor, taxes and insurance costs as well as general building conditions. In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms, which are utilized in support of the cost data found in the Sage Estimating software as needed.

Our central office maintains a complete database of every insurance appraisal and reserve study performed on behalf of our clients. This ensures that should you have questions or need a copy of a report at a later date, it will be provided for you.

## METHODOLOGY

In estimating the replacement cost of any improvement requires a diligent effort on the part of Sedgwick Valuation Services Division specialists. If the appraisal is being performed for the first time or if changes have taken place to the property since the last valuation; a complete site inspection of all improvements included in the valuation occurs with a property representative.

The first action is a consultation meeting in which the improvements observed and photographed during the on-site inspection are discussed and their relevance to the valuation and their current insurance policy. The next action is a thorough examination of all of the construction plans for the improvements, if plans are not available, physical measurements and information are gathered on the improvements. After all the property data information is obtained, the valuation and report process commences.

The estimated replacement cost values reported in the valuation are derived through a number of methods. The primary method utilized for estimating the replacement cost in our insurance appraisals is provided through a software system called Sage 300 Construction Estimating 9.7, CRE Division of Sage North America. This estimating software is used by a large number of construction, engineering and architectural companies in the United States. The database within Sage Estimating for estimating the replacement costs is RS Means. RS Means is an established and reputable construction data collection company which has been a prominent provider since 1940. The labor wage rates and material costs used are localized to the property's location and pricing is based by zip codes which assures greater accuracy. Additionally, the database allows custom cost inputs from the market place furthering its accuracy. Additional sources used in deriving the estimated replacement cost for improvements include Marshall & Swift/Boeckh (MSB) 2018 and R.S. Means Building Construction Cost Data 2018.

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

In addition to this cost data, our appraisers have formed relationships in the marketplace with general contractors and architectural and engineering firms, which are utilized as a check of reasonableness.

## PURPOSE

The purpose of this insurance appraisal is to provide an estimate of the Replacement Cost, Insurable Replacement Cost, and Depreciated Insurable Replacement Cost of the building to assist the client in determining the proper amount of insurance coverage only. The term “insurance appraisal” used throughout this report is an insurance industry terminology and is not to be confused with a market value appraisal nor should it be used in determining market value or in providing property valuation for loans, or any other purposes. Therefore, the term appraiser, as used throughout this report, is understood to be considered construction valuation consultants only, and provide the estimated insurable value of the improvements of a property and not market value of the property.

## DEFINITIONS

➤ **Replacement Cost:**

This is the estimated total cost to construct, at current prices as of the effective date of the appraisal, a duplicate or replica of the building, structure or site improvement being valued, using the materials, construction standards, design, layout and quality of workmanship specified in the existing building construction plans and specifications. The replacement cost, as provided in this report, does not consider labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or to the cost of demolition in connection with reconstruction or removal of destroyed property.

➤ **Insurance Exclusions:**

This include basement excavation, foundation below ground, and piping below ground.

➤ **Insurable Replacement Cost:**

This is the Replacement Cost of the building less Insurance Exclusions.

➤ **Depreciation:**

This is the loss in value due to deterioration caused by usage, wear and tear, and the elements.

➤ **Depreciated Replacement Cost:**

This is the remaining value after the deduction of Insurance Exclusions and Depreciation from the Replacement Cost.

# ISO CONSTRUCTION CLASSIFICATIONS

## GROUP I

Determination of Group I rates shall be based upon the CSP Code, Protection Class/Location and Construction Class. Auxiliary or subsidiary occupancies (club house, storage, maintenance, service, boiler houses, etc.): apply CSP code of primary occupancy with which associated.

### **F = Frame (Code 1)**

Buildings where the exterior walls are wood or other combustible materials, including construction where combustible materials are combined with other materials such as brick veneer, stone veneer, wood ironclad, and stucco on wood.

### **JM = Joisted Masonry (Code 2)**

Buildings where the exterior walls are constructed of masonry materials such as adobe, brick, concrete, gypsum block, hollow concrete block, stone, tile or similar materials, and where the floors and roof are combustible. (Other than construction defined by the description for Code 7.)

### **N-C = Noncombustible (Code 3)**

Buildings where the exterior walls, floors, and the roof are constructed of, and supported by, metal, asbestos, gypsum or other noncombustible materials. (Other than construction defined by the defined by the description for Code 8.)

### **M N-C = Masonry Noncombustible (Code 4)**

Buildings where the exterior walls are constructed of masonry materials as described in Code 2 with the floors and roof of metal or other noncombustible materials. (Other than construction defined by the description for Code 9.)

### **FR = Modified Fire Resistive (Code 5)**

Buildings where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials with a fire resistance rating of one hour or more but less than two hours.

### **FR = Fire Resistive (Code 6)**

Building where the exterior walls and the floors and roof are constructed of masonry or fire resistive materials having a fire resistance rating of not less than two hours.

### **Superior Masonry/Heavy Timber (Code 7)**

Joisted masonry buildings where the entire roof is a minimum of 2 inches in thickness and is supported by timbers having a minimum dimension of 6 inches; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

### **Superior Noncombustible (Code 8)**

Noncombustible buildings where the entire roof is constructed of 22 gauge metal (or heavier) on steel supports; or, where the entire roof is constructed of 2 inches of masonry on steel supports; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

### **Superior Masonry Noncombustible (Code 9)**

Masonry noncombustible buildings where the entire roof is constructed of 2 inches of masonry on steel supports; or, when the entire roof is constructed of 22 gauge metal (or heavier) on steel supports; or, where the entire roof assembly is documented to have a wind uplift classification of 90 or equivalent.

# ISO CONSTRUCTION CLASSIFICATIONS

## GROUP II

Wind Resistive (WR), Semi-Wind Resistive (SWR), Masonry (MAS), and Frame (FRM).

### AA = SUPERIOR

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or modified Fire Resistive (Code 5).

### A = WIND RESISTIVE

Applies to buildings which are classified for Group I rating as Fire Resistive (Code 6) or Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

### AB = SEMI-WIND RESISTIVE

Applies to buildings which are classified for Group I rating as Modified Fire Resistive (Code 5) or Masonry Non-Combustible (Code 4).

### B = ORDINARY

Applies to buildings which are classified for Group I rating as Non-Combustible (Code 3, Joisted Masonry (Code 2) or Frame (Code 1).

**Note:** For Group II Rating, all buildings having wood roofs are classified as Class B – Ordinary Construction.

### **Mixed Construction:**

**Fire Resistive or Modified Fire Resistive** – 2/3 or more total floor and roof is masonry or fire resistive.

**Masonry Non-Combustible** – 2/3 or more total floor and roof is non-combustible materials.

**Joisted Masonry** – 2/3 or more total floor and roof is combustible materials.

**Non-Combustible** – 2/3 or more of total wall, floor and roof is of non-combustible materials.

**Frame** – 1/3 of the total wall area is of combustible materials.

### Building Types

Type I	Buildings that are 3 stories or less.
Type II	Buildings that are 4 to 6 stories
Type III	Buildings that are 7 stories or more

**RECAPITULATION OF VALUES**

**ANY CHURCH**

**ANY ADDRESS, ANY STREET, ANY CITY, ANY STATE 00000**

**INSURABLE VALUATION**

**AS OF OCTOBER 15, 2018**

**File: 22920-00000**

<b>BUILDING</b>	<b>REPLACEMENT COST</b>	<b>INSURANCE EXCLUSIONS</b>	<b>INSURABLE REPLACEMENT COST</b>	<b>DEPRECIATION</b>	<b>DEPRECIATED REPLACEMENT COST</b>
<b>TWO STORY OFFICE/APARTMENT BLDG</b>	1,046,035	24,085	1,021,950	99,373	922,577
<b>CHURCH BUILDING</b>	3,603,554	71,106	3,532,448	36,036	3,496,412
<b>TOTALS</b>	<b>\$4,649,589</b>	<b>\$95,191</b>	<b>\$4,554,398</b>	<b>\$135,409</b>	<b>\$4,418,989</b>

1/ The estimated replacement cost stated above includes soft and hard costs which are identified on Page 6 of this report.

## PROPERTY DATA

The property is defined as the Any Church and is located at Any Address, Any Street, Any City, Any State 00000. The property consists of a church and fellowship building and a two story office/apartment building. The property was in excellent condition and well maintained at the time of this report. The church building recently received a certificate of occupancy. It must be noted that the appraiser was provided a full set of as-built construction plans for the church building, however only a partial set of plans was provided for the office/apartment building. Please see Special Limiting Conditions #3 located in the Addendum section of this report. The following is a brief description of each component valued in the appraisal:

### CHURCH BUILDING

Total of 1

The church building is a two-story joisted masonry design supporting a church, fellowship area with a commercial kitchen and cafe area. The structure seats approximately 279 in the sanctuary with 144 in the fellowship area. The building contains approximately 17,054 gross square feet. The structure is built on a poured in place reinforced concrete footer foundation with a reinforced poured in place concrete slab. The structure contains approximately 1,011 square feet on the second floor, which is mostly comprised of control room and maintenance/storage areas. The sub-floors of the structure are constructed a wood joist system. The exterior walls are primarily constructed of masonry finished with stucco and exterior grade paint. There are portions of the exterior wall that are constructed of framing finished with sheathing, stucco and exterior grade paint. The majority of the roof is pitched and is constructed of a wood truss system which is finished with sheathing, membrane and tile.

There is approximately 600 square feet of flat roof area which is finished with a bituminous cover. The interior walls are constructed of a combination of masonry and metal stud framing which is finished with drywall, texture, paint and millwork. The ceiling in the sanctuary portion of the building is wood planking tied into heavy glue limb wood beams. The ceiling in the foyer, fellowship and café area, and kitchen is acoustical tile. Floor coverings in the structure are a combination of travertine with granite accent tile, carpet, VCT, and quarry tile. All the windows in the structure are impact resistant. The windows are a combination of storefront glass, plate glass and stained glass secured in aluminum frames. One stairwell provides access to the upper floor control room and mechanical/storage areas. Electrical and plumbing services appear to be adequate for the intended use of the structure. The HVAC is provided packaged rooftop units and central system units. The building has automatic fire suppression system as well as a fire alarm system. Both fire alarm and suppression systems are compliant with NFPA 13, NFPA 101 and NFPA 24 requirements. The structure also has an emergency generator, which is located on the flat roof deck.

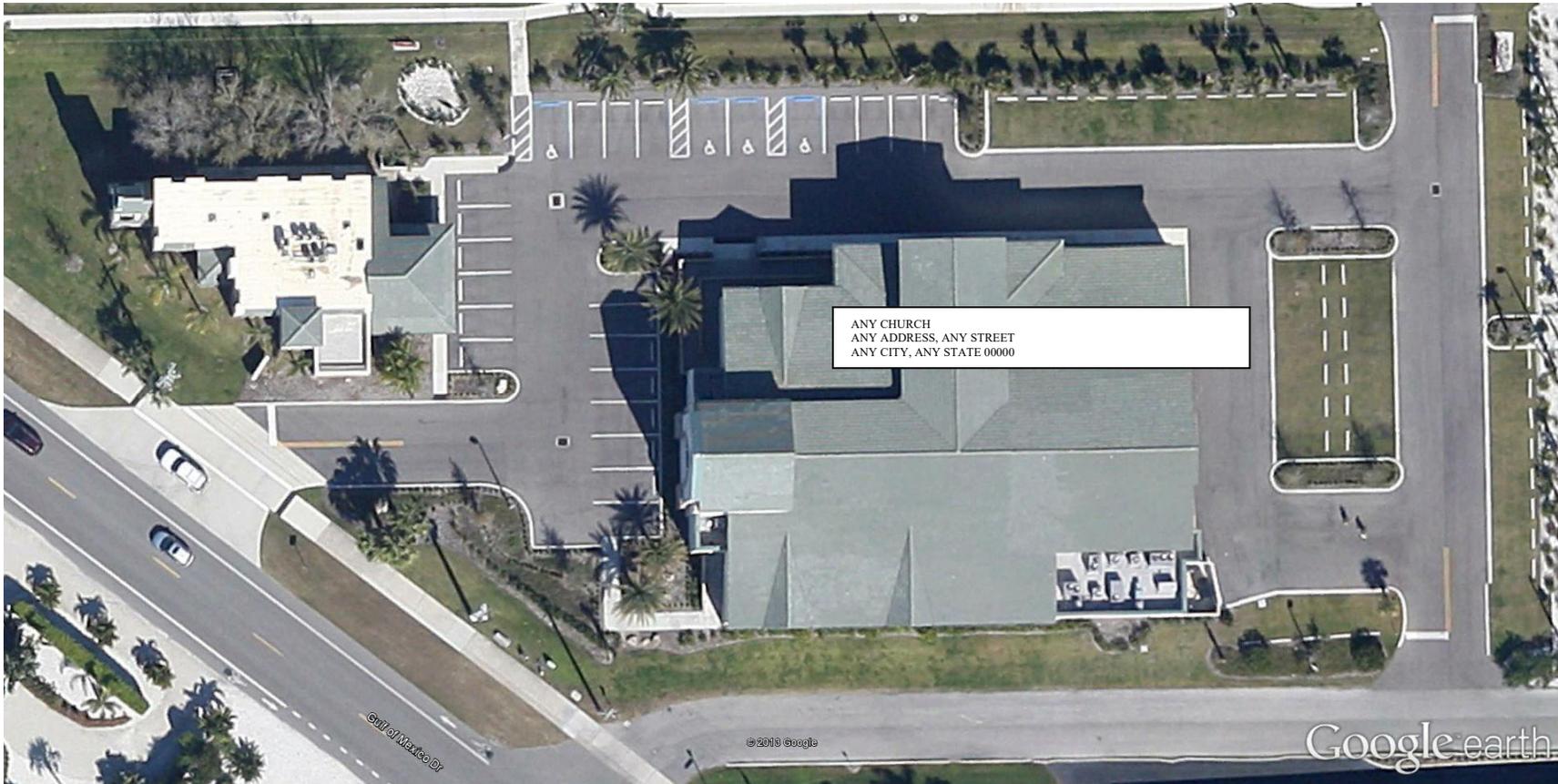
## 2-STORY OFFICE/APARTMENT BUILDING

Total of 1

The office/apartment building is a two-story joisted masonry design supporting administrative offices, pastor's office, conference room, classroom, library, media center, maintenance area as well as restrooms on the first floor and the apartment on the second floor. The building contains approximately 6,266 gross square feet which includes the tower section. The structure is built on a poured in place reinforced concrete footer foundation with a reinforced poured in place concrete slab. The sub-floors of the structure are constructed a wood joist system covered with sheathing and floor coverings. The exterior walls are constructed of masonry finished with stucco and exterior grade paint. The roof is a combination of flat and pitched sections. The pitched sections are constructed of wood frame covered with sheathing, membrane and tile. The flat section is wood frame covered with sheathing and bituminous cover.

The interior walls are constructed of a combination of masonry and studs covered with drywalls and finished with paint and millwork. The ceiling on the first floor is primarily acoustical tile. The ceiling on the second floor is drywall finished with texture and paint. Floor coverings are a combination of carpet and tile. The interior finish for the apartment such as cabinetry, millwork and appliances were considered very good quality. The windows in the structure are double strength tempered glass secured in aluminum frames. One stairwell provides access to the upper floor. Electrical and plumbing services appear to be adequate for the intended use of the structure. The HVAC is provided central unit systems located on the flat portion of the roof deck. The entire building is protected with a fire alarm and fire suppression system.





Any Church  
Any Street, Any Street  
Any City, Any State

**ANY CHURCH  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: OFFICE/APARTMENT WITH INTERIORS**

**TWO STORY OFFICE/APARTMENT BUILDING  
TOTAL OF 1**

**9/11/2018**

**INSURABLE VALUATION**

**Analysis No. F00000**

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	10,116	12,765	1,204	24,085
<b>SUPERSTRUCTURE</b>	132	161	5	297
<b>EXTERIOR WALL CLOSURE</b>	130,760	157,302	2,421	290,483
<b>ROOFING &amp; WATERPROOFING</b>	13,478	24,016	337	37,830
<b>INTERIOR CONSTRUCTION</b>	190,805	326,057	703	517,565
<b>MECHANICAL</b>	27,950	66,163	-	94,112
<b>ELECTRICAL</b>	35,875	33,657	12,130	81,662
<b>Replacement Cost Total</b>	<b>409,115</b>	<b>620,119</b>	<b>16,800</b>	<b>1,046,035</b>
<b>Less Exclusions</b>				<b>24,085</b>
<b>Insurable Replacement Cost</b>				<b>1,021,950</b>
<b>Less Depreciation</b>				<b>-99,373</b>
<b>Depreciated Replacement Cost</b>				<b>922,576</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

**ANY CHURCH  
ANY ADDRESS, ANY STREET  
ANY CITY, ANY STATE 00000**

**OCCUPANCY: OFFICE/APARTMENT WITH INTERIORS**

**TWO STORY OFFICE/APARTMENT BUILDING  
TOTAL OF 1**

9/11/2018

**INSURABLE VALUATION**

Analysis No. F00000

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	10,116	12,765	1,204	24,085
<b>FOUNDATIONS TOTALS</b>		<b>10,116</b>	<b>12,765</b>	<b>1,204</b>	<b>24,085</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	4	13	-	17
Concrete Ready Mix Normal Weight	0.50 cy	-	126	-	126
Finishing Floors	66.67 sf	89	-	-	89
Placing Concrete	0.50 cy	11	-	5	15
Reinforcing In Place	1.00 ls	1	-	-	1
Welded Wire Fabric	0.67 csf	27	21	-	48
<b>SUPERSTRUCTURE TOTALS</b>		<b>132</b>	<b>161</b>	<b>5</b>	<b>297</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	2.53 clf	403	257	-	660
Aluminum Windows	1.00 ls	4,802	44,966	-	49,768
Anchor Bolts	72.00 ea	232	374	-	606
Balcony/Walkway/Subfloor	0 flr	-	283	-	283
Bracing	0.13 clf	10	15	-	25
Building Paper	1.00 ls	611	374	-	985

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**OCCUPANCY: OFFICE/APARTMENT WITH INTERIORS**

**TWO STORY OFFICE/APARTMENT BUILDING  
TOTAL OF 1**

**9/11/2018**

**INSURABLE VALUATION**

**Analysis No. F00000**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Caulking And Sealants	1.00 ls	1,150	348	-	1,498
Commercial Steel Doors	4.00 ea	251	2,890	-	3,141
Concrete Block Column	116.00 vlf	3,917	4,147	-	8,063
Concrete Block, High Strength	5,760.00 sf	30,294	27,429	-	57,723
Control Joint	288.00 lf	421	381	-	802
Door Hardware	1.00 ls	158	2,443	-	2,601
Doors And Windows, Exterior	1.00 ls	114	30	-	144
Drywall	6,336.00 sf	5,785	3,408	-	9,193
Framing, Treated Lumber	0.06 mbf	-	71	-	71
Framing, Walls	1.21 mbf	1,178	1,309	-	2,487
Furring	5,760.00 sf	9,349	2,711	-	12,060
Grounds	64.00 lf	63	22	-	85
High Abuse Gypsum Board	576.00 sf	282	635	-	917
Laminated Framing	1.00 ls	13	85	5	103
Masonry Grout Fill	1.00 ls	6,316	9,134	776	16,227
Masonry Reinforcing	1.00 ls	13,484	9,050	-	22,534
Nails	1.00 ls	-	460	-	460
Siding Exterior	5,760.00 sf	-	2,033	-	2,033
Steel Frames, Knock Down	6.00 ea	208	847	8	1,063

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Analysis No. F00000

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Stucco	1,435.00 sy	42,629	5,535	1,621	49,785
Timber Connectors	1.00 ls	2,519	29,779	10	32,307
Underlayment	1,500.00 flr	711	1,584	-	2,295
Walls And Ceilings, Interior	6,336.00 sf	2,266	1,423	-	3,689
Wood Exterior Sheathing	4,007.79 sf	2,352	4,010	-	6,361
Wood Framing, Columns	0.21 mbf	285	517	-	802
Wood Framing, Miscellaneous	1.00 ls	359	233	-	591
Wood Framing, Roofs	1.00 ls	570	481	-	1,052
Wood Framing, Sills	0.02 mbf	27	39	-	66
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>130,760</b>	<b>157,302</b>	<b>2,421</b>	<b>290,483</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	180.00 lf	206	71	-	277
Concrete Tile	28.38 sq	4,601	3,466	-	8,066
Flashing	1.00 ls	1,962	1,432	-	3,394
Modified Bitumen Roofing	1.00 ls	1,872	2,511	337	4,720
Roof Accessories	85.00 lf	471	4,486	-	4,957
Roof Deck Insulation	1.00 ls	1,669	6,519	-	8,188
Wall & Ceiling Insulation	6,336.00 sf	2,696	5,532	-	8,228

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**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>13,478</b>	<b>24,016</b>	<b>337</b>	<b>37,830</b>
<b>INTERIOR CONSTRUCTION</b>					
Anchor Bolts	2.00 ea	6	8	-	15
Balcony/Walkway/Subfloor	3,133.00 flr	1,783	4,851	-	6,634
Bracing	1.53 clf	112	177	-	289
Building Paper	1.00 ls	453	229	-	682
Caulking And Sealants	1.00 ls	27	10	-	36
Ceiling Suspension Systems	6,266.00 sf	2,530	4,977	-	7,507
Concrete Block Column	361.00 vlf	12,189	12,905	-	25,094
Concrete Block, High Strength	1,804.48 sf	9,490	8,593	-	18,083
Control Joint	16.00 lf	23	21	-	45
Door Hardware	1.00 ls	290	2,226	-	2,516
Doors & Windows, Interior Latex	11.00 ea	393	266	-	660
Drywall	10,802.04 sf	8,687	4,086	-	12,773
Framing, Ceilings	0.98 mbf	1,458	840	-	2,297
Framing, Walls	4.49 mbf	3,831	4,271	-	8,102
Gypsum Board Ceilings and Framing	1.00 ls	33,424	10,741	-	44,165
Interior Construction	6,103.00 sf	98,136	239,011	-	337,147
Masonry Grout Fill	1.00 ls	2,008	2,879	247	5,134

Sage 300 Construction Estimating 9.7, CRE Division of Sage North America

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**OCCUPANCY: OFFICE/APARTMENT WITH INTERIORS**

**TWO STORY OFFICE/APARTMENT BUILDING  
TOTAL OF 1**

**9/11/2018**

**INSURABLE VALUATION**

**Analysis No. F00000**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Masonry Reinforcing	1.00 ls	1,264	925	-	2,189
Nails	1.00 ls	-	828	-	828
Steel Frames, Knock Down	11.00 ea	784	2,514	-	3,298
Structural Joists Fabricate	1.00 ls	1,123	10,428	456	12,007
Suspended Acoustic Ceil Tiles	3,133.00 sf	2,208	3,646	-	5,855
Timber Connectors	1.00 ls	2,033	545	-	2,578
Underlayment	626.60 flr	307	698	-	1,005
Wall & Ceiling Insulation	6,967.52 sf	2,965	6,414	-	9,379
Walls And Ceilings, Interior	6,741.96 sf	3,830	1,147	-	4,977
Wood Door, Architectural	11.00 ea	795	1,995	-	2,790
Wood Framing, Miscellaneous	1.00 ls	145	89	-	234
Wood Framing, Sills	0.38 mbf	510	735	-	1,245
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>190,805</b>	<b>326,057</b>	<b>703</b>	<b>517,565</b>
<b>MECHANICAL</b>					
Automatic Fire Suppr Systems	6,266.00 sf	4,402	11,479	-	15,881
Condensing Units	6.00 ea	7,905	5,793	-	13,697
Pkgd Terminal Air Conditioner	6.00 ea	949	10,604	-	11,553
Plumbing - General	6,266.00 sf	14,695	38,286	-	52,981

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TOTAL OF 1**

**9/11/2018**

**INSURABLE VALUATION**

**Analysis No. F00000**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>MECHANICAL TOTALS</b>		<b>27,950</b>	<b>66,163</b>	-	<b>94,112</b>
<b>ELECTRICAL</b>					
Conduit	6,266.00 lf	32,438	24,631	-	57,068
Detection Systems	0 ea	-	-	7,798	7,798
Grounding	1.00 ls	312	443	-	755
Interior Lighting Fixtures	1.00 ls	781	4,412	2,166	7,359
Panelboards	2.00 ea	2,345	4,171	-	6,516
Sound System	1.00 ls	-	-	2,166	2,166
<b>ELECTRICAL TOTALS</b>		<b>35,875</b>	<b>33,657</b>	<b>12,130</b>	<b>81,662</b>

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**OCCUPANCY: CHURCH BUILDING WITH INTERIORS**

**CHURCH BUILDING  
TOTAL OF 1  
INSURABLE VALUATION**

9/11/2018

Analysis No. F00000A

**Replacement Cost Summary**

<b>Description</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
<b>FOUNDATIONS</b>	29,865	37,686	3,555	71,106
<b>SUPERSTRUCTURE</b>	265	323	9	598
<b>EXTERIOR WALL CLOSURE</b>	340,856	377,693	5,277	723,826
<b>ROOFING &amp; WATERPROOFING</b>	84,943	108,604	426	193,973
<b>INTERIOR CONSTRUCTION</b>	653,129	1,450,208	437	2,103,774
<b>MECHANICAL</b>	67,261	230,072	-	297,333
<b>ELECTRICAL</b>	86,712	96,537	29,695	212,945
<b>Replacement Cost Total</b>	<b>1,263,032</b>	<b>2,301,122</b>	<b>39,400</b>	<b>3,603,554</b>
<b>Less Exclusions</b>				<b>71,106</b>
<b>Insurable Replacement Cost</b>				<b>3,532,448</b>
<b>Less Depreciation</b>				<b>-36,036</b>
<b>Depreciated Replacement Cost</b>				<b>3,496,413</b>

All of the replacement costs contained in our analysis include the following:

- Architect's Fees
- Contractor's Overhead and Profit
- Material Costs
- Labor, Taxes and Insurance Costs
- General Building Conditions Costs

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**OCCUPANCY: CHURCH BUILDING WITH INTERIORS**

**CHURCH BUILDING  
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INSURABLE VALUATION**

9/11/2018

Analysis No. F00000A

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
<b>FOUNDATIONS</b>					
Concrete Excavation	1.00 ls	29,865	37,686	3,555	71,106
<b>FOUNDATIONS TOTALS</b>		<b>29,865</b>	<b>37,686</b>	<b>3,555</b>	<b>71,106</b>
<b>SUPERSTRUCTURE</b>					
Concrete Curing	1.00 ls	9	26	-	34
Concrete Ready Mix Normal Weight	0.99 cy	-	254	-	254
Finishing Floors	133.33 sf	179	-	-	179
Placing Concrete	0.99 cy	22	-	9	31
Reinforcing In Place	1.00 ls	1	-	-	2
Welded Wire Fabric	1.33 csf	54	43	-	97
<b>SUPERSTRUCTURE TOTALS</b>		<b>265</b>	<b>323</b>	<b>9</b>	<b>598</b>
<b>EXTERIOR WALL CLOSURE</b>					
Accessories, Plaster	7.68 clf	1,232	785	-	2,017
Aluminum Doors & Frames	1.00 ls	3,639	20,385	-	24,024
Anchor Bolts	124.00 ea	403	649	-	1,052
Balcony/Walkway/Subfloor	0 flr	-	285	-	285
Bracing	1.00 ls	220	176	-	396
Bridging	1.00 ls	99	95	-	194

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INSURABLE VALUATION**

9/11/2018

Analysis No. F00000A

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Building Paper	1.00 ls	3,718	2,168	-	5,886
Caulking And Sealants	1.00 ls	3,144	925	-	4,069
Commercial Steel Doors	10.00 ea	631	7,275	-	7,906
Concrete Block Column	198.00 vlf	6,733	7,127	-	13,859
Concrete Block, High Strength	13,047.50 sf	69,110	62,556	-	131,666
Control Joint	652.00 lf	961	868	-	1,829
Door Hardware	1.00 ls	398	6,150	-	6,548
Doors And Windows, Exterior	1.00 ls	288	75	-	363
Drywall	16,885.00 sf	15,527	9,144	-	24,671
Framing, Boxed Headers/Beams	51.00 lf	308	512	-	820
Framing, Stud Walls	127.92 lf	2,727	3,451	-	6,178
Framing, Treated Lumber	0.26 mbf	-	285	-	285
Framing, Walls	4.84 mbf	4,743	5,269	-	10,012
Furring	13,047.50 sf	21,329	6,183	-	27,511
Grounds	256.00 lf	253	90	-	342
High Abuse Gypsum Board	3,837.50 sf	1,892	4,260	-	6,152
Laminated Framing	1.00 ls	4	26	2	31
Lightweight Metal Framing	1.00 ls	2,630	394	297	3,321
Masonry Grout Fill	1.00 ls	14,425	20,843	1,773	37,042

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INSURABLE VALUATION**

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Analysis No. F00000A

**Comprehensive Replacement Cost Summary**

Description	Quantity Unit	Labor Amount	Material Amount	Sub, Equip & Other Amount	Total Amount
Masonry Reinforcing	1.00 ls	30,762	20,640	-	51,402
Nails	1.00 ls	-	3,027	-	3,027
Powder Actuated Fasteners	1.00 ls	24	1	-	25
Siding Exterior	15,350.00 sf	-	5,455	-	5,455
Steel Frames, Knock Down	15.00 ea	524	2,131	21	2,677
Storefront Systems	1,995.50 sf	8,839	94,595	-	103,434
Stucco	4,312.50 sy	90,666	14,034	3,130	107,830
Timber Connectors	1.00 ls	14,336	26,493	25	40,855
Underlayment	1,500.00 flr	716	1,595	-	2,311
Walls And Ceilings, Interior	16,885.00 sf	6,082	3,818	-	9,900
Welding Structural	1.00 ls	88	7	29	124
Wood Exterior Sheathing	24,574.74 sf	14,780	25,431	-	40,211
Wood Framing, Columns	0.78 mbf	1,066	1,932	-	2,998
Wood Framing, Miscellaneous	1.00 ls	985	631	-	1,616
Wood Framing, Roofs	1.00 ls	17,565	17,915	-	35,480
Wood Framing, Sills	0.01 mbf	8	12	-	20
<b>EXTERIOR WALL CLOSURE TOTALS</b>		<b>340,856</b>	<b>377,693</b>	<b>5,277</b>	<b>723,826</b>
<b>ROOFING &amp; WATERPROOFING</b>					
Cant Strips	110.00 lf	127	43	-	170

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**CHURCH BUILDING  
TOTAL OF 1**

**9/11/2018**

**INSURABLE VALUATION**

**Analysis No. F00000A**

**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Concrete Tile	388.30 sq	63,398	47,741	-	111,139
Elastomeric Roofing	600.00 sf	1,300	1,057	426	2,783
Flashing	1.00 ls	1,174	859	-	2,033
Roof Accessories	1,165.00 lf	1,750	5,184	-	6,935
Roof Deck Insulation	1.00 ls	9,959	38,876	-	48,835
Wall & Ceiling Insulation	16,885.00 sf	7,236	14,842	-	22,078
<b>ROOFING &amp; WATERPROOFING TOTALS</b>		<b>84,943</b>	<b>108,604</b>	<b>426</b>	<b>193,973</b>

**INTERIOR CONSTRUCTION**

Anchor Bolts	2.00 ea	6	8	-	15
Balcony/Walkway/Subfloor	76.80 flr	44	114	-	158
Building Paper	1.00 ls	456	231	-	687
Caulking And Sealants	1.00 ls	27	10	-	37
Ceiling Finishes	1.00 ls	132,087	119,735	-	251,822
Ceiling Suspension Systems	12,594.00 sf	5,120	10,071	-	15,190
Commercial Steel Doors	12.00 ea	668	9,175	-	9,843
Concrete Block Column	625.00 vlf	21,253	22,495	-	43,748
Concrete Block, High Strength	3,124.16 sf	16,548	14,979	-	31,527
Control Joint	16.00 lf	24	21	-	45
Door Hardware	1.00 ls	1,248	9,345	-	10,592

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**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Doors & Windows, Interior Latex	51.00 ea	1,837	1,244	-	3,081
Drywall	28,269.68 sf	20,328	7,637	-	27,964
Framing, Ceilings	0.98 mbf	1,468	845	-	2,314
Interior Construction & Equipment	15,021.00 sf	405,406	1,205,559	-	1,610,965
Masonry Grout Fill	1.00 ls	3,464	4,996	426	8,886
Masonry Reinforcing	1.00 ls	2,204	1,613	-	3,817
Metal Studs And Track	6,638.84 sf	11,860	8,763	-	20,623
Nails	1.00 ls	-	91	-	91
Steel Frames, Knock Down	45.00 ea	3,223	10,702	-	13,925
Structural Joists Fabricate	1.00 ls	28	257	11	296
Suspended Acoustic Ceil Tiles	6,297.00 sf	4,470	7,379	-	11,849
Timber Connectors	1.00 ls	4,637	1,171	-	5,808
Underlayment	15.36 flr	8	17	-	25
Wall & Ceiling Insulation	6,715.64 sf	2,878	3,220	-	6,098
Walls And Ceilings, Interior	21,240.32 sf	10,986	3,389	-	14,375
Wood Door, Architectural	39.00 ea	2,840	7,122	-	9,962
Wood Framing, Sills	0.01 mbf	12	18	-	30
<b>INTERIOR CONSTRUCTION TOTALS</b>		<b>653,129</b>	<b>1,450,208</b>	<b>437</b>	<b>2,103,774</b>

**MECHANICAL**

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**Comprehensive Replacement Cost Summary**

<b>Description</b>	<b>Quantity Unit</b>	<b>Labor Amount</b>	<b>Material Amount</b>	<b>Sub, Equip &amp; Other Amount</b>	<b>Total Amount</b>
Automatic Fire Suppr Systems	14,992.00 sf	10,606	27,652	-	38,258
Condensing Units	6.00 ea	7,961	20,264	-	28,225
Pkgd Terminal Air Conditioner	6.00 ea	955	6,112	-	7,067
Plumbing - General	14,992.00 sf	42,508	110,675	-	153,184
Roof Top Air Conditioners	1.00 ls	5,230	65,369	-	70,598
<b>MECHANICAL TOTALS</b>		<b>67,261</b>	<b>230,072</b>	<b>-</b>	<b>297,333</b>
<b>ELECTRICAL</b>					
Conduit	14,992.00 lf	78,163	59,334	-	137,497
Detection Systems	0 ea	-	-	18,791	18,791
Generator Set	1.00 ea	2,374	19,208	466	22,047
Grounding	1.00 ls	752	1,067	-	1,819
Interior Lighting Fixtures	1.00 ls	1,881	10,629	5,220	17,729
Panelboards	3.00 ea	3,542	6,299	-	9,842
Sound System	1.00 ls	-	-	5,220	5,220
<b>ELECTRICAL TOTALS</b>		<b>86,712</b>	<b>96,537</b>	<b>29,695</b>	<b>212,945</b>

## PHOTOGRAPHS OF IMPROVEMENTS

The following photographs were taken at the time of inspection and are representative of the property at that time.



**EXTERIOR VIEW OF OFFICE/APARTMENT BUILDING**



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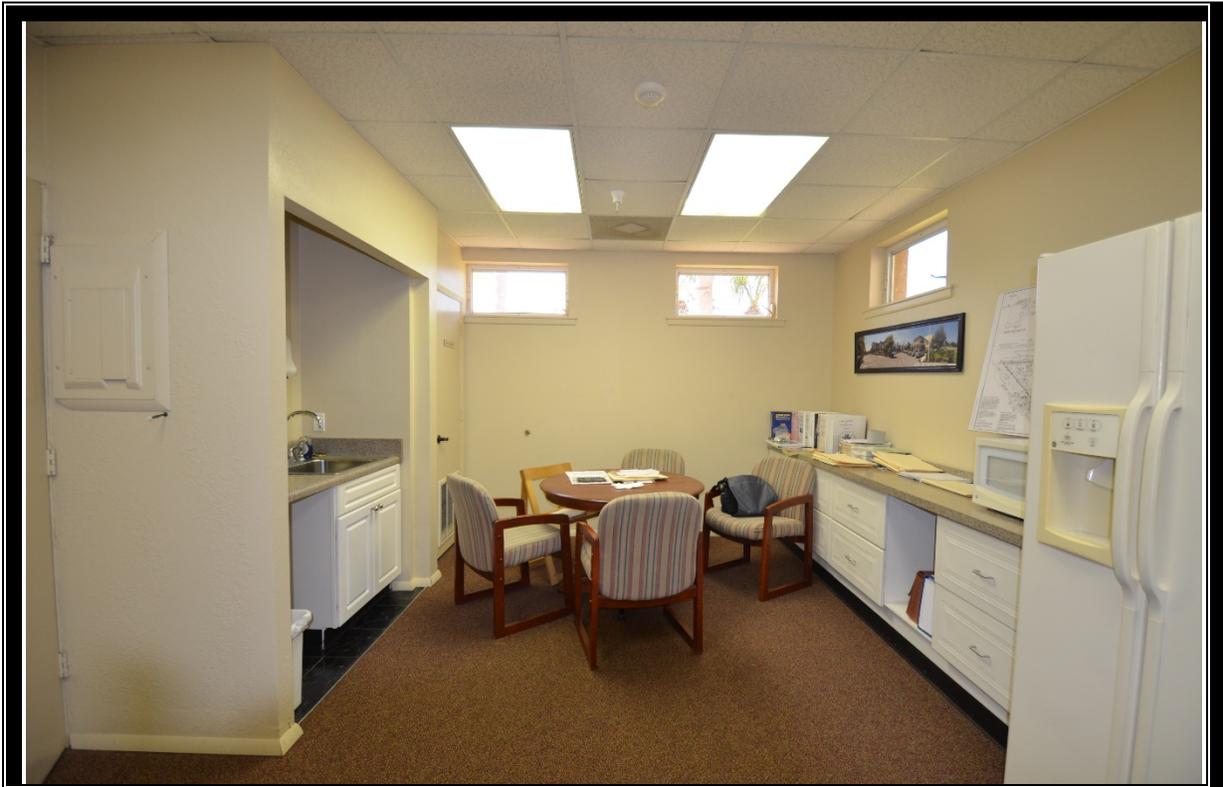
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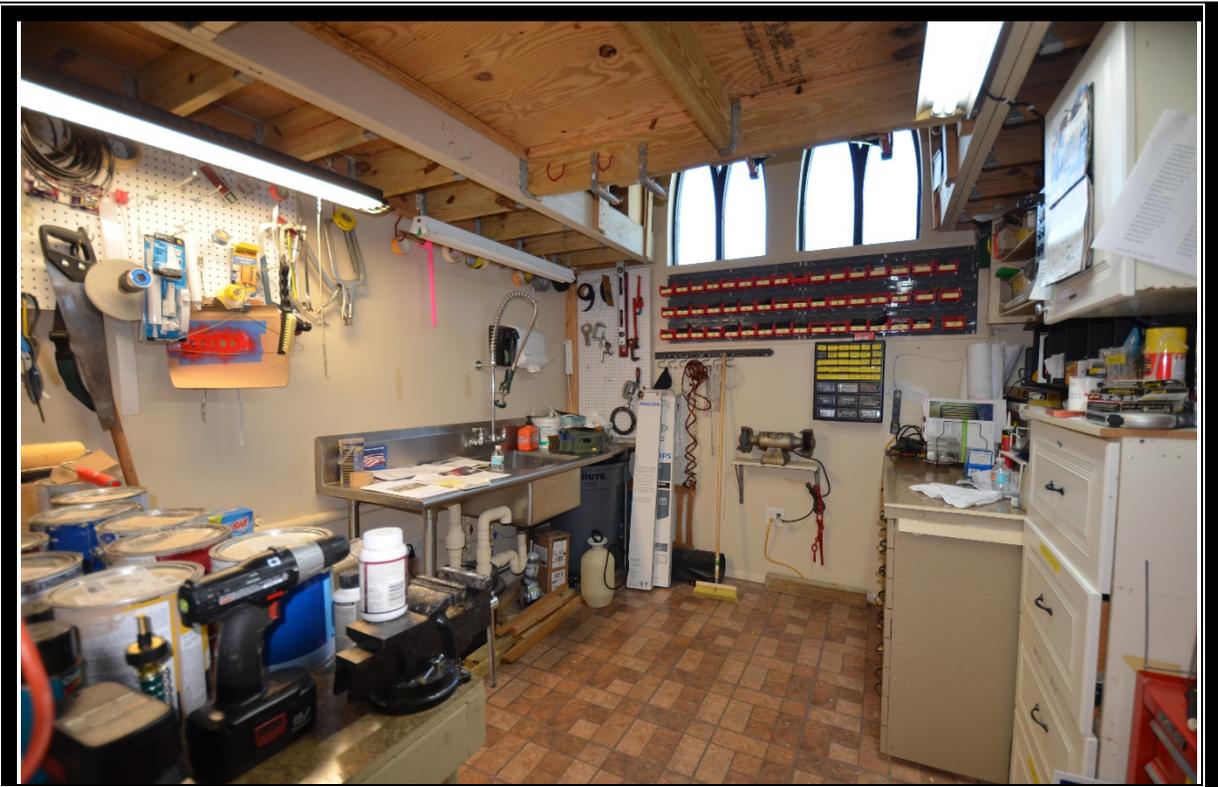
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**INTERIOR VIEW OF OFFICE/APARTMENT BUILDING**



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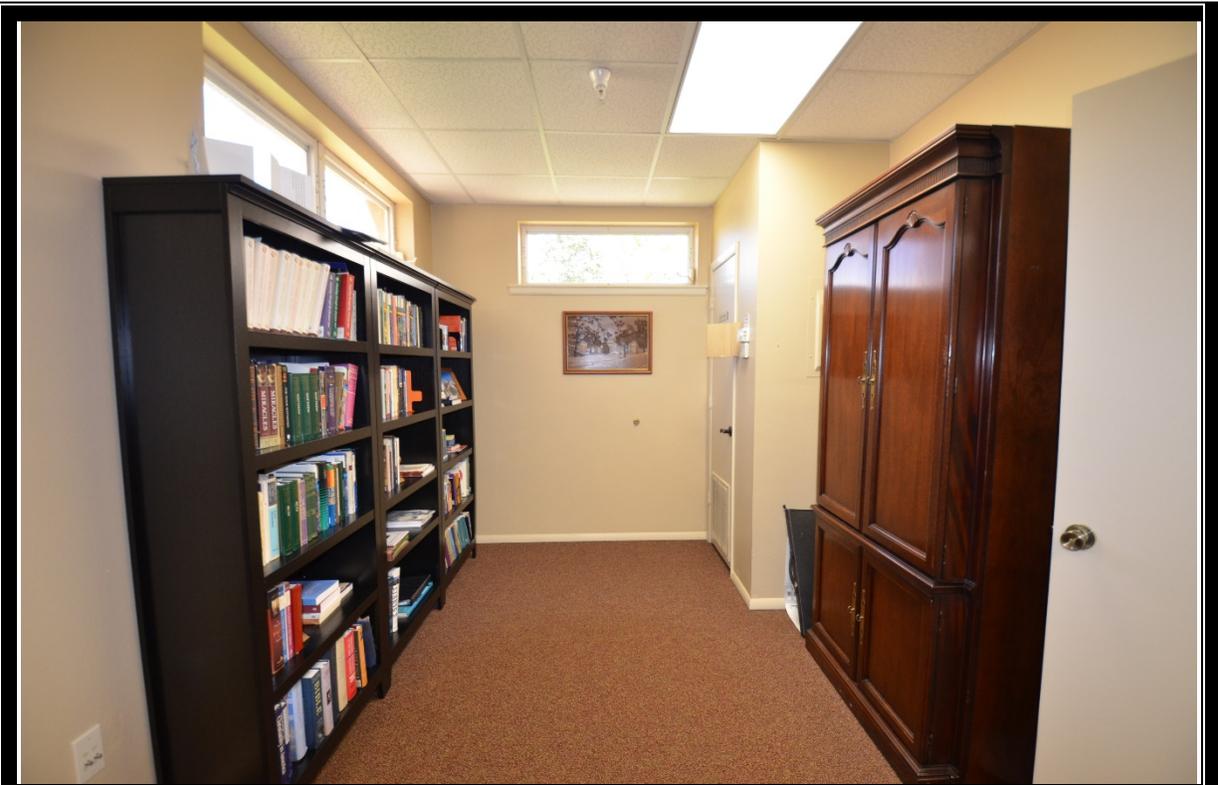
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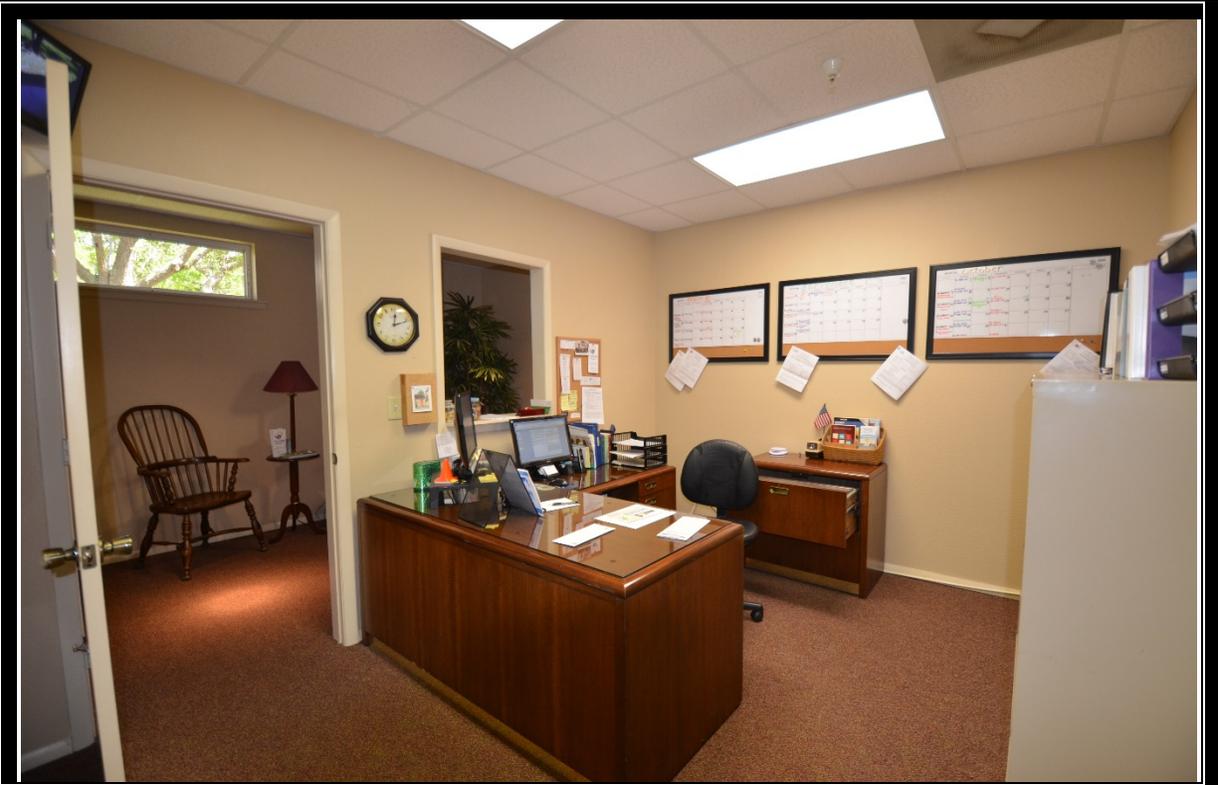
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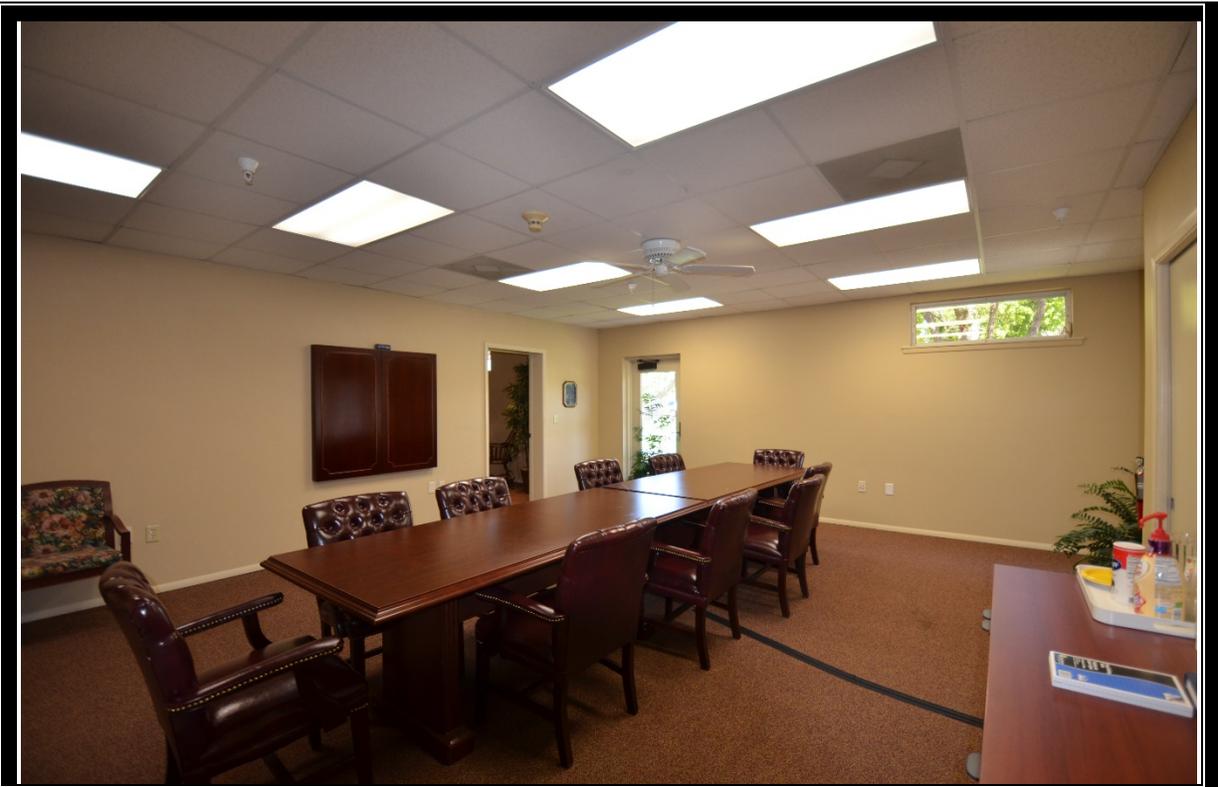
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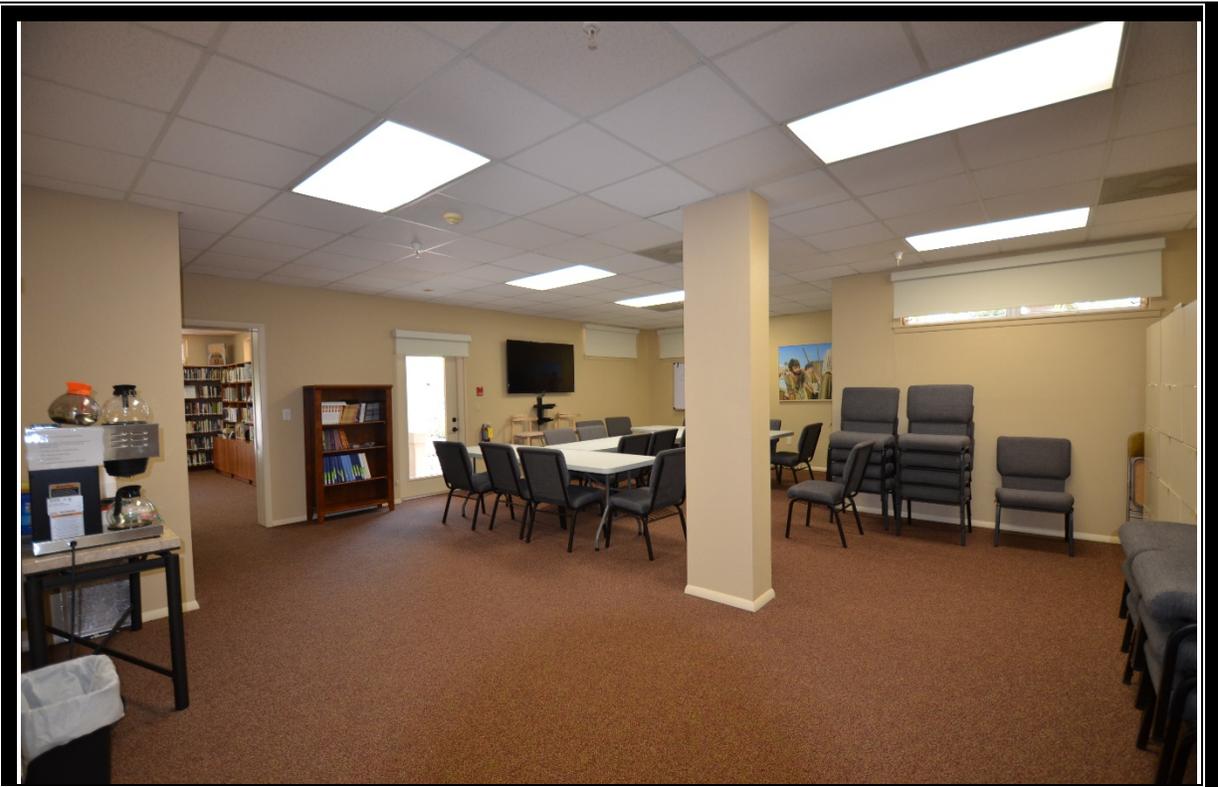
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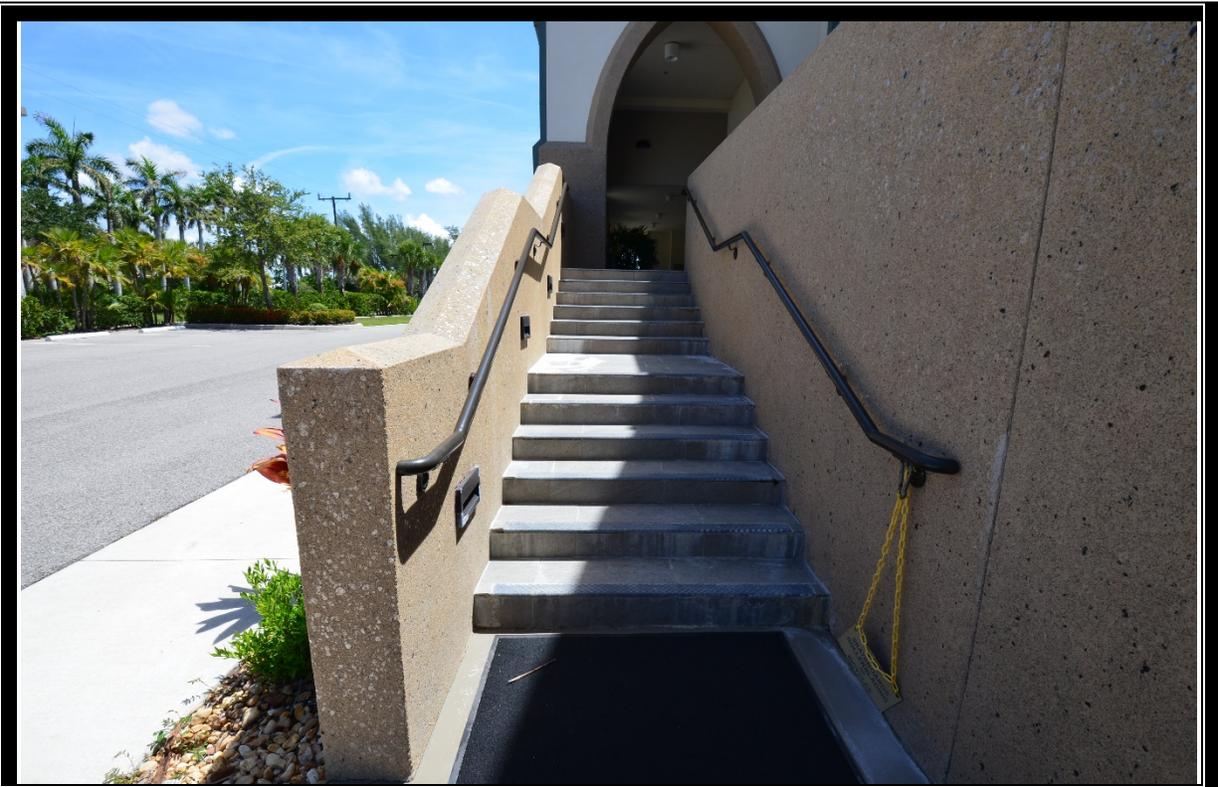
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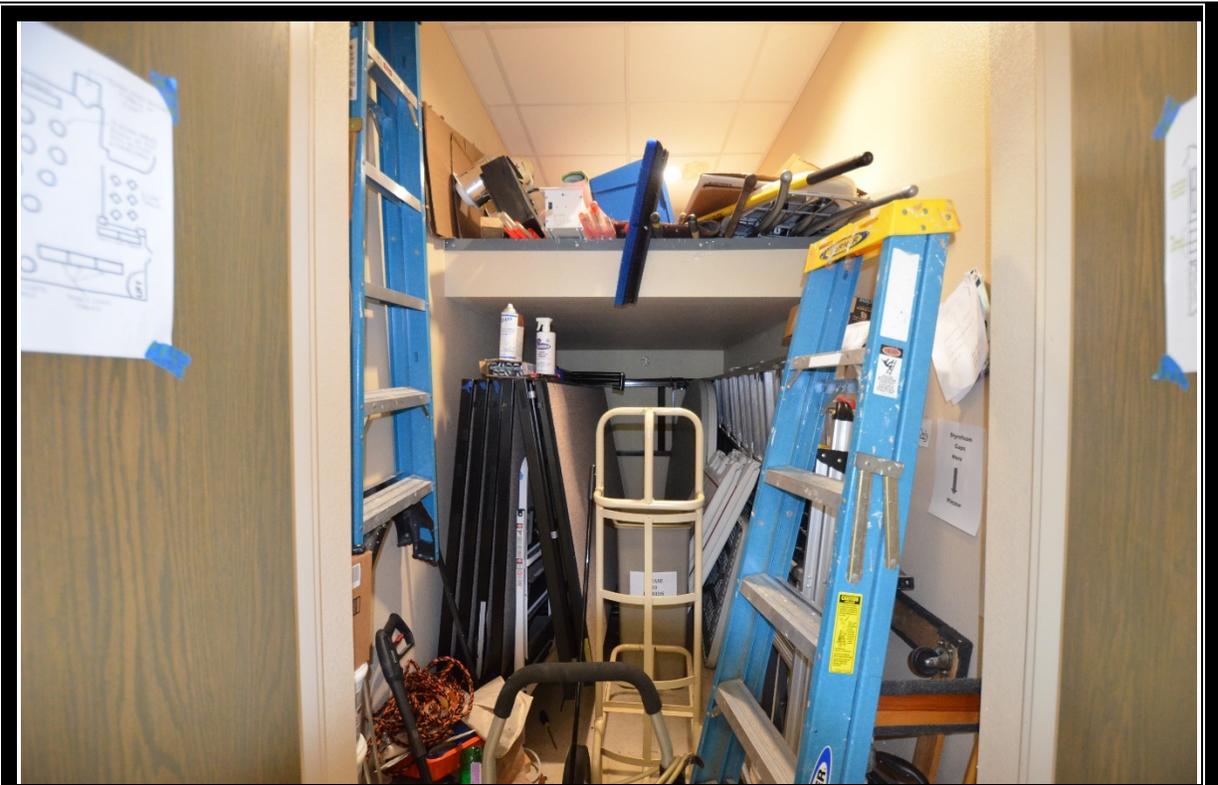
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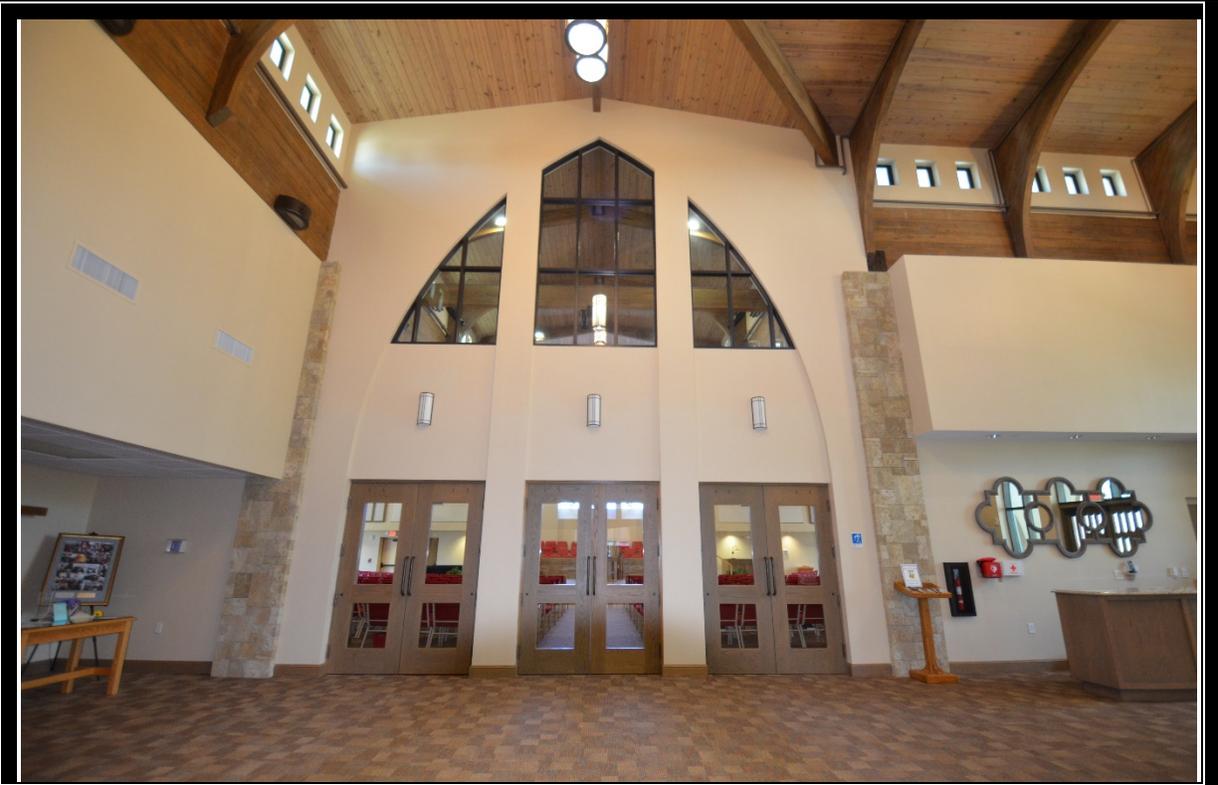
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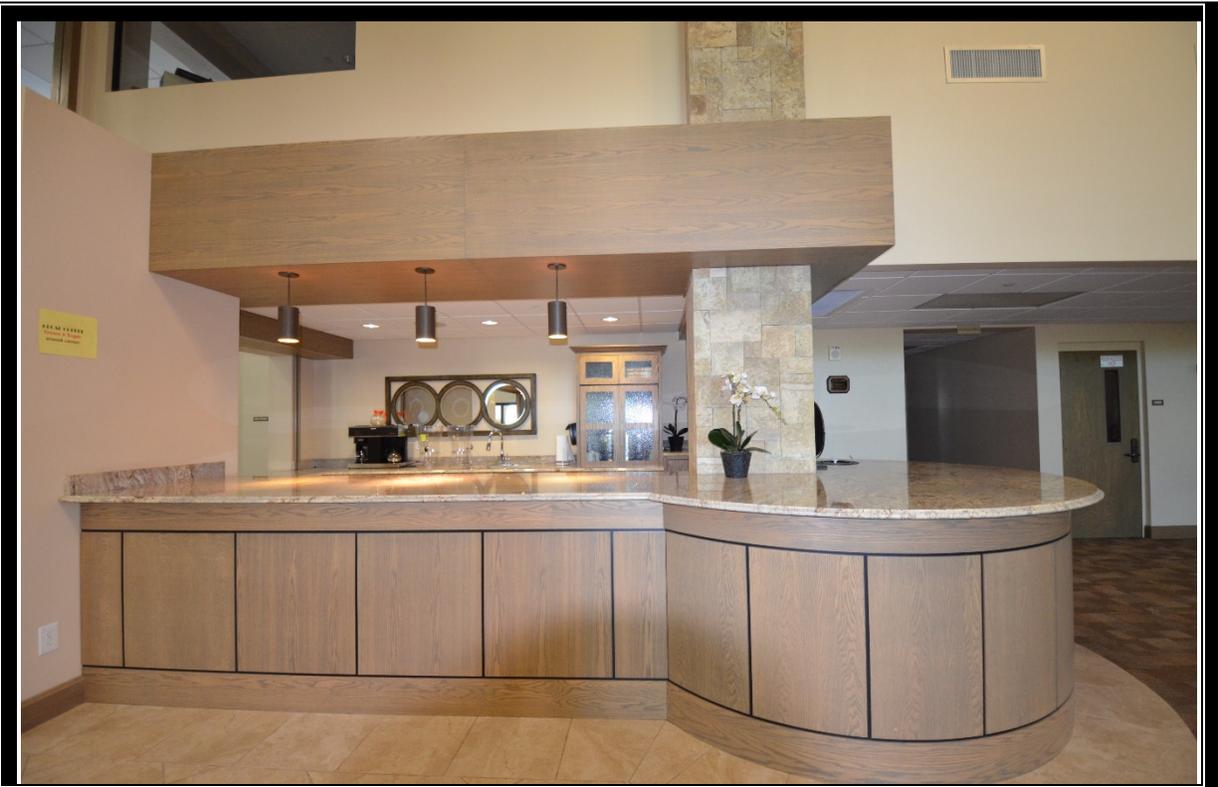
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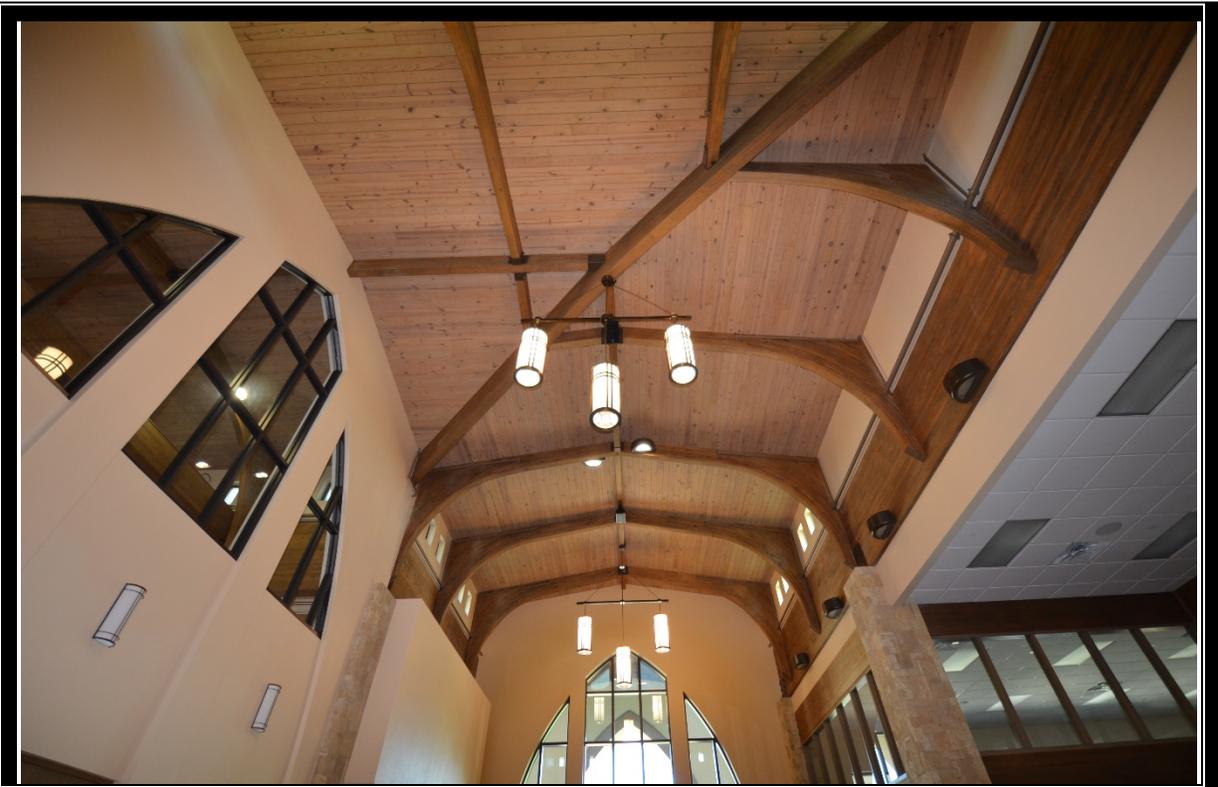
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## CERTIFICATION

I certify that, to the best of my knowledge and belief:

- According to our knowledge and belief, the statements contained in this report, which were used as the basis of the analysis, opinions and conclusions herein, are true and correct.
- We have no known present or contemplated future interest in the property that is the subject of this report.
- We have no personal interest or bias with respect to the subject matter of this report or of the parties involved in this assignment.
- Neither the employment for this assignment, nor our compensation, was contingent upon the estimates of value contained herein.
- The signature or signatures below indicate the individual(s), who contributed significant professional assistance in the determination of the insurable values set forth in this report.
- This appraisal is to be used as a guide to assist the client in their determination of the proper amount of insurance coverage.

Based on the data contained herein, and other valuation data, it is our considered opinion that the hazard insurable values of the subject property, as of October 15, 2018, are as follows:

### “AS IS” TOTAL ESTIMATED INSURABLE VALUES

REPLACEMENT COST	LESS EXCLUSIONS	INSURABLE REPLACEMENT COST	LESS DEPRECIATION	DEPRECIATED REPLACEMENT COST
\$4,649,589	\$95,191	\$4,554,398	\$135,409	\$4,418,989

Respectfully submitted,  
 Sedgwick Valuation Services Division  
  
 Bruce D. Riemann  
 US Operations Manager/Senior Appraiser  
 Certified Construction Inspector #6206  
 Certified Construction Consultant #6206  
 Association of Construction Inspectors

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

1. This insurable value appraisal is based on information obtained from an inspection of the building(s) and reflects current replacement costs based on prevailing local construction wage rates, local building materials prices, manufactured equipment, and contractors overhead and profit. It is based on replacing each building as a complete unit at one time. No contents, personal property, land value or other site improvements or permits have been included in this report.
2. In the event that appraiser was not provided complete construction plans/blueprints for use in the completion of this appraisal, assumptions were made regarding unseen construction components, based on our experience in the valuation of properties similar to the subject. In the event that these assumptions are in error, we reserve the right to modify this appraisal, including value conclusions.
3. No consideration has been given to labor bonuses; material premiums; additional costs to conform property replaced to building codes, ordinances, or other legal restrictions; or to the cost of demolition in connection with reconstruction or removal of destroyed property.
4. No responsibility is assumed for legal matters, questions of survey, opinions of title, soil or sub-soil conditions, engineering or other technical matters. Therefore, Sedgwick Valuation Services Division assumes that there are no hidden or unapparent conditions of the appraised property, which would render it more or less valuable. Further, Sedgwick Valuation Services Division assumes that there are no potentially harmful asbestos or other materials and/or site contaminants in, on, or near the soil, subsoil or structure of the appraised property and that there has been no disposal, discharge, leakage, or spillage of pollutants or contaminants, which would render it more or less valuable, whether or not these materials or contaminants are apparent or hidden and unapparent. No responsibility is assumed by Sedgwick Valuation Services Division for such conditions. In addition, no responsibility is assumed by Sedgwick Valuation Services Division for the cost of engineering and/or laboratory studies that might be required to discover such materials or contaminants.
5. Possession of this report, or a copy thereof, does not carry with it the right of reproduction or publication, in whole nor in part, nor may it be used for any purpose by any other than the recipient, without the written consent and approval of Sedgwick Valuation Services Division. No report is valid unless it bears an original signature. Copies of the report will be furnished at cost by the appraiser if needed. This appraisal shall be considered in its entirety. No part thereof shall be utilized separately, or out of context.
6. Information, estimates, and opinions furnished to the appraiser, and contained in the report, were obtained from sources considered reliable and are believed to be true and correct. However, for accuracy of such items furnished the appraiser can assume no responsibility.
7. Neither all, nor any part of the contents of this report, especially any conclusions as to value, the identity of the appraiser or the firm with which he is connected, or any reference to professional designation, shall be disseminated to the public through advertising media, public relations media, news media, sales media or by any other means of communication without prior written consent and approval of the author.
8. The conclusions presented in this report are estimates based on the data available or assembled by the appraiser. These conclusions must be considered opinions and not facts.

## STATEMENT OF ASSUMPTIONS AND LIMITING CONDITIONS

9. The appraisal report only covers the Appraised Property; neither the figures, unit values, nor any analysis is to be construed as applicable to any other property, however similar such may be. The separate allocations for improvements must not be used in conjunction with any other appraisal report and are invalid if so used.
10. If there are inquiries concerning the inclusion or exclusion of items not covered by the appraisal, or the valuation set forth in the appraisal, such inquiries must be transmitted in writing to Sedgwick Valuation Services Division within 120 days of receipt of the appraisal report. If no such inquiries are transmitted within the stipulated period, the complete appraisal and valuation set forth herein shall be deemed to have been acceptable to the client.
11. This appraisal report is limited as to the matters set forth herein and no opinion of value or any other type of opinion is to be inferred or may be implied beyond the matters expressly so stated.
12. Sedgwick Valuation Services Division has had to rely on various sources to accumulate data on construction material and labors cost in the area in order to arrive at its opinion of the replacement cost of the Appraised Property. The information obtained from these sources is considered correct and reasonable, but is not guaranteed. No liability is assumed because of inaccuracies or errors in such information or estimates, although reasonable efforts have been made to confirm them. No important factors have been intentionally withheld or overlooked.
13. The employment of the appraiser to complete this report for the purpose stated herein shall be terminated upon the delivery of the report to the employer or his designated representative unless the employer and the appraiser have agreed in writing that the appraiser's services as a consultant or expert witness have been retained beyond the time of completion of the report.
14. The authors of this report shall not be required to give testimony or appear in court or at any administrative proceeding relating to this appraisal, unless this appraisal is, by agreement, made in anticipation of litigation.
15. The liability of Sedgwick Valuation Services Division, the author(s) of this report and any other employees of Sedgwick Valuation Services Division is limited in total to the fee collected for preparation of this appraisal report.
16. Acceptance of, and/or use of, this appraisal report constitutes acceptance of the above conditions.
17. It must be noted that reconstruction from widespread natural disasters such as a hurricane or a flood event may create abnormal shortages of labor and materials, which could result in significant price increases for labor and materials above normal costs prior to the event. These increases, while temporary, may last for a year or more before returning to normal market conditions. Therefore, the insurable values stated in this appraisal are estimated based on normal market conditions. Thus, some or all of the estimated values as reported herein may be inadequate for reconstruction or repair in periods after a widespread natural disaster.

## ANNUAL UPDATE PROGRAM

Sedgwick Valuation Services Division is pleased to offer our clients a program to provide annual updates on their Insurance Appraisals for the next three years for a guaranteed fee.

The Update Program is valid only if there are no changes to the property, i.e. new construction, major upgrades, etc. Changes to the property within the three-year update program period would require a re-inspection of the property at a higher fee.

## ANNUAL UPDATE PROGRAM BENEFITS

- Annual Insurance Appraisal updates on the properties provide a written validation of updated insurance values, thus support premium increases.
- Demonstrates due diligence and impartiality on the part of the property manager and board members by the involvement of a third party professional.
- The cost of your update insurance appraisal is lower if enrolled in the update program.

If you have not already chosen to accept the three-year annual update program, and would like to do so at this time, please contact our Customer Service Representative at (407) 805-0086 x 257, or fax your request to (407) 805-9921. We will be pleased to provide you with a bid for the three-year annual program

# CITIZEN PROPERTY INSURANCE CORPORATION

## Minimum Requirements for Non-licensed Commercial Residential Inspections/Valuation

In accordance with Citizens Property Insurance Corporation Agent Technical Bulletin 006-20 dated July 14, 2010, the following information is required:

### CERTIFICATION

Name of the firm or key personnel completing the inspection/valuation:  
Sedgwick Valuation Services Division and Bruce D. Riemann

I, Bruce D. Riemann, certify that I, or the entity listed above, have/has at least three (3) years' experience in the field of commercial property inspections, commercial risk assessment, and commercial property replacement cost evaluation.

Date: October 15, 2018



Bruce D. Riemann  
US Operations Manager/Senior Appraiser  
Certified Construction Inspector #6206  
Certified Construction Consultant #6206  
Association of Construction Inspectors

### PROPERTY

Any Church  
Any Street, Any Street  
Any City, Any State, 00000

## **VALUATION REQUIREMENTS**

- This valuation includes an estimate of the replacement cost for every structure to be covered.
- The method used to determine the cost of rebuilding the structures is the current version of the calculation systems:
  - Marshall & Swift/Boeckh (MSB) 2018
  - Sage 300 Construction Estimating 9.7
  - R.S. Means Building Construction Cost Data 2018
- Inspections also include clear photographs of any buildings and ancillary structures the applicant/policyholder wishes to insure.
- Where multiple buildings are identical, or nearly so, representative photographs have been used.
- Photographs of any existing damage are also included.

## **VALUATION AND BUILDING INFORMATION**

Please see attached report under the Property Data section for the following information:

- Identity of building being inspected
- Year of construction
- Total square footage
- Number of stories
- Number of units
- Construction details
- Detailed description of unit use
- Overall condition of structure
- Common area interior finishes
- Type and condition of all ancillary structures on the property, including non-residential buildings and amenity package
- Distance to tidal water
- Detailed description and condition of exposures such as fireplaces, porches, decks, balconies, cooking exposures
- Detailed descriptions of other property or liability hazards