



**The insurance replacement value of this home is \$321,452**

The cost to replace this home would be \$307,477.  
The cost to demolish the home after a total loss would be \$13,975.  
The depreciated value of this home is \$116,841 based on a 60 year chronological age, 60 year useful life and 38% good.  
The estimated value of the unimproved site of this home is \$40,000.

This is an estimate of the cost to replace the 2,150 square foot single-family residence located at 8518 Redondo Drive, Indianapolis, IN with a building of equal quality, materials, design, layout and workmanship and using methods, techniques and procedures that meet current construction standards. This estimate includes excavation for a foundation on a prepared building pad as required for normal soil condition and utility lines under the building. Costs are current to December, 2015. Replacement is assumed to be done under competitive conditions without significant labor or material shortages.

**This report has been prepared by Edward Stevens.**

Address: 6058 Corte del Cedro, Carlsbad, CA 92011  
Phone: 7604027828  
License number: 56-1557  
Email address: Edward394@yahoo.com  
Preparer's role: Appraiser working for the insurer  
Appraisal ID number: 013-oD0100

**The insured**

Insurance carrier:	Transcontinental Casualty
Policy identifier:	TC-43946
Owner:	Paul Stevens
Owner address:	8518 Redondo Drive, Indianapolis, IN 46236
Owner phone:	4334027828

**Characteristics of this home include the following.**

The perimeter of the building has 6 corners.  
The living area is 2,150 square feet.  
The number of stories is 1.  
This home was built in 1955 (average age considering all additions).  
Basement: 800 square feet of unfinished basement.  
Attic: 350 square feet of finished attic area with more than 78 inch headroom.  
Garage: 450 square feet of attached garage under the main building roof, same finish as the home interior.  
Concrete deck, walk or driveway: 580 square feet of surface.  
Forced air central ducted heating only  
1 each 5 foot base, masonry or concrete or brick face fireplace.  
This home has fire sprinklers.

**The quality of this home could be summarized as "Class 5, Average Standard."**

Homes of this quality commonly have the following characteristics:

Class 5 foundation and floor. Reinforced concrete or concrete block foundation. Conventional wood frame floor or slab on grade.

Class 5 frame exterior walls. At least one wall offset or decorative opening. At least one change in wall height.

Class 3 exterior finish. Stone or masonry accents. Good stucco or panel siding.

Class 5 windows and doors. Standard grade vinyl windows. Commodity grade interior and exterior doors.

Class 5 roof and soffit. Dual pitch roof with built-up or architectural composition shingle roof cover. 2 foot open soffit

Class 5 interior finish. Textured average quality gypboard. Most walls are rectangular. 8 foot ceilings with spray acoustic texture.

Class 4 floor finish. Masonry or tile at entry. Better sheet vinyl or average carpet elsewhere.

Class 5 bathrooms. Average plastic tub and shower in master bath. Three fixtures in other bathrooms.

Class 5 plumbing and electrical. 3 low-cost plumbing fixtures per bathroom. 12 light fixtures. 5 built-in low-cost appliances.

Class 5 kitchen. 10 LF of minimum wall and base cabinets. Low-cost acrylic or plastic counter top.

### Insurance Replacement Value by Cost Category

Direct Cost Items				
Item Name	Materials	Labor	Equipment	Total
Excavation	----	4,321	1,272	5,593
Foundation, Piers, Flatwork	14,363	19,931	3,578	37,872
Insulation	3,056	1,810	----	4,866
Rough Hardware	574	800	142	1,516
Framing	18,637	23,626	----	42,263
Exterior Finish	16,358	8,742	3,129	28,229
Exterior Trim	1,167	1,901	295	3,363
Doors	2,941	1,779	----	4,720
Windows	2,960	1,277	----	4,237
Roofing, Soffit, Fascia	9,865	6,002	----	15,867
Finish Carpentry	1,336	5,042	----	6,378
Interior Wall Finish	5,063	6,852	----	11,915
Lighting Fixtures	2,291	638	----	2,929
Painting	3,010	6,214	----	9,224
Carpet, Flooring	7,263	4,697	----	11,960
Bath Accessories	855	475	----	1,330
Shower & Tub Enclosures	558	414	----	972
Plumbing Fixtures	5,022	2,170	----	7,192
Plumbing Rough-in	2,493	5,519	----	8,012
Wiring	3,095	5,096	----	8,191
Built In Appliances	2,679	331	----	3,010
Cabinets	5,506	1,529	----	7,035
Countertops	1,674	1,240	----	2,914
Central Heating and Cooling	3,720	6,202	----	9,922
Fire Sprinklers	2,599	3,713	----	6,312
Garage Door	1,426	792	----	2,218
Fireplace	1,141	1,498	57	2,696
<b>Subtotal direct job cost</b>	<b>\$119,652</b>	<b>\$122,611</b>	<b>\$8,473</b>	<b>\$250,736</b>

Indirect Cost Items				
Item Name	Materials	Labor	Equipment	Total
Final Cleanup	----	1,931	----	1,931
Insurance	9,678	----	----	9,678
Permits & Utilities	6,845	----	----	6,845
Design & Engineering	3,184	----	----	3,184
<b>Subtotal indirect job cost</b>	<b>\$19,707</b>	<b>\$1,931</b>	<b>----</b>	<b>\$21,638</b>

Grand Total				
Item Name	Materials	Labor	Equipment	Total
Contractor Markup	\$35,103	----	----	\$35,103
<b>Total cost</b>	<b>\$174,462</b>	<b>\$124,542</b>	<b>\$8,473</b>	<b>\$307,477</b>

The insurance replacement values in this report are based on figures which appear in *National Building Cost Manual* published by Craftsman Book Company, 6058 Corte del Cedro, Carlsbad, CA 92011, 1-800-829-8123, <http://www.craftsman-book.com>. The sources and methods used to develop this estimate of replacement value reflect changes in the costs of reconstruction and rebuilding, including changes in labor, materials and supplies and are based on a cost index for the Zip area 460-462 Indianapolis, Indiana.

Index costs for this area are: -1% for material, +10% for labor and 0% for equipment. This estimate assumes a single home is being replaced.

December 8, 2015

---

Edward Stevens, Appraiser working for the insurer