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Commercial Valuation: **ESTIMATE-143789**

Close Valuation

0

Material Summary

◀ Previous Step **QV** Next Step ▶

◀ Previous Next ▶

QV Step 4 BVS will use the materials below in the cost calculation. To change a material, click on its name to move to its screen, make the change, then click Next Step to return to this screen. After making all changes, click Next Step to continue.

- ✓ General Information
- ✓ Building
- ✓ Construction
 - Substructure
 - Exterior Walls
 - Roof
 - Interior Walls
 - Floor Finish
 - Ceiling Finish
 - Heating & Cooling
 - Mechanicals
- ✓ **Material Summary**
- ✓ Additions
- ✓ Reports/Calculate
 - + Copy Section
 - + Add Building
 - + Add Section

Exterior	User	System
Substructure		
Substructure Areas		
Use Typical Areas		
Exterior Walls		
Wall Openings		
Wall openings		20 %
Wall Finish		
Brick, Solid		50 %
Stucco on Masonry		50 %
Roof		
Roof Pitch		
System Generated Assumptions are based on a specific roof pitch not the average of a range.		
Roofing Materials		
Built-Up/Tar and Gravel		100 %

Interior	User	System
Interior Walls		
Length		
Total Interior Wall Length		600 Feet
Wall Structure		
Studs, Girts, etc.		100 %
Wall Finish		
Paint		100 %
Plaster, on Lath		100 %
Floor Finish		
Hardwood		80 %
Tile, Vinyl Composite		20 %
Ceiling Finish		
Paint		100 %
Plaster, on Lath		100 %
Heating & Cooling		
Heating		
Steam/Hot Water with Radiators		100 %
Cooling		
Mechanicals		
Plumbing		
# of Fixtures		24
Electrical		
Average Quality		100 %
Elevators		
Has Passenger Elevators		None
Has freight Elevators		None
Fire Protection Systems		
Has Sprinkler System		None
Has Manual Fire Alarm System		Yes
Has Automatic Fire Detection System		None

Restore All Assumptions

◀ Previous Step **QV** Next Step ▶

Call 800-809-0017 for MS/B Technical Support

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1/19/2009

Commercial Building Valuation Report

Policy : ESTIMATE-143789

1/19/2009

INSURED Commercial Apts, Inc
 123 Main St
 Lansdale, PA 19446

Effective Date: 4/01/2009
 Expiration Date: 4/01/2010
 Cost as of: 09/2008

BUILDING 6 unit apt
 123 Main St
 Lansdale, PA 19446

Location Adjustments

Climatic Region: 2 - Moderate
 High Wind Region: 1 - Minor Damage
 Seismic Zone: 2 - Moderate Damage

SECTION 1

SUPERSTRUCTURE

Occupancy:	100% Apartment, Low-Rise, Older	Story Height:	9 ft.
Construction Type:	100% Joisted Masonry (ISO 2)	Number of Stories:	2
Gross Floor Area:	6,000 sq. ft.	Irregular Adjustment:	None
Construction Quality:	2 - Average		

Adjustments

Hillside Construction:	Degree of Slope: Level	Site Accessibility: Excellent
	Site Position: Unknown	Soil Condition: Excellent

SUMMARY OF COSTS

Reconstruction

SUPERSTRUCTURE

Site Preparation	679
Foundations	70,882
Foundation Walls, Interior Foundations, Slab On Ground	
Exterior	252,277
Framing, Exterior Wall, Structural Floor, Roof	
Interior	211,167
Floor Finish, Ceiling Finish, Partitions	
Mechanicals	224,675
Heating, Cooling, Fire Protection, Plumbing, Electrical, Elevators	
Built-ins	38,352

SUBSTRUCTURE

TOTAL RC SECTION 1 **\$798,032**

TOTAL RC BUILDING 6 unit apt **\$798,032**

	Reconstruction	sq. ft.	
VALUATION GRAND TOTAL	\$798,032	6,000	\$133.01

Disclaimer: This report is to be used for internal purposes only and is not to be used or relied upon by third parties whatsoever. It is an estimate and includes generalities and assumptions that are common to the types of structures represented in the software. The Company makes no representations or warranties as to the accuracy of this report and is under no obligation to update the information or material contained herein.

MS/B costs include labor and material, normal profit and overhead as of date of report. Costs represent general estimates which are not to be considered a detailed quantity survey. These costs include generalities and assumptions that are common to the types of structures represented in the software.

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Standard

BVS-C