



Allstate Insurance Company

P.O. Box 660636
Dallas, TX 75266
Phone: (800) 825-3659
Fax: (866) 229-5787

Insured: CHRISTOPHER CHOINIERE
Property: 6023 OLD US 421
LILLINGTON, NC 27546-8880
Home: 6023 OLD US 421
LILLINGTON, NC 27546-8880

Home: (413) 454-4172
E-mail: CCHOINIERE19@AOL.COM

Claim Rep.: Scott Bumgarner
Company: Allstate Insurance Company
Business: 10815 David Taylor Drive
Charlotte, NC 28262

Cellular: (919) 219-6120
Fax: (866) 447-4293
E-mail: scott.bumgarner@allstate.com

Estimator: Scott Bumgarner
Company: Allstate Insurance Company
Business: 10815 David Taylor Drive
Charlotte, NC 28262

Cellular: (919) 219-6120
E-mail: scott.bumgarner@allstate.com

Claim Number: 0620095990

Policy Number: 000830596361

Type of Loss: Fire

Date Contacted: 3/19/2021 3:00 PM
Date of Loss: 3/24/2021 12:00 PM
Date Inspected: 3/29/2021 9:30 AM

Date Received: 3/24/2021 1:18 PM
Date Entered: 3/25/2021 2:20 PM

Price List: NCF8X_MAR21
Restoration/Service/Remodel
Estimate: CHRISTOPHER_CHOINIE2



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Thank you for choosing Allstate! We are the Good Hands®. We strive to deliver the best products and services to prepare your family for the future and to protect you from life's uncertainties.

At Allstate, we are proud of the products and services we provide to you, our valued customers. "You're in Good Hands®" is not just a slogan to us. It is our commitment to deliver on our promise to help restore your life following a loss. Your family is at the center of everything we do. We understand experiencing a loss to your property has created a challenge to normal, everyday life; and our goal is to provide you and your family with a fast, fair and efficient claim experience.

YOUR CLAIM STATUS

HOW CAN I CHECK THE STATUS OF MY CLAIM OR GET ANSWERS TO MY QUESTIONS?

Your Claims Representative:

Your claims representative's contact information is located on the first page of this estimate. Depreciation is a decrease of the item's value due to age and condition and is typically shown on all estimates for items that are not brand new. Your estimate may include depreciation for items and materials that are being replaced. However, once the restoration of your covered loss has been completed, you may be able to recover the depreciation amount that was withheld depending on your policy terms, conditions and exclusions.

YOUR SETTLEMENT

Allstate.com:

If you have not already done so, you may create an account at Allstate.com. Within your account, you can monitor your claim status and communicate with your claims representative 24 hours a day and set digital claim payment preferences which will enable you to get funds fast. In addition, you will be able to view and manage your Allstate policies.

1-800-ALLSTATE®:

Contact our claims call center when it is convenient for you. We are always ready to provide you with a best-in-class claims experience and are available 24 hours a day.

YOUR ESTIMATE

WHY IS THERE DEPRECIATION SHOWN ON THE ESTIMATE?

Depreciation is a decrease of the item's value due to age and condition and is typically shown on all estimates for items that are not brand new.

Your estimate may include depreciation for items and materials that are being replaced. However, once the restoration of your covered loss has been completed, you may be able to recover the depreciation amount that was withheld depending on your policy terms, conditions and exclusions.

WHAT'S A DEDUCTIBLE?

The deductible is the portion of a covered loss you are responsible for under your policy. For example, if your covered claim is \$4,500.00 and the deductible is \$500.00, Allstate will pay \$4,000.00.

WHY DOES THE CHECK I RECEIVED FROM ALLSTATE INCLUDE THE NAME OF MY MORTGAGE HOLDER?

If you have a mortgage on your property, the mortgagee typically requires they be named on your policy and included on any claim settlement for damages to your home. You will need to contact your mortgagee to find out how to obtain their endorsement on the check.

CONTRACTORS AND REPAIRS

CHRISTOPHER_CHOINIE2

4/5/2021

Page: 2



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CAN MY CLAIM ADJUSTER RECOMMEND A CONTRACTOR?

Who completes repairs to your home is your choice. Allstate understands that choosing a qualified repair professional to handle repairs can be difficult and time-consuming. If you would like assistance with your selection, Allstate can refer an approved vendor (subject to availability) that offers a workmanship guarantee. The guarantee is subject to specific terms and conditions. Your Allstate claims representative can tell you if your loss qualifies. If not, we suggest you research any repair professional you consider. Whatever you choose to do, be sure to carefully review the repair estimate and contract, before authorizing any work to begin.

TIPS FOR SELECTING A CONTRACTOR

Choosing a qualified service to handle repairs is important. Here are a few tips to help you select a contractor.

Ask Around:

Talk to friends and family members who have had recent repair work done. Ask about things that would be important to you such as: responsiveness, timeliness, professionalism, guarantees, workmanship, etc.

Verify Contractor's Experience:

Ask contractors for references and validate the information you are provided.

Verify Contractor's Insurance:

Ask if the contractor carries liability and workers' compensation insurance and ask to see valid certificates of insurance.

Verify Contractor's Performance:

Get information about your contractor's work history from your local Better Business Bureau.

Get It In Writing:

Require a written contract, including payment terms, and do not sign until you fully understand the terms.

WHAT IF MY CONTRACTOR'S ESTIMATE IS DIFFERENT THAN THE ALLSTATE ESTIMATE?

If there is a difference between Allstate's and your contractor's estimates, you or your contractor should immediately contact your claims representative. Your claims representative will work diligently to resolve the differences and make any necessary adjustments.

WHAT IF ADDITIONAL DAMAGE IS FOUND DURING THE REPAIR PROCESS?

If additional damage is found before or during the repair process, contact your claims representative immediately to report the additional damages. Your claims representative will determine if the damage needs to be re-inspected or if it can be resolved by an alternative method.

AFTER YOUR CLAIM

NOW THAT I'VE HAD THIS CLAIM, WILL MY PREMIUM INCREASE?

There are many factors that go into answering this question, including your policy coverage, prior claim history, your loss type and how long you have been with Allstate. The best source for the answer is your local Allstate agent, who would be happy to discuss your individual circumstances. If you're unsure of your agent's phone number, visit allstate.com or simply call 1-800-ALLSTATE®.

I RECEIVED A REQUEST FOR A RE-INSPECTION FROM QUALITY ASSURANCE. WHAT DOES THIS MEAN?

You may be contacted by a representative of our Quality Assurance team seeking to re-inspect the estimated damages. Although



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the re-inspection process is voluntary and will not impact the settlement provided by your adjuster, the process provides valuable information to improve our estimating accuracy and overall claim experience.

You chose Allstate Insurance for your peace of mind. By doing so, you've taken an important step in helping to protect your property. Your policy is backed by more than 75 years of insurance experience and an expansive claim network. We want you to know that we are always here for you, not just during the claim process, but before and after the claim experience as well.

Thank you for doing business with Allstate!



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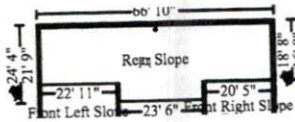
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CHRISTOPHER_CHOINIE2

Source - Eagle View

Source - Eagle View

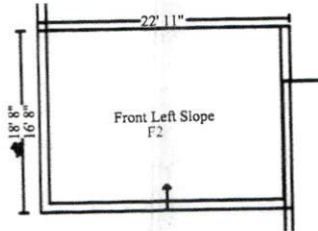
Rear Slope



1380.08 Surface Area
 139.00 Total Perimeter Length

13.80 Number of Squares
 43.32 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
1. Clean floor or roof joist system	1,100.00 SF	0.92	1,012.00	0/NA	Avg.	0%	(0.00)	1,012.00
2. Seal attic framing for odor control - 6 to 8/12	1,100.00 SF	0.99	1,089.00	4/15 yrs	Avg.	26.67%	(290.40)	798.60
3. R&R Insulation foil faced*	900.00 SF	0.88	792.00	0/150 yrs	Avg.	0%	(0.00)	792.00
Totals: Rear Slope			2,893.00				290.40	2,602.60



Front Left Slope

426.63 Surface Area
 41.50 Total Perimeter Length

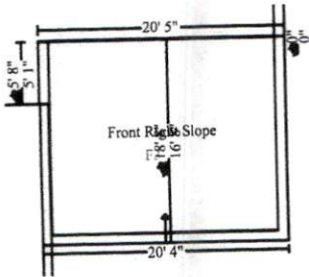
4.27 Number of Squares
 22.91 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
4. Clean floor or roof joist system	418.00 SF	0.92	384.56	0/NA	Avg.	0%	(0.00)	384.56
5. Seal attic framing for odor control - 6 to 8/12	418.00 SF	0.99	413.82	4/15 yrs	Avg.	26.67%	(110.35)	303.47
6. R&R Insulation foil faced*	350.00 SF	0.88	308.00	0/150 yrs	Avg.	0%	(0.00)	308.00
7. Remove Laminated - comp. shingle rfg. - w/ felt	4.27 SQ	63.56	271.40	0/30 yrs	Avg.	NA	(0.00)	271.40
8. Laminated - comp. shingle rfg. - w/ felt	4.67 SQ	208.51	973.74	0/30 yrs	Avg.	0%	(0.00)	973.74
Auto Calculated Waste: 9.5%, 0.40SQ Options: Valleys: Closed-cut (half laced), Include eave starter course: Yes, Include rake starter course: No, Exposure: 5 5/8", Bundle Rounding: 6.0%, 0.25SQ - (included in waste calculation above)								
9. Continuous ridge vent - shingle-over style	22.91 LF	7.17	164.26	0/35 yrs	Avg.	0%	(0.00)	164.26
10. Ridge cap - High profile - composition shingles	22.91 LF	5.18	118.67	0/30 yrs	Avg.	0%	(0.00)	118.67
Totals: Front Left Slope			2,634.45				110.35	2,524.10



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Front Right Slope

379.22 Surface Area
 38.92 Total Perimeter Length

3.79 Number of Squares
 20.42 Total Ridge Length

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
11. Clean floor or roof joist system	445.00 SF	0.92	409.40	0/NA	Avg.	0%	(0.00)	409.40
12. Seal attic framing for odor control - 6 to 8/12	445.00 SF	0.99	440.55	4/15 yrs	Avg.	26.67%	(117.48)	323.07
13. R&R Insulation foil faced*	390.00 SF	0.88	343.20	0/150 yrs	Avg.	0%	(0.00)	343.20
14. Remove Laminated - comp. shingle rfg. - w/ felt	3.79 SQ	63.56	240.89	0/30 yrs	Avg.	NA	(0.00)	240.89
15. Laminated - comp. shingle rfg. - w/ felt	4.00 SQ	208.51	834.04	0/30 yrs	Avg.	0%	(0.00)	834.04
Auto Calculated Waste: 5.5%, 0.21SQ								
Options: Valleys: Closed-cut (half laced), Include eave starter course: Yes, Include rake starter course: No, Exposure: 5 5/8", Bundle Rounding: 2.0%, 0.07SQ - (included in waste calculation above)								
16. Continuous ridge vent - shingle-over style	20.42 LF	7.17	146.41	0/35 yrs	Avg.	0%	(0.00)	146.41
17. Ridge cap - High profile - composition shingles	20.42 LF	5.18	105.78	0/30 yrs	Avg.	0%	(0.00)	105.78

Totals: Front Right Slope

2,520.27

117.48

2,402.79



Front Middle Slope

466.67 Surface Area
 63.83 Total Perimeter Length

4.67 Number of Squares

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
18. R&R Rafters - 2x6 - 16" OC (3-5/12 Gable, per SF of floor)	527.00 SF	4.97	2,619.19	0/150 yrs	Avg.	0%	(0.00)	2,619.19
19. R&R Add-on lab & mat - 2x6 - 5/12 to 9/12 slope - 16" OC	527.00 SF	1.27	669.29	0/150 yrs	Avg.	0%	(0.00)	669.29
20. R&R Sheathing - plywood - 1/2" CDX	527.00 SF	3.00	1,581.00	0/150 yrs	Avg.	0%	(0.00)	1,581.00
21. R&R Soffit - box framing - 1' overhang	50.00 LF	6.51	325.50	0/150 yrs	Avg.	0%	(0.00)	325.50
Soffit along side of middle roof offset.								
22. R&R Fascia - metal - 8"	50.00 LF	5.21	260.50	0/50 yrs	Avg.	0%	(0.00)	260.50
23. R&R Soffit - vinyl	33.00 SF	4.67	154.11	0/50 yrs	Avg.	0%	(0.00)	154.11
24. Remove Laminated - comp. shingle rfg. - w/ felt	4.67 SQ	63.56	296.83	0/30 yrs	Avg.	NA	(0.00)	296.83
25. Laminated - comp. shingle rfg. - w/ felt	5.00 SQ	208.51	1,042.55	0/30 yrs	Avg.	0%	(0.00)	1,042.55
Auto Calculated Waste: 7.1%, 0.33SQ								
Options: Valleys: Closed-cut (half laced), Include eave starter course: Yes, Include rake starter course: No, Exposure: 5 5/8", Bundle Rounding: 3.5%, 0.16SQ - (included in waste calculation above)								
26. Continuous ridge vent - shingle-over style	25.67 LF	7.17	184.05	0/35 yrs	Avg.	0%	(0.00)	184.05

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4/5/2021

Page: 6



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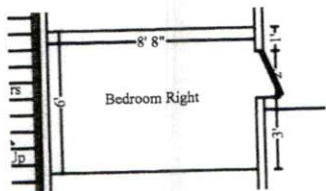
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CONTINUED - Front Middle Slope

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
27. Ridge cap - High profile - composition shingles	25.67 LF	5.18	132.97	0/30 yrs	Avg.	0%	(0.00)	132.97
Totals: Front Middle Slope			7,265.99				0.00	7,265.99
Total: Source - Eagle View			15,313.71				518.23	14,795.48
Total: Source - Eagle View			15,313.71				518.23	14,795.48

SKETCH3
Main Level



Bedroom Right

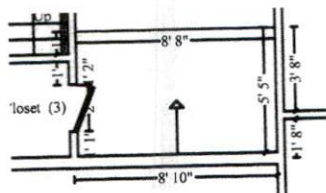
Height: 7' 4"

74.67 SF Walls	52.00 SF Ceiling
126.67 SF Walls & Ceiling	52.00 SF Floor
5.78 SY Flooring	10.00 LF Floor Perimeter
12.00 LF Ceil. Perimeter	

Door

2' X 6' 8"

Opens into ROOM9



Subroom: Room1 (2)

Height: Sloped

101.40 SF Walls	50.79 SF Ceiling
152.19 SF Walls & Ceiling	46.94 SF Floor
5.22 SY Flooring	17.50 LF Floor Perimeter
29.05 LF Ceil. Perimeter	

Door

2' X 6' 8"

Opens into CLOSET

Missing Wall

8' 8" X 5' 2"

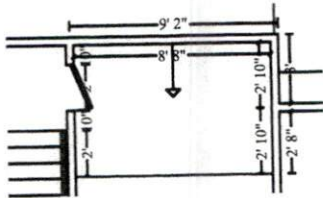
Opens into ROOM2



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Subroom: Room3 (1)

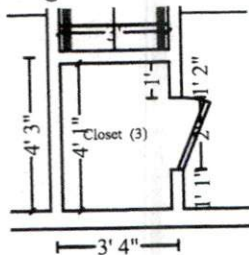
Height: Sloped

104.77 SF Walls	52.78 SF Ceiling
157.56 SF Walls & Ceiling	49.11 SF Floor
5.46 SY Flooring	18.00 LF Floor Perimeter
29.51 LF Ceil. Perimeter	

Door
Missing Wall

2' X 6' 8"
8' 8" X 5' 2"

Opens into LANDING
Opens into ROOM2



Subroom: Closet (3)

Height: 5' 2"

62.86 SF Walls	12.25 SF Ceiling
75.11 SF Walls & Ceiling	12.25 SF Floor
1.36 SY Flooring	12.17 LF Floor Perimeter
14.17 LF Ceil. Perimeter	

Door

2' X 6' 8"

Opens into ROOM1

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
28. R&R Joist - floor or ceiling - 2x4 - w/blocking - 16" oc Replace joist to access rafter replacement.	100.00 SF	2.41	241.00	0/150 yrs	Avg.	0%	(0.00)	241.00
29. Seal stud wall for odor control	343.70 SF	0.68	233.72	4/15 yrs	Avg.	26.67%	(62.33)	171.39
30. Batt insulation - 4" - R13 - paper / foil faced	343.70 SF	0.74	254.34	0/150 yrs	Avg.	0%	(0.00)	254.34
31. Batt insulation - 10" - R30 - paper / foil faced	167.82 SF	1.29	216.49	0/150 yrs	Avg.	0%	(0.00)	216.49
32. 1/2" drywall - hung, taped, floated, ready for paint	511.52 SF	2.16	1,104.88	0/150 yrs	Avg.	0%	(0.00)	1,104.88
33. Seal/prime then paint the walls and ceiling twice (3 coats)	511.52 SF	1.01	516.64	4/15 yrs	Avg.	26.67%	(137.77)	378.87
34. R&R Interior door unit	3.00 EA	256.84	770.52	4/100 yrs	Avg.	4%	(28.19)	742.33
35. Interior door - Detach & reset - slab only	3.00 EA	20.88	62.64	4/NA	Avg.	0%	(0.00)	62.64
36. Paint door slab only - 2 coats (per side)	6.00 EA	28.68	172.08	4/15 yrs	Avg.	26.67%	(45.89)	126.19
37. Paint door/window trim & jamb - 2 coats (per side)	6.00 EA	23.73	142.38	4/15 yrs	Avg.	26.67%	(37.97)	104.41
38. Door knob - interior	3.00 EA	39.90	119.70	0/20 yrs	Avg.	0%	(0.00)	119.70
39. Cut down interior door - slab only	3.00 EA	36.62	109.86	4/NA	Avg.	0%	(0.00)	109.86
40. Cut down interior door and jamb	3.00 EA	48.73	146.19	4/NA	Avg.	0%	(0.00)	146.19
41. Baseboard - 3 1/4"	57.67 LF	3.06	176.47	0/150 yrs	Avg.	0%	(0.00)	176.47
42. Paint baseboard - two coats	57.67 LF	1.09	62.86	4/15 yrs	Avg.	26.67%	(16.76)	46.10
43. Seal underlayment for odor control	160.31 SF	0.44	70.54	4/15 yrs	Avg.	26.67%	(18.81)	51.73
44. Carpet	187.42 SF	3.30	618.49	4/10 yrs	Avg.	40%	(247.40)	371.09
45. Carpet pad	160.31 SF	0.56	89.77	4/10 yrs	Avg.	40%	(35.91)	53.86
46. Rewire - average residence - copper wiring	160.31 SF	3.17	508.18	4/100 yrs	Avg.	4%	(20.33)	487.85
47. R&R Outlet	4.00 EA	19.40	77.60	4/25 yrs	Avg.	16%	(8.65)	68.95
48. R&R Switch	2.00 EA	19.78	39.56	4/25 yrs	Avg.	16%	(4.45)	35.11
49. R&R Thermostat - electric heat - baseboard mounted	1.00 EA	80.33	80.33	4/35 yrs	Avg.	11.43%	(8.07)	72.26
50. R&R Baseboard electric heater - 5'	1.00 EA	161.50	161.50	4/40 yrs	Avg.	10%	(14.69)	146.81
51. R&R Smoke detector	1.00 EA	63.02	63.02	4/10 yrs	Avg.	40%	(20.01)	43.01



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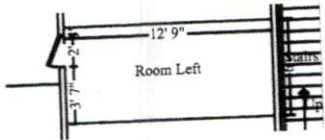
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CONTINUED - Bedroom Right

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
52. R&R Fluorescent - two tube - 4' - fixture w/lens	1.00 EA	120.69	120.69	0/20 yrs	Avg.	0%	(0.00)	120.69
53. Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	6.81	13.62	0/5 yrs	Avg.	0%	(0.00)	13.62
54. Window air conditioner*	1.00 EA	275.00	275.00	0/10 yrs	Avg.	0%	(0.00)	275.00
55. Closet shelf and rod package	4.00 LF	19.73	78.92	0/150 yrs	Avg.	0%	(0.00)	78.92
56. Seal & paint closet shelving	4.00 LF	6.93	27.72	4/15 yrs	Avg.	26.67%	(7.39)	20.33
Totals: Bedroom Right			6,554.71				714.62	5,840.09

Room Left

Height: 7' 4"



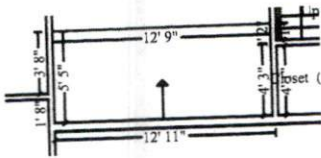
74.67 SF Walls
 151.17 SF Walls & Ceiling
 8.50 SY Flooring
 12.00 LF Ceil. Perimeter

76.50 SF Ceiling
 76.50 SF Floor
 10.00 LF Floor Perimeter

Door

2' X 6' 8"

Opens into ROOM8



Subroom: Room5 (1)

Height: Sloped

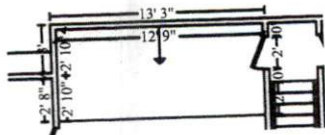
134.83 SF Walls
 209.55 SF Walls & Ceiling
 7.67 SY Flooring
 37.22 LF Ceil. Perimeter

74.71 SF Ceiling
 69.06 SF Floor
 23.58 LF Floor Perimeter

Missing Wall

12' 9" X 5' 2"

Opens into ROOM_LEFT



Subroom: Room4 (2)

Height: Sloped

126.14 SF Walls
 203.79 SF Walls & Ceiling
 8.03 SY Flooring
 37.68 LF Ceil. Perimeter

77.65 SF Ceiling
 72.25 SF Floor
 22.08 LF Floor Perimeter

Missing Wall

12' 9" X 5' 2"

Opens into ROOM_LEFT

Door

2' X 6' 8"

Opens into LANDING

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
CHRISTOPHER_CHOINIE2						4/5/2021		Page: 9



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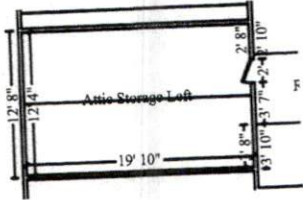
CONTINUED - Room Left

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
57. R&R Joist - floor or ceiling - 2x4 - w/blocking - 16" oc	77.00 SF	2.41	185.57	0/150 yrs	Avg.	0%	(0.00)	185.57
58. Replace joist to access rafter replacement.								
58. R&R Stud wall - 2" x 6" - 16" oc	88.00 SF	4.98	438.24	0/150 yrs	Avg.	0%	(0.00)	438.24
59. R&R Stud wall - 2" x 4" - 16" oc	200.00 SF	3.38	676.00	0/150 yrs	Avg.	0%	(0.00)	676.00
60. Seal stud wall for odor control	47.64 SF	0.68	32.40	4/15 yrs	Avg.	26.67%	(8.64)	23.76
61. Batt insulation - 4" - R13 - paper / foil faced	335.64 SF	0.74	248.37	0/150 yrs	Avg.	0%	(0.00)	248.37
62. Batt insulation - 10" - R30 - paper / foil faced	228.87 SF	1.29	295.24	0/150 yrs	Avg.	0%	(0.00)	295.24
63. 1/2" drywall - hung, taped, floated, ready for paint	564.51 SF	2.16	1,219.34	0/150 yrs	Avg.	0%	(0.00)	1,219.34
64. Seal/prime then paint the walls and ceiling twice (3 coats)	564.51 SF	1.01	570.16	4/15 yrs	Avg.	26.67%	(152.04)	418.12
65. R&R Interior door unit	2.00 EA	256.84	513.68	4/100 yrs	Avg.	4%	(18.79)	494.89
66. Interior door - Detach & reset - slab only	2.00 EA	20.88	41.76	4/NA	Avg.	0%	(0.00)	41.76
67. Paint door slab only - 2 coats (per side)	4.00 EA	28.68	114.72	4/15 yrs	Avg.	26.67%	(30.59)	84.13
68. Paint door/window trim & jamb - 2 coats (per side)	4.00 EA	23.73	94.92	4/15 yrs	Avg.	26.67%	(25.31)	69.61
69. Door knob - interior	2.00 EA	39.90	79.80	0/20 yrs	Avg.	0%	(0.00)	79.80
70. Cut down interior door - slab only	2.00 EA	36.62	73.24	4/NA	Avg.	0%	(0.00)	73.24
71. Cut down interior door and jamb	2.00 EA	48.73	97.46	4/NA	Avg.	0%	(0.00)	97.46
72. Baseboard - 3 1/4"	55.67 LF	3.06	170.35	0/150 yrs	Avg.	0%	(0.00)	170.35
73. Paint baseboard - two coats	55.67 LF	1.09	60.68	4/15 yrs	Avg.	26.67%	(16.18)	44.50
74. R&R Underlayment - 3/4" particle board	217.81 SF	2.68	583.73	0/150 yrs	Avg.	0%	(0.00)	583.73
75. Carpet	242.42 SF	3.30	799.99	4/10 yrs	Avg.	40%	(320.00)	479.99
76. Carpet pad	217.81 SF	0.56	121.97	4/10 yrs	Avg.	40%	(48.79)	73.18
77. Rewire - average residence - copper wiring	217.81 SF	3.17	690.46	4/100 yrs	Avg.	4%	(27.62)	662.84
78. R&R Outlet	4.00 EA	19.40	77.60	4/25 yrs	Avg.	16%	(8.65)	68.95
79. R&R Switch	2.00 EA	19.78	39.56	4/25 yrs	Avg.	16%	(4.45)	35.11
80. R&R Thermostat - electric heat - baseboard mounted	1.00 EA	80.33	80.33	4/35 yrs	Avg.	11.43%	(8.07)	72.26
81. R&R Baseboard electric heater - 5'	1.00 EA	161.50	161.50	4/40 yrs	Avg.	10%	(14.69)	146.81
82. R&R Smoke detector	1.00 EA	63.02	63.02	4/10 yrs	Avg.	40%	(20.01)	43.01
83. R&R Fluorescent - two tube - 4' - fixture w/lens	1.00 EA	120.69	120.69	0/20 yrs	Avg.	0%	(0.00)	120.69
84. Light bulb - Fluorescent tube - 4' soft white - mat. only	2.00 EA	6.81	13.62	0/5 yrs	Avg.	0%	(0.00)	13.62
85. Window air conditioner*	1.00 EA	275.00	275.00	0/10 yrs	Avg.	0%	(0.00)	275.00
Totals: Room Left			7,939.40				703.83	7,235.57



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Attic Storage Left

Height: Peaked

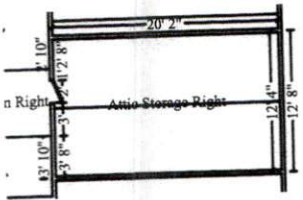
354.01 SF Walls
 623.20 SF Walls & Ceiling
 27.18 SY Flooring
 66.81 LF Ceil. Perimeter

269.19 SF Ceiling
 244.61 SF Floor
 62.33 LF Floor Perimeter

2' X 6' 8"

Opens into ROOM_LEFT

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
86. Clean the floor	244.61 SF	0.35	85.61	0/NA	Avg.	0%	(0.00)	85.61
87. R&R Porcelain light fixture	1.00 EA	36.67	36.67	0/20 yrs	Avg.	0%	(0.00)	36.67
88. R&R 110 volt copper wiring run and box - rough in only	1.00 EA	54.90	54.90	4/100 yrs	Avg.	4%	(1.95)	52.95
89. Light bulb - Incand. type A - 1000 hrs	1.00 EA	0.79	0.79	0/1 yrs	Avg.	0%	(0.00)	0.79
Totals: Attic Storage Left			177.97				1.95	176.02



Attic Storage Right

Height: Peaked

357.44 SF Walls
 631.16 SF Walls & Ceiling
 27.64 SY Flooring
 67.48 LF Ceil. Perimeter

273.72 SF Ceiling
 248.72 SF Floor
 63.00 LF Floor Perimeter

2' X 6' 8"

Opens into ROOM2

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
90. Clean the floor	248.72 SF	0.35	87.05	0/NA	Avg.	0%	(0.00)	87.05
91. R&R Breaker panel - 100 amp	1.00 EA	837.42	837.42	4/30 yrs	Avg.	13.33%	(92.75)	744.67
92. R&R Porcelain light fixture	1.00 EA	36.67	36.67	0/20 yrs	Avg.	0%	(0.00)	36.67
93. R&R 110 volt copper wiring run and box - rough in only	1.00 EA	54.90	54.90	4/100 yrs	Avg.	4%	(1.95)	52.95
94. Light bulb - Incand. type A - 1000 hrs	1.00 EA	0.79	0.79	0/1 yrs	Avg.	0%	(0.00)	0.79
Totals: Attic Storage Right			1,016.83				94.70	922.13

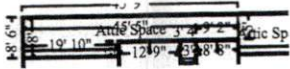


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Attic Space

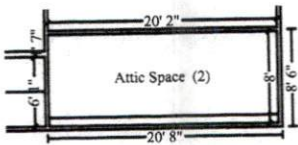
Height: Peaked



628.75 SF Walls	386.02 SF Ceiling
1014.77 SF Walls & Ceiling	286.58 SF Floor
31.84 SY Flooring	102.00 LF Floor Perimeter
109.15 LF Ceil. Perimeter	

Subroom: Attic Space (2)

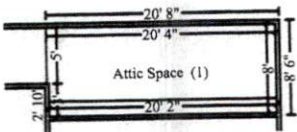
Height: Peaked



323.06 SF Walls	249.06 SF Ceiling
572.11 SF Walls & Ceiling	161.33 SF Floor
17.93 SY Flooring	56.33 LF Floor Perimeter
65.03 LF Ceil. Perimeter	

Subroom: Attic Space (1)

Height: Peaked



290.58 SF Walls	241.82 SF Ceiling
532.40 SF Walls & Ceiling	162.17 SF Floor
18.02 SY Flooring	51.50 LF Floor Perimeter
58.65 LF Ceil. Perimeter	

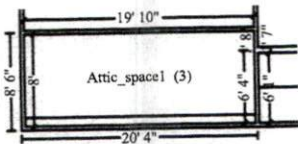
Missing Wall

5' X 5' 2"

Opens into ROOM13

Subroom: Attic_space1 (3)

Height: Peaked



319.61 SF Walls	244.94 SF Ceiling
564.55 SF Walls & Ceiling	158.67 SF Floor
17.63 SY Flooring	55.67 LF Floor Perimeter
64.37 LF Ceil. Perimeter	

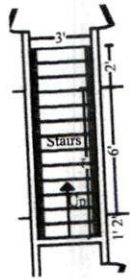
DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
95. Remove Blown-in insulation - Machine removal	768.75 SF	1.32	1,014.75	0/NA	Avg.	NA	(0.00)	1,014.75
96. Blown-in insulation - 12" depth - R30	768.75 SF	0.89	684.19	0/150 yrs	Avg.	0%	(0.00)	684.19
97. R&R Paneling - Standard grade Paneling on backside of wall framing as added insulation barrier.	283.00 SF	2.57	727.31	0/150 yrs	Avg.	0%	(0.00)	727.31
Totals: Attic Space			2,426.25				0.00	2,426.25



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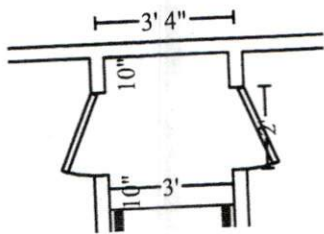
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Height: 17'



Stairs

274.07 SF Walls	27.00 SF Ceiling
301.07 SF Walls & Ceiling	55.63 SF Floor
6.18 SY Flooring	27.56 LF Floor Perimeter
21.00 LF Ceil. Perimeter	



Subroom: Landing (1)

56.00 SF Walls	11.00 SF Ceiling
67.00 SF Walls & Ceiling	11.00 SF Floor
1.22 SY Flooring	6.33 LF Floor Perimeter
10.33 LF Ceil. Perimeter	

Height: 8'

Door
 Missing Wall
 Door

2' X 6' 8"
 3' X 8"
 2' X 6' 8"

Opens into ROOM4
 Opens into STAIRS
 Opens into ROOM3

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
98. Seal stud wall for odor control	330.07 SF	0.68	224.45	4/15 yrs	Avg.	26.67%	(59.85)	164.60
99. R&R 1/2" drywall - hung, taped, floated, ready for paint	368.07 SF	2.64	971.70	0/150 yrs	Avg.	0%	(0.00)	971.70
100. Seal/prime then paint the walls and ceiling twice (3 coats)	368.07 SF	1.01	371.75	4/15 yrs	Avg.	26.67%	(99.13)	272.62
101. R&R Hanging light fixture - High grade	1.00 EA	112.12	112.12	0/20 yrs	Avg.	0%	(0.00)	112.12
102. R&R 110 volt copper wiring run and box - rough in only	1.00 EA	54.90	54.90	4/100 yrs	Avg.	4%	(1.95)	52.95
103. Light bulb - Incand. type A - 1000 hrs	2.00 EA	0.79	1.58	0/1 yrs	Avg.	0%	(0.00)	1.58
104. Clean stair stringer - per side - Heavy Skirt/apron	26.00 LF	1.22	31.72	0/NA	Avg.	0%	(0.00)	31.72
105. Paint stair skirt/apron	26.00 LF	4.32	112.32	4/15 yrs	Avg.	26.67%	(29.95)	82.37
106. Remove Carpet	66.63 SF	0.32	21.32	4/10 yrs	Avg.	NA	(0.00)	21.32
107. Carpet	93.67 SF	3.30	309.11	4/10 yrs	Avg.	40%	(123.64)	185.47
108. R&R Carpet pad	66.63 SF	0.70	46.64	4/10 yrs	Avg.	40%	(14.92)	31.72
109. Step charge for "tucked" carpet installation - High grade	12.00 EA	9.81	117.72	4/10 yrs	Avg.	40%	(47.09)	70.63
110. Seal & paint balustrade - two coats	5.00 LF	20.30	101.50	4/15 yrs	Avg.	26.67%	(27.07)	74.43
111. Clean balustrade	5.00 LF	2.52	12.60	0/NA	Avg.	0%	(0.00)	12.60
112. Handrail - round / oval - softwood - wall mounted	9.00 LF	10.32	92.88	0/150 yrs	Avg.	0%	(0.00)	92.88
113. Paint handrail - wall mounted	9.00 LF	0.85	7.65	4/15 yrs	Avg.	26.67%	(2.04)	5.61
114. R&R Switch	1.00 EA	19.78	19.78	4/25 yrs	Avg.	16%	(2.22)	17.56
115. R&R 110 volt copper wiring run and box - rough in only	1.00 EA	54.90	54.90	4/100 yrs	Avg.	4%	(1.95)	52.95
Totals: Stairs			2,664.64				409.81	2,254.83

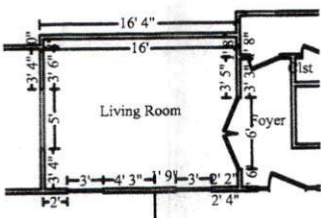


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CONTINUED - Foyer

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
124. Paint French door slab only - 2 coats (per side)	2.00 EA	53.83	107.66	4/15 yrs	Avg.	26.67%	(28.71)	78.95
125. Paint double French door slabs only - 2 coats (per side)	2.00 EA	107.67	215.34	4/15 yrs	Avg.	26.67%	(57.42)	157.92
126. Paint door/window trim & jamb - 2 coats (per side)	2.00 EA	23.73	47.46	4/15 yrs	Avg.	26.67%	(12.66)	34.80
127. Paint door/window trim & jamb - Large - 2 coats (per side)	4.00 EA	27.91	111.64	4/15 yrs	Avg.	26.67%	(29.77)	81.87
128. Baseboard - 3 1/4"	22.83 LF	3.06	69.86	0/150 yrs	Avg.	0%	(0.00)	69.86
129. Base shoe	22.83 LF	1.27	28.99	0/150 yrs	Avg.	0%	(0.00)	28.99
130. Paint baseboard w/cap &/or shoe - two coats	22.83 LF	1.32	30.14	4/15 yrs	Avg.	26.67%	(8.04)	22.10
131. Underlayment - 3/4" BC plywood	55.00 SF	2.55	140.25	4/150 yrs	Avg.	2.67%	(3.74)	136.51
132. Pre-finished solid wood flooring	55.00 SF	7.81	429.55	4/150 yrs	Avg.	2.67%	(11.45)	418.10
Totals: Foyer			1,695.84				229.23	1,466.61



Living Room

Height: 8'

352.67 SF Walls	200.00 SF Ceiling
552.67 SF Walls & Ceiling	200.00 SF Floor
22.22 SY Flooring	46.00 LF Floor Perimeter
57.00 LF Ceil. Perimeter	

- Missing Wall - Goes to Floor**
- Window**
- Window**
- Door**

- 5' X 6' 8"**
- 3' X 5'**
- 3' X 5'**
- 6' X 6' 8"**

- Opens into OFFICE**
- Opens into Exterior**
- Opens into FRONT_PORCH**
- Opens into FOYER**

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
133. Batt insulation - 10" - R30 - paper / foil faced	200.00 SF	1.29	258.00	0/150 yrs	Avg.	0%	(0.00)	258.00
134. 1/2" drywall - hung, taped, ready for texture	200.00 SF	1.89	378.00	0/150 yrs	Avg.	0%	(0.00)	378.00
135. Seal the ceiling w/PVA primer - one coat	200.00 SF	0.46	92.00	4/15 yrs	Avg.	26.67%	(24.53)	67.47
136. Acoustic ceiling (popcorn) texture	200.00 SF	0.94	188.00	0/150 yrs	Avg.	0%	(0.00)	188.00
137. Mask wall - plastic, paper, tape (per LF)	57.00 LF	1.25	71.25	0/150 yrs	Avg.	0%	(0.00)	71.25
138. Clean the walls	352.67 SF	0.35	123.43	0/NA	Avg.	0%	(0.00)	123.43
139. Seal/prime then paint the walls (2 coats)	352.67 SF	0.74	260.98	4/15 yrs	Avg.	26.67%	(69.59)	191.39
140. Clean window unit (per side) 10 - 20 SF	2.00 EA	14.44	28.88	0/NA	Avg.	0%	(0.00)	28.88
141. Clean door / window opening (per side)	2.00 EA	12.46	24.92	0/NA	Avg.	0%	(0.00)	24.92

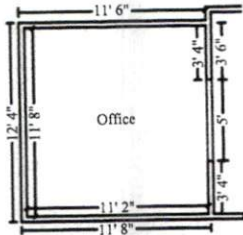


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CONTINUED - Living Room

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
142. Paint door or window opening - 2 coats (per side)	2.00 EA	23.73	47.46	4/15 yrs	Avg.	26.67%	(12.66)	34.80
143. Clean door / window opening (per side)	2.00 EA	12.46	24.92	0/NA	Avg.	0%	(0.00)	24.92
144. Paint door/window trim & jamb - Large - 2 coats (per side)	2.00 EA	27.91	55.82	4/15 yrs	Avg.	26.67%	(14.89)	40.93
145. Baseboard - 3 1/4"	46.00 LF	3.06	140.76	0/150 yrs	Avg.	0%	(0.00)	140.76
146. Base shoe	46.00 LF	1.27	58.42	0/150 yrs	Avg.	0%	(0.00)	58.42
147. Paint baseboard w/cap &/or shoe - two coats	46.00 LF	1.32	60.72	4/15 yrs	Avg.	26.67%	(16.19)	44.53
148. Underlayment - 3/4" particle board	200.00 SF	1.61	322.00	4/150 yrs	Avg.	2.67%	(8.59)	313.41
149. Snaplock Laminate - simulated wood flooring	200.00 SF	5.29	1,058.00	4/25 yrs	Avg.	16%	(169.28)	888.72
Totals: Living Room			3,193.56				315.73	2,877.83



Office

Height: 8'

332.00 SF Walls	130.28 SF Ceiling
462.28 SF Walls & Ceiling	130.28 SF Floor
14.48 SY Flooring	40.67 LF Floor Perimeter
45.67 LF Ceil. Perimeter	

Missing Wall - Goes to Floor

5' X 6' 8"

Opens into LIVING_ROOM

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
150. Base shoe	40.67 LF	1.27	51.65	0/150 yrs	Avg.	0%	(0.00)	51.65
151. Paint baseboard w/cap &/or shoe - two coats	40.67 LF	1.32	53.68	4/15 yrs	Avg.	26.67%	(14.31)	39.37
152. Snaplock Laminate - simulated wood flooring	130.28 SF	5.29	689.18	4/25 yrs	Avg.	16%	(110.27)	578.91
153. Interior door - Detach & reset - slab only	1.00 EA	20.88	20.88	4/NA	Avg.	0%	(0.00)	20.88
154. Content Manipulation charge - per hour	2.00 HR	35.93	71.86	0/NA	Avg.	0%	(0.00)	71.86
Totals: Office			887.25				124.58	762.67



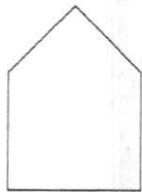
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CONTINUED - Front Porch

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
155. R&R Joist - floor or ceiling - 2x6 - w/blocking - 16" oc	141.51 SF	3.62	512.26	0/150 yrs	Avg.	0%	(0.00)	512.26
156. R&R AC plywood - 1/4"	141.51 SF	3.36	475.47	0/150 yrs	Avg.	0%	(0.00)	475.47
157. Exterior - paint two coats	141.51 SF	0.92	130.19	4/15 yrs	Avg.	26.67%	(34.72)	95.47
158. R&R Crown molding - 6 1/8" to 7"	59.83 LF	7.70	460.70	0/150 yrs	Avg.	0%	(0.00)	460.70
159. Paint crown molding, oversized - two coats	59.83 LF	1.19	71.20	4/15 yrs	Avg.	26.67%	(18.99)	52.21
160. R&R Trim board - 1" x 12" - installed (pine)	59.83 LF	8.52	509.75	0/150 yrs	Avg.	0%	(0.00)	509.75
161. R&R Trim board - 1" x 8" - installed (pine)	36.00 LF	6.16	221.76	0/150 yrs	Avg.	0%	(0.00)	221.76
162. R&R Trim board - 1" x 12" - installed (pine)	36.00 LF	8.52	306.72	0/150 yrs	Avg.	0%	(0.00)	306.72
163. R&R Crown molding - 2 1/4"	36.00 LF	4.20	151.20	0/150 yrs	Avg.	0%	(0.00)	151.20
164. Paint crown molding - two coats	36.00 LF	1.13	40.68	4/15 yrs	Avg.	26.67%	(10.85)	29.83
165. R&R Trim board - 1" x 6" - installed (pine)	36.00 LF	5.24	188.64	0/150 yrs	Avg.	0%	(0.00)	188.64
166. Gutter / downspout - Detach & reset	38.00 LF	3.38	128.44	0/NA	Avg.	0%	(0.00)	128.44
167. Seal & paint trim - two coats	278.00 LF	1.08	300.24	4/15 yrs	Avg.	26.67%	(80.06)	220.18
168. Detach & Reset Hanging light fixture	1.00 EA	45.84	45.84	0/20 yrs	Avg.	0%	(0.00)	45.84
169. Clean light fixture	1.00 EA	10.15	10.15	0/NA	Avg.	0%	(0.00)	10.15
170. R&R 110 volt copper wiring run and box - rough in only	1.00 EA	54.90	54.90	4/100 yrs	Avg.	4%	(1.95)	52.95
171. Clean concrete the floor	141.51 SF	0.29	41.04	0/NA	Avg.	0%	(0.00)	41.04
172. Seal & paint column - two coats	40.00 LF	4.46	178.40	4/15 yrs	Avg.	26.67%	(47.57)	130.83
173. R&R Storm door assembly	1.00 EA	280.23	280.23	4/40 yrs	Avg.	10%	(25.96)	254.27

Totals: Front Porch **4,107.81** **220.10** **3,887.71**



Left Elevation

120.00 SF Walls
 120.00 SF Long Wall
 24.00 LF Ceil. Perimeter

Formula Elevation 24' x 5' x 0"

24.00 LF Floor Perimeter
 120.00 SF Short Wall

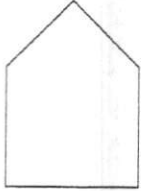
DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
174. R&R Siding - vinyl	120.00 SF	3.75	450.00	0/50 yrs	Avg.	0%	(0.00)	450.00
175. R&R House wrap (air/moisture barrier)	120.00 SF	0.35	42.00	0/150 yrs	Avg.	0%	(0.00)	42.00
176. R&R Sheathing - OSB - 1/2"	120.00 SF	2.77	332.40	0/150 yrs	Avg.	0%	(0.00)	332.40
177. R&R Stud wall - 2" x 4" - 16" oc	120.00 SF	3.38	405.60	0/150 yrs	Avg.	0%	(0.00)	405.60
178. R&R Attic vent - gable end - vinyl - Large	1.00 EA	164.29	164.29	0/27 yrs	Avg.	0%	(0.00)	164.29
179. Step flashing	20.00 LF	7.33	146.60	0/35 yrs	Avg.	0%	(0.00)	146.60

Totals: Left Elevation **1,540.89** **0.00** **1,540.89**



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Right Elevation

Formula Elevation 24' x 5' x 0"

120.00 SF Walls
 120.00 SF Long Wall
 24.00 LF Ceil. Perimeter

24.00 LF Floor Perimeter
 120.00 SF Short Wall

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
180. R&R Siding - vinyl	120.00 SF	3.75	450.00	0/50 yrs	Avg.	0%	(0.00)	450.00
181. R&R House wrap (air/moisture barrier)	120.00 SF	0.35	42.00	0/150 yrs	Avg.	0%	(0.00)	42.00
182. R&R Sheathing - OSB - 1/2"	120.00 SF	2.77	332.40	0/150 yrs	Avg.	0%	(0.00)	332.40
183. R&R Attic vent - gable end - vinyl - Large	1.00 EA	164.29	164.29	0/27 yrs	Avg.	0%	(0.00)	164.29
184. Step flashing	20.00 LF	7.33	146.60	0/35 yrs	Avg.	0%	(0.00)	146.60
Totals: Right Elevation			1,135.29				0.00	1,135.29

General Items

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
185. R&R Temporary power - hookup	1.00 EA	338.56	338.56	0/NA	Avg.	0%	(0.00)	338.56
186. Taxes, insurance, permits & fees (Bid Item)	1.00 EA	300.00	300.00	0/NA	Avg.	0%	(0.00)	300.00
Permit fees are estimated. If higher please notify Adjuster.								
187. Final cleaning - construction - Residential	0.00 SF	0.24	0.00	0/NA	Avg.	0%	(0.00)	0.00
Final cleaning to be completed by GC after repairs are complete and billed accordingly.								
188. Tandem axle dump trailer - per load - including dump fees	2.00 EA	214.66	429.32	0/NA	Avg.	NA	(0.00)	429.32
Totals: General Items			1,067.88				0.00	1,067.88
Total: Main Level			13,628.52				889.64	12,738.88
Total: SKETCH4			13,628.52				889.64	12,738.88

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT	RCV	AGE/LIFE	COND.	DEP %	DEPREC.	ACV
189. Gutter labor minimum*	1.00 EA	80.58	80.58	0/NA	Avg.	0%	(0.00)	80.58
Totals: Labor Minimums Applied			80.58				0.00	80.58
Line Item Totals: CHRISTOPHER_CHOINIE2			49,802.61				3,332.78	46,469.83

[%] - Indicates that depreciate by percent was used for this item



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[M] - Indicates that the depreciation percentage was limited by the maximum allowable depreciation for this item

Grand Total Areas:

5,547.59 SF Walls	2,956.91 SF Ceiling	8,504.50 SF Walls and Ceiling
2,464.79 SF Floor	273.87 SY Flooring	854.90 LF Floor Perimeter
240.00 SF Long Wall	240.00 SF Short Wall	1,012.73 LF Ceil. Perimeter
2,464.79 Floor Area	2,632.54 Total Area	4,885.29 Interior Wall Area
3,945.10 Exterior Wall Area	359.83 Exterior Perimeter of Walls	
2,652.59 Surface Area	26.53 Number of Squares	283.26 Total Perimeter Length
86.64 Total Ridge Length	0.00 Total Hip Length	