Commercial Valuations

The type of commercial valuation system used is determined by each individual customer. At the current time we use three different commercial valuation systems. There is no fee for any of the valuations as they are considered a part of the standard fee for the main line of coverage requested. Most of our coverages require a valuation to be completed on any building that is owned, has coverage carried by the insured, or when the customer requests it specifically.

The available valuation systems are as follows:

BVSC

- The BVSC is our default valuation system.
- Building Valuation System Commercial (BVSC) is the commercial valuation system for Marshall/Swift/Boeckh.

QCE

- Quick Commercial Estimator (QCE) is the commercial valuation system from E2Value.
- This system is designed for standard commercial operations.
- At the current time, we do not have a GISA form for the QCE. If a QCE is requested, please add and complete the BVSC.

E2FR

- Farm & Ranch Estimator (E2FR) is the farm outbuilding valuation system from E2Value.
- This system is designed for commercial farming and hobby farming operations.
- At the current time, we do not have a GISA form for the E2FR. If an E2FR is requested, please add and complete the BVSC.

PLEASE REVIEW THE ADDITIONAL INFORMATION IN THIS SECTION!

Criteria for Commercial Diagram:

1) Building, with all different elevations, to be labeled by number of stories (1 story, 2 Story, 3 Story, etc.)

2) Foundation types to be labeled (Basement, Slab, Crawl, Stilts, None).

3) ISO Class of Construction to be labeled (Class 1, Class 2, Class 3, Class 4, Class 5, Class 6).

4) The gross building square footage should be displayed for each section of different story height and foundation type. The gross square footage would be the best scenario.

5) Able to indicate different types of garages (attached, built-in, & basement).

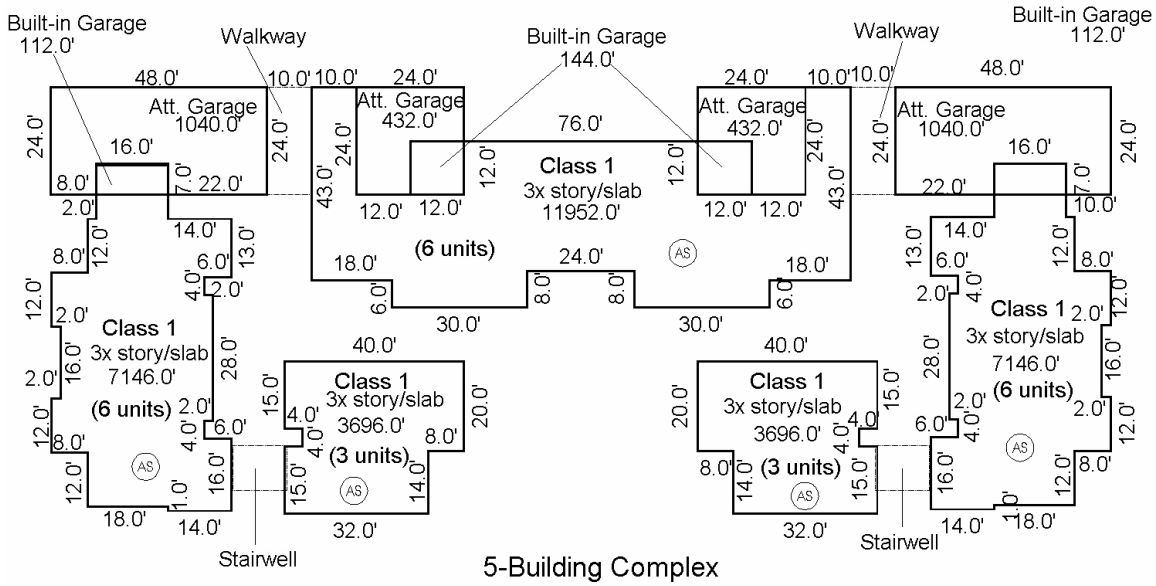
6) Indicate whether the building is all-sprinkled, partial-sprinkled, and non-sprinkled.

7) Adjacent exposures to the left, right, & rear. The exposures will need to be defined by # of stories, ISO class, type of occupancy, & distance from risk.

8) Fire Hydrant location with distance.

9) Location of insured's street by text name.

10) Northern direction indicated (optional).



5-Building Complex

Total Living Area: 33,636

Total Garages: 3,456

Sketch by Apex IV™

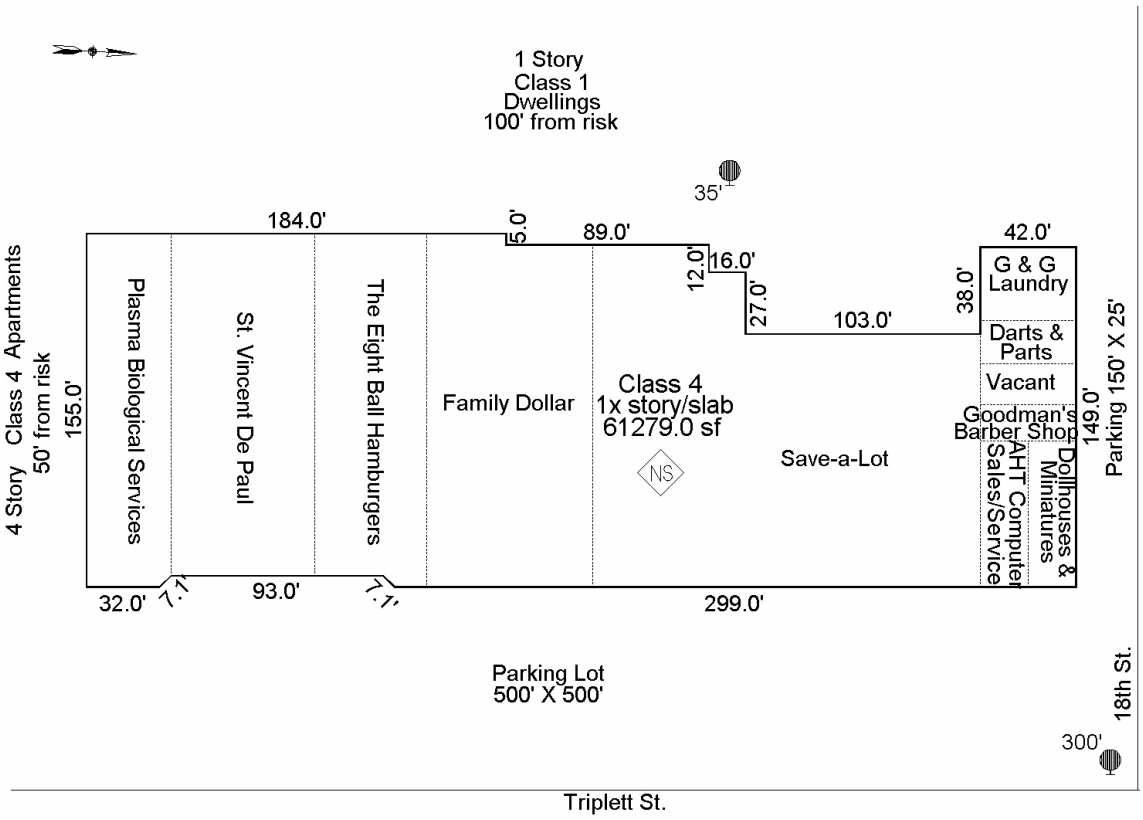
Front 24 Unit Complex

Rear - 24 Unit Bldg

Side – 24 Unit Bldg

Front - 8 Unit Bldg

Rear - 8 Unit Bldg


1 Story
Class 1
Dwellings
100' from risk
35'
184.0'
5.0'
89.0'
42.0'
12.0'
16.0'
27.0'
103.0'
38.0'
G & G Laundry
Darts & Parts
Vacant
Goodman's Barber Shop
AHT Computer Sales/Service
Dollhouses & Miniatures
4 Story Class 4 Apartments
50' from risk
155.0'
Plasma Biological Services
St. Vincent De Paul
The Eight Ball Hamburgers
Family Dollar
Class 4
1x story/slab
61279.0 sf
NS
Save-a-Lot
149.0'
Parking 150' X 25'
32.0'
7.1'
93.0'
7.1'
299.0'
Parking Lot
500' X 500'
18th St.
300'
Triplett St.
Sketch by Apex IV™
©Midwest Technical Inspections, Inc.


GABES
GABE'S
MINI MANSIONS
DOLLHOUSES

Front / Right

Right Side

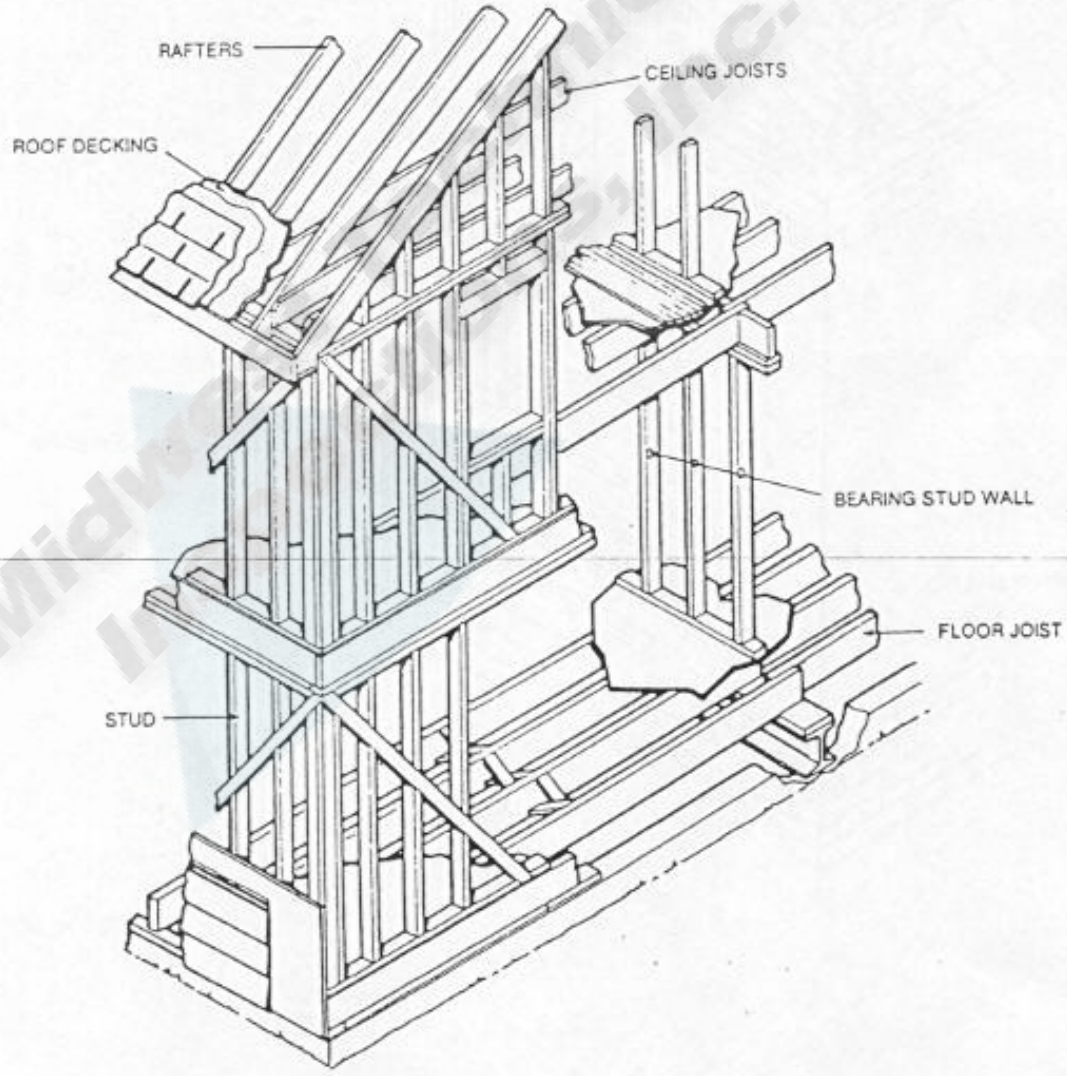
Rear

CONSTRUCTION CLASSIFICATION

To distinguish different construction materials and assemblies, their corresponding cost differences, and their fire-related characteristics, the following construction classifications are used:

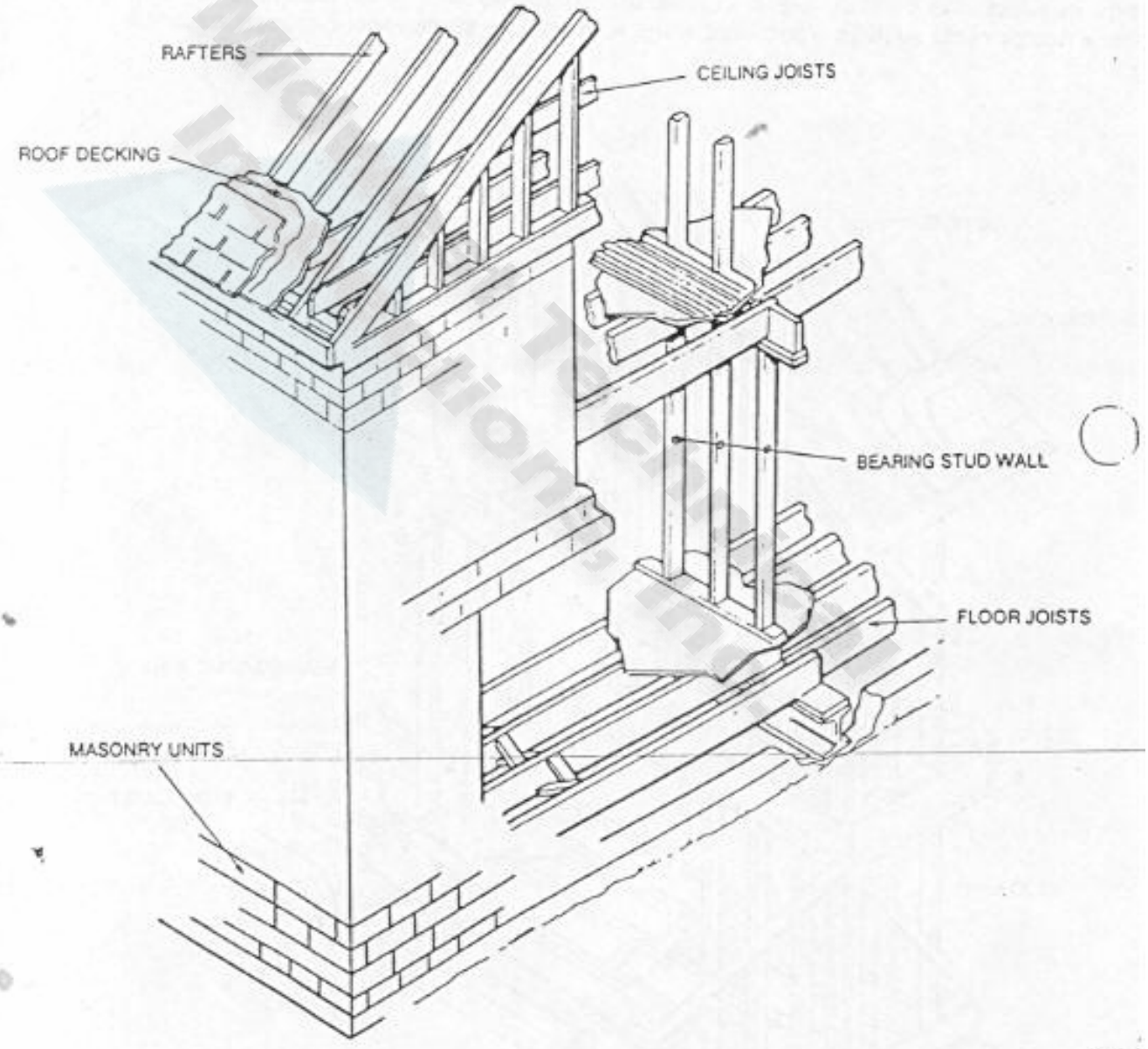
FRAME CONSTRUCTION (WOOD FRAME)

A building where the exterior walls, bearing walls and partitions, and the structural floors and roof and their supports are wholly or partly of wood or other combustible material. This includes buildings in which the combustible materials are combined with other materials to form composite components such as wood stud walls with brick or stone veneer, stucco, or metal siding.



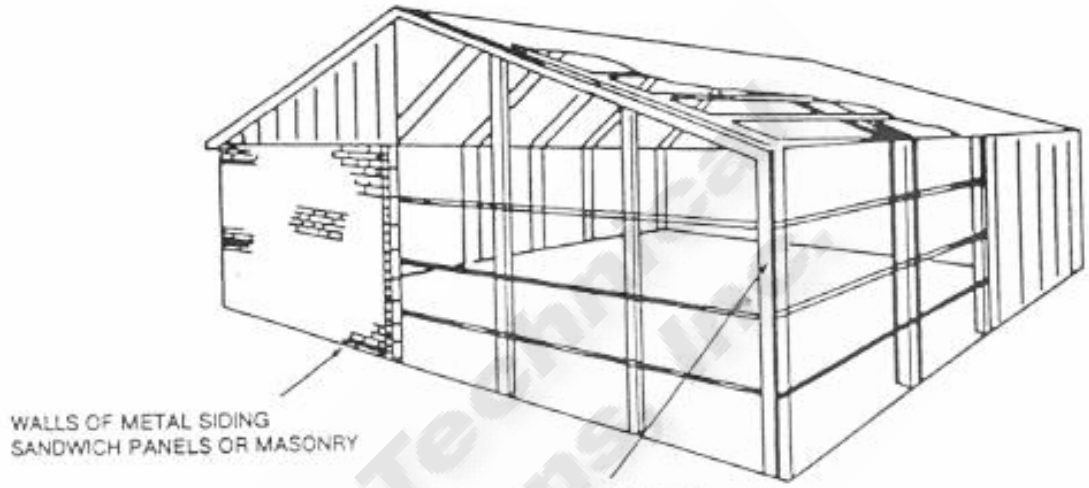
JOISTED MASONRY CONSTRUCTION (MASONRY EXTERIOR WALLS, WOOD FLOORS AND ROOF)

A building where the exterior walls are constructed of masonry materials such as brick, concrete, gypsum block, hollow or solid concrete block, stone, tile, or similar materials. The structural floors and roof are wholly or partly of wood or other combustible material.



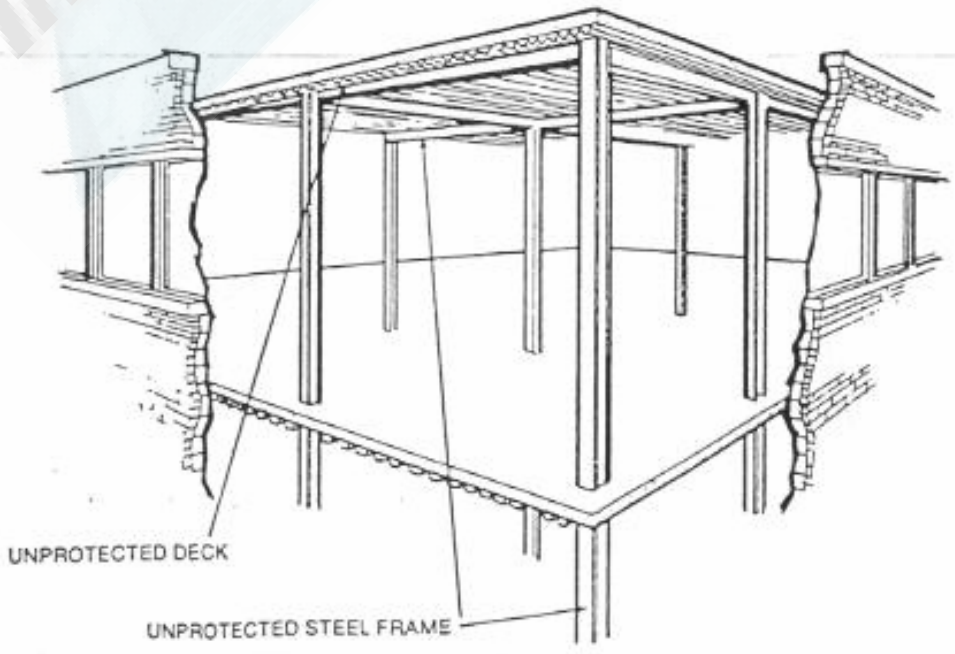
NON-COMBUSTIBLE CONSTRUCTION (PRE-ENGINEERED STEEL FRAME)

A building which employs a system of pre-fabricated steel framing members. The roof is usually constructed of metal panels, the exterior walls of metal siding, sandwich panels, or masonry materials. Light non-combustible construction is sometimes referred to as "pre-engineered." **It is often advisable to deduct the architects' fee of 7% from the cost of the building because the characteristics of the buildings are repetitive.**



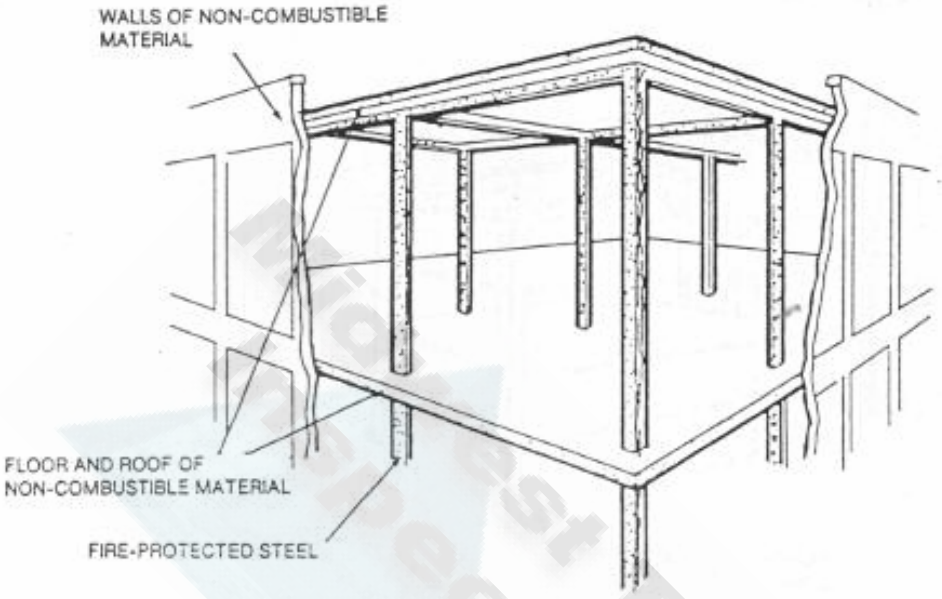
MASONRY NON-COMBUSTIBLE CONSTRUCTION (STEEL FRAME)

A building where the bearing walls or bearing portions of walls are of fire resistive construction (not less than one hour), or of masonry, and the structural floors and roof and their supports are of unprotected non-combustible materials.



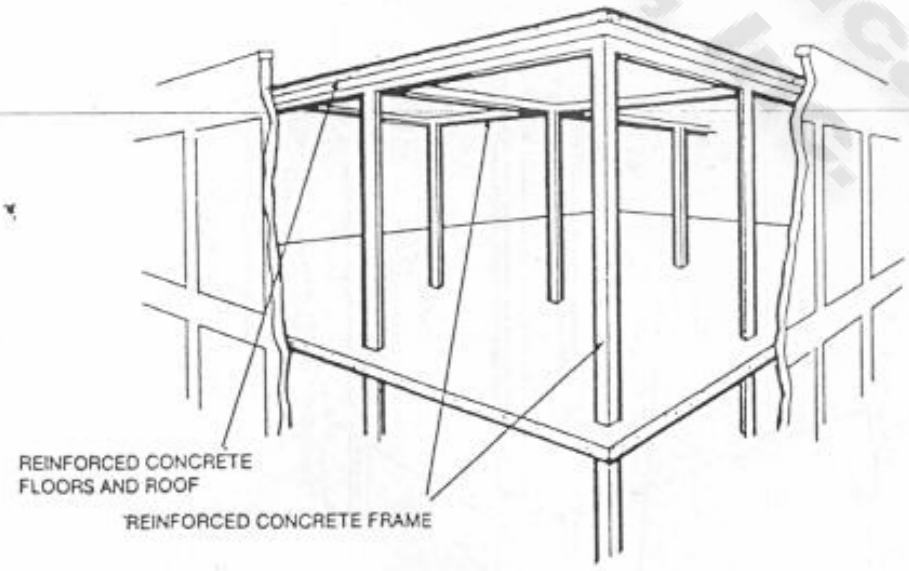
MODIFIED FIRE RESISTIVE CONSTRUCTION (FIREPROOFED STEEL FRAME)

A building where the bearing walls or bearing portions of walls, and the structural floors and roof and their supports are of non-combustible construction with a fire resistance rating of not less than one hour.



FIRE RESISTIVE CONSTRUCTION (REINFORCED CONCRETE FRAME)

A building where the bearing walls or bearing portion of walls, and structural floors and roof and their supports are of materials with a fire resistance rating of not less than two hours.

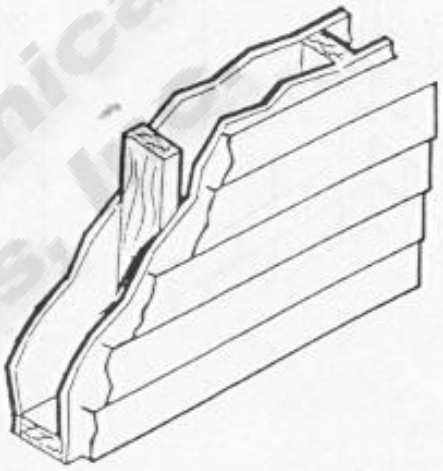


EXTERIOR WALL CONSTRUCTION

The base costs were calculated using a typical or "average" wall cost. If specific data is known, adjust accordingly.

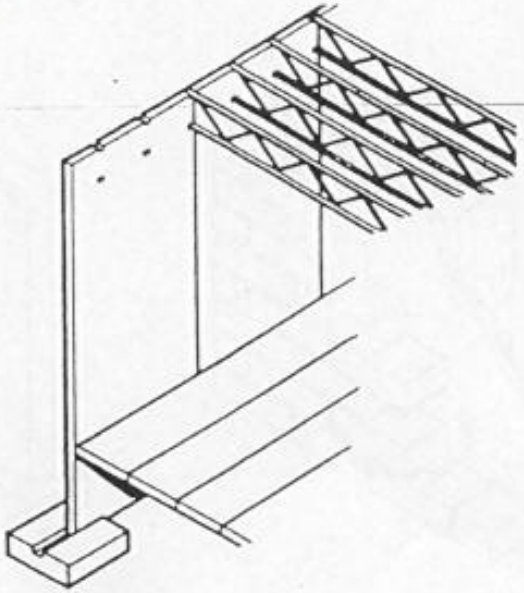
Drawings are provided for each of the fifteen wall types used in the models. These are meant to be guidelines showing what is included in each wall type. The walls used are not the same for each class within a model, since typical wall construction differs with the type of framing employed.

A. Stucco on wood/metal studs

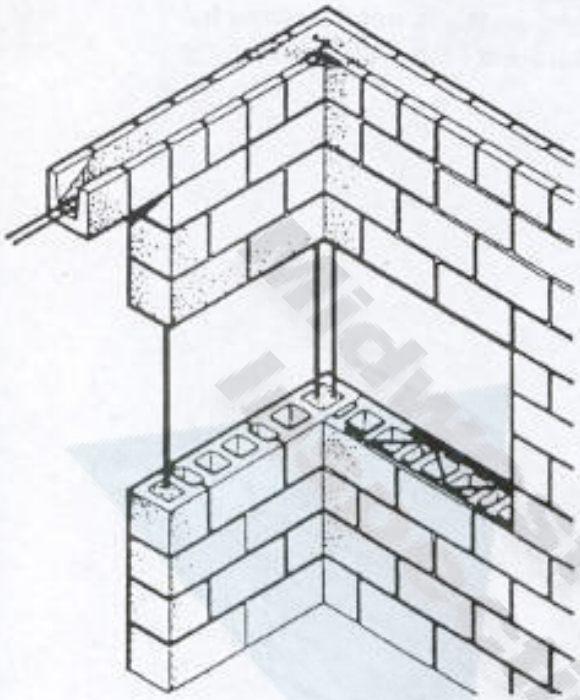


B. Siding on wood/metal studs

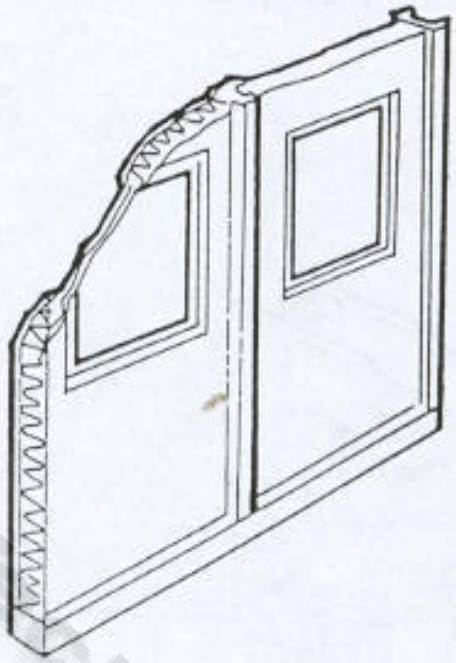
C. Metal siding on girts



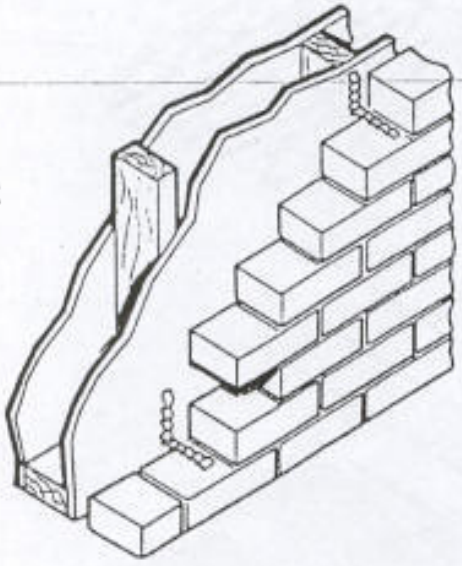
D. Tilt-up concrete panels



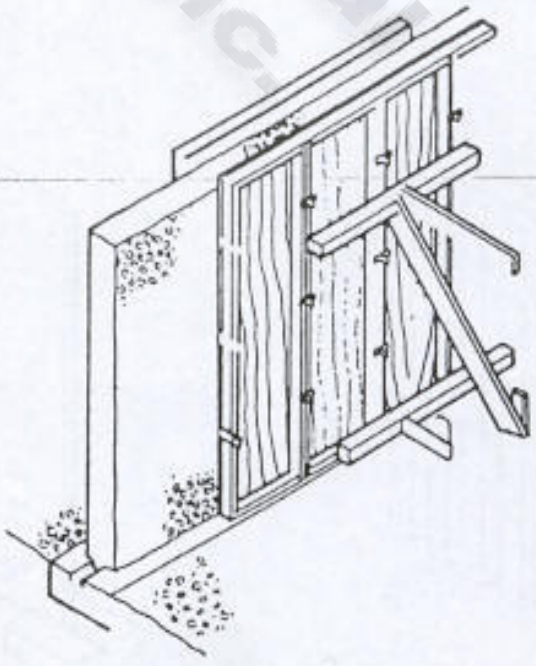
E. Concrete block



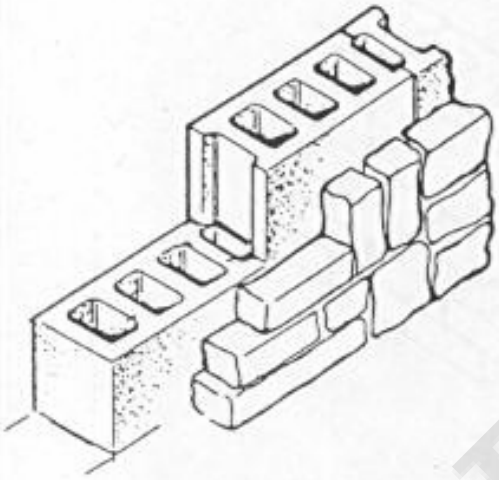
F. Insulated sandwich panels



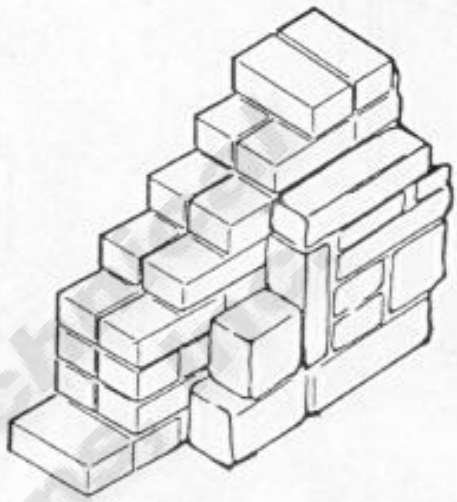
G. Brick veneer on wood/metal studs



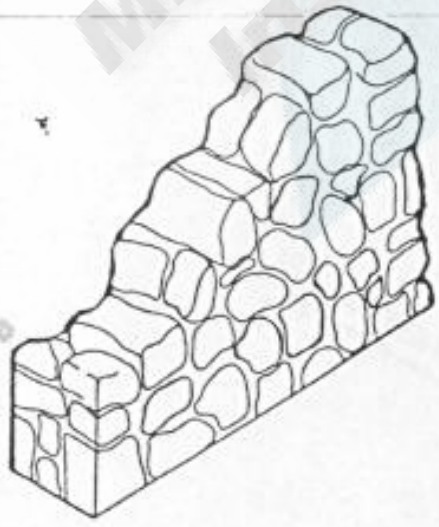
H. poured concrete



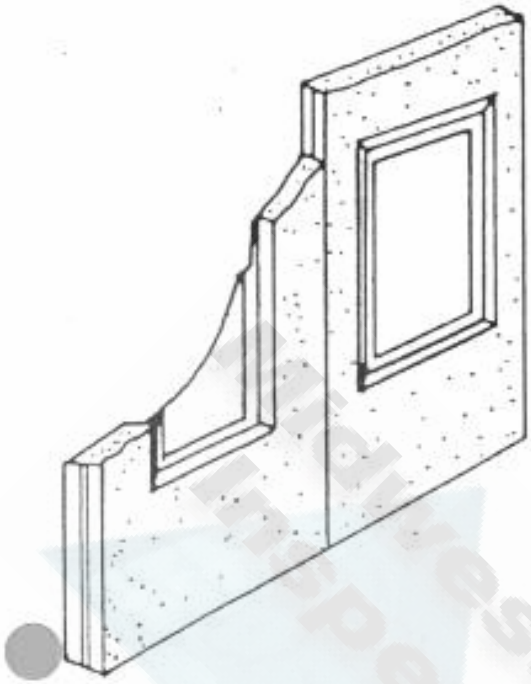
M. Native stone with block back-up



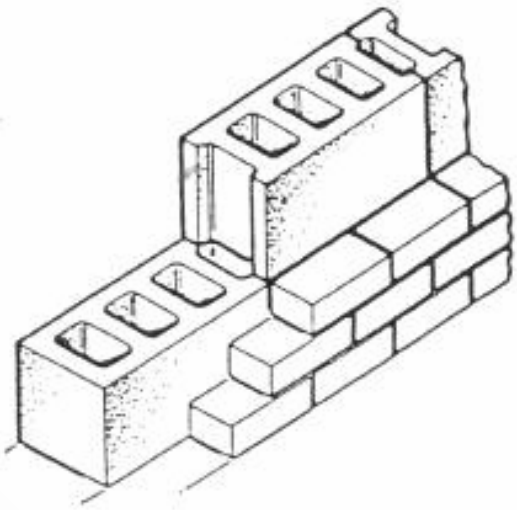
N. Native stone with brick back-up



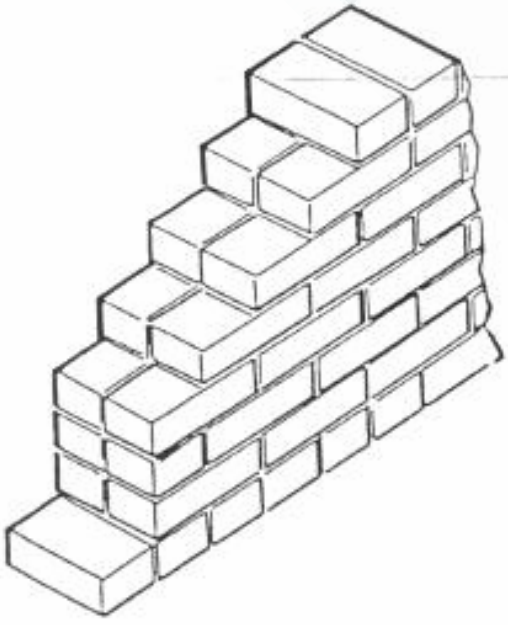
O. Solid native stone



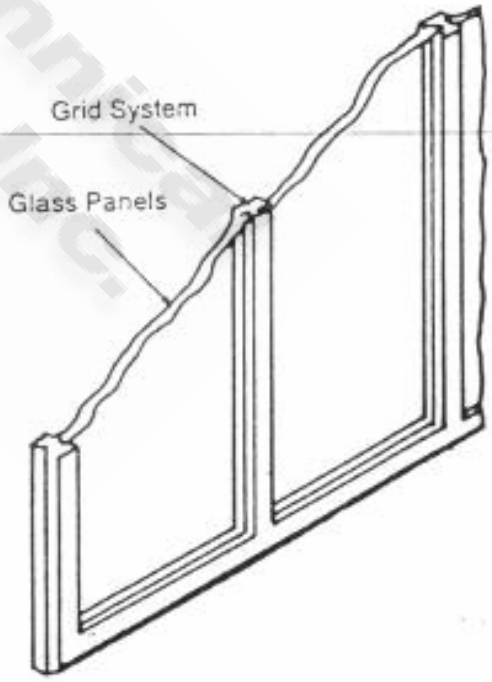
I. Precast concrete panels



J. Brick with block back-up



K. Solid brick



L. Glass curtain wall

Midwest Technical Inspections, Inc.

Midwest Technical Inspections Survey Worksheet

BVSC

BVSC

Account / Account Code: **Agency:**
Insured: **Policy #:**
Telephone: **Alt. Phone:**

Building Data

Section Name _____
Co-Insurance % _____
Insured Amount _____

Building Superstructure

*** # Of Stories** _____
*** Gross Floor Area** _____
Gross Perimeter _____
Quality (1.0 Economy - 3.0 Superior) (Choose one value) [_]None [_]1.0 [_]1.5 [_]2.0 [_]2.5 [_]3.0
Year Built _____

* Occupancy Code 1	Occupancy Code 2	Occupancy Code 3	Occupancy Code 4	Occupancy Code 5
Description 1 _____	**Description 2** _____	**Description 3** _____	**Description 4** _____	**Description 5** _____
*** Percentage 1** _____	**Percentage 2** _____	**Percentage 3** _____	**Percentage 4** _____	**Percentage 5** _____
Story Height 1 _____	**Story Height 2** _____	**Story Height 3** _____	**Story Height 4** _____	**Story Height 5** _____

*** Construction Type: % Frame** _____ *** Construction Type: % Masonry Non-Combustible** _____
*** Construction Type: % Joisted Masonry** _____ *** Construction Type: % Modified Fire Resistive** _____
*** Construction Type: % Non-Combustible** _____ *** Construction Type: % Fire Resistive** _____

Building Substructure

Unfinished Basement Area _____
Finished Basement Area _____
Basement Occupancy Code
Basement Description _____
Basement Construction Type (Choose one value)

[_]None [_]Joisted Masonry [_]Masonry Non-Combustible [_]Fire Resistive
[_]Frame [_]Non-Combustible [_]Modified Fire resistive

Basement Depth _____ **Other: Stilts Concrete/Steel** _____
Other: Crawlspace _____ **Other: None - Remove Slab Cost** _____
Other: Stilts Wood _____

Exterior: Wall Finish

% Brick, on Masonry _____ **% Native Stone, on Masonry** _____
% Brick, on Studs _____ **% Native Stone, on Studs** _____
% Brick, Solid _____ **% Siding Metal / Other, on Girts** _____
% Concrete, Poured-In-Place _____ **% Siding Metal / Other, on Masonry** _____
% Concrete, Precast Panels _____ **% Siding Metal / Other, on Studs** _____
% Concrete, Tilt-up Panels _____ **% Siding Wood, on Masonry** _____
% Concrete Block _____ **% Siding Wood, on Studs** _____
% EIFS, on Masonry _____ **% Stucco, on Masonry** _____
% EIFS, on Studs _____ **% Stucco, on Studs** _____
% Glass / Metal Curtain Wall _____ **% None** _____
% Insulated Sandwich Panel _____

Exterior: Roof Materials

% Aluminum _____ **% Single-Ply Membrane** _____
% Asphalt shingles _____ **% Slate** _____
% Built-up, Smooth _____ **% Steel** _____
% Built-up, Tar and Gravel / Rock _____ **% Steel, Porcelain Coated** _____
% Copper _____ **% Tile, Clay** _____
% Fiberglass, Translucent panels _____ **% Tile, Concrete** _____
% Fiberglass, shingles _____ **% Tin (terne)** _____
% Metal Sandwich Panels _____ **% Wood, Shakes / Shingles** _____
% Mineral Fiber _____ **% None** _____

Exterior: Roof Pitch

% Flat _____ **% Low** _____ **% Medium** _____ **% High** _____

Interior: Floor Finish

% Brick _____ **% Slate** _____
% Carpeting _____ **% Synthetic Gym Floor** _____
% Concrete Sealer or Topping _____ **% Terrazzo** _____
% Epoxy _____ **% Tile, Asphalt** _____
% Gratings _____ **% Tile, Rubber** _____
% Hardwood _____ **% Tile, Vinyl Composite** _____
% Hardwood, Gym Floor _____ **% Tile, Ceramic** _____
% Linoleum _____ **% Tile, Quarry** _____
% Marble _____ **% Vinyl Sheet** _____
% Pedestal _____ **% None** _____
% Seamless _____

Interior: Ceiling Finish

% Cold Storage Insulation _____ **% Textured Finish** _____
% Drywall _____ **% Tile, Acoustical** _____
% Drywall, Vinyl Covered _____ **% Tile, Cork** _____
% Paint _____ **% Tile, Metal** _____
% Plaster on Lath _____ **% Wallpaper or Vinyl** _____
% Plaster, Sprayed _____ **% Wood Paneling** _____
% Plywood, Hardboard, Fiberboard _____ **% None** _____
% Suspended Acoustical _____

Mechanicals: Heating System

% Boiler and Piping Only _____ **% Steam or Hot Water with Radiators** _____
% Electric Baseboard or Wall Unit _____ **% Steam or Hot Water with Unit Heaters** _____
% Forced Warm Air _____ **% Thru-wall Units** _____
% Gas, Oil, or Electric Suspended Unit Heaters _____ **% Ventilation Only** _____
% Heat Pump _____ **% None** _____
% Rooftop Unit _____

Mechanicals: Cooling System

% Chilled Water with Air Handlers _____ **% Rooftop Unit** _____
% Chilled Water with Fan Coil Units _____ **% Thru-wall Units** _____
% Evaporative Coolers _____ **% Unit AC - Air Cooled** _____
% Forced Cool Air _____ **% Unit AC - Water Cooled** _____
% Heat Pump _____ **% None** _____

Mechanicals: Fire Protection Systems (% of Gross Area)

% Sprinkler System _____ **% Automatic Fire Detection** _____
% Fire Alarm System _____

Mechanicals: Electrical Quality

% High _____ **% Low** _____
% Average _____ **% None** _____

Mechanicals: Elevators

Passenger Elevators (Choose one value)

[_]None [_]1 [_]2 [_]3 [_]4 [_]5 [_]6 [_]7 [_]8 [_]9 [_]10 [_]11 [_]12 [_]13 [_]14 [_]15

Freight Elevators (Choose one value)

[_]None [_]1 [_]2 [_]3 [_]4 [_]5 [_]6 [_]7 [_]8 [_]9 [_]10 [_]11 [_]12 [_]13 [_]14 [_]15

User Adjustments

Building Condition (Choose one value)

[_]Excellent [_]Good [_]Average [_]Poor [_]Very Poor **Effective Age** _____

BVSC OCCUPANCY CODES

Basement

101	Basement, Unfinished
102	Basement, Partially Finished
103	Basement, Finished
104	Basement, Underground Parking
105	Parking on First Level

Habitational

1100	Apartment, Low-Rise
1110	Apartment, Low-Rise, Older
1200	Apartment, High-Rise
1221	Apartment, High-Rise, Shell
1222	Apartment, High-Rise, Interior Space
1225	Luxury Apartment, High-Rise
1300	Condominium
1331	Condominium, Shell
1332	Condominium, Interior Space
1340	Deluxe Condominium
1350	Row House
1440	Dormitory
1445	Fraternity House
1450	Convent or Rectory
1455	Mansion
1460	Bed & Breakfast
1500	Hotel, Full Service
1550	Hotel, Limited Service
1560	Hotel, Older
1570	Lodge
1600	Motel
1610	Motel, Double Row
1620	Motel, Single Row
1630	Motel, Extended Stay
1640	Rooming House
1645	Office-Apartment (Motel)

Offices

2100	Office, Low-Rise
2121	Office, Low-Rise, Shell
2122	Office, Low-Rise, Interior Space
2124	Office, Low-Rise, Older
2200	Office, Mid-Rise
2300	Office High-Rise
2500	Bank or Savings and Loan
2510	Bank or Savings and Loan (Mini or Branch Bank)
2600	City Hall Or Courthouse
2605	Government Community Service Building
2650	Radio or TV Broadcast Center
2655	Mechanical Penthouse

Mercantile

3100	Store or Shop, General
3102	Store or Shop, Older
3105	Barber Shop
3110	Florist Shop
3120	Bookstore
3125	Drugstore
3200	Department Store
3215	Department Store, Discount
3300	Shopping Center, Strip Type
3301	Shopping Center, Strip Type, Shell
3302	Shopping Center, Strip Type, Interior space
3310	Shopping Center, Mall Type
3311	Shopping Center, Mall Type, Shell
3312	Shopping Center, Mall Type, Interior Space

Mercantile (Continued)

3400	Store with Offices Above
3401	Store with Apartment Above
3500	Convenience Food Store
3505	Supermarket
3510	Warehouse Food Store
3600	Furniture Warehouse/Showroom
3700	Home Improvement Center

Restaurant/Recreation

4100	Fast Food without Seating
4110	Fast Food with Seating
4115	Dining
4120	Cafeteria
4125	Bar or Lounge
4200	Bowling Center
4205	Cinema
4206	Theater, Live Stage
4210	Clubhouse/Recreation Building
4215	Country Club
4220	Community Center
4225	Senior Clubhouse
4230	Indoor Tennis Club
4232	City Club
4235	Health and Racquetball Club
4240	Health Club
4242	Fitness Center
4245	Indoor Ice or Roller Rink
4300	Park Restroom Building
4305	Dressing and Shower facility
4310	Enclosed Park Pavilion
4315	Open Park Pavilion
4320	Concession Stand
4325	Concession Stand with Press Box

Professional Services

5100	Medical Clinic
5110	Hospital
5120	Outpatient Surgical Center
5125	Dispensary
5130	Dental Office/Clinic
5200	Nursing Home/Convalescent Center
5210	Home for the Elderly
5215	Multiple Residence, Senior Citizen
5220	Multiple Residence, Assisted Living
5225	Group Care Home
5230	Funeral Home
5300	Veterinary Clinic
5305	Dog Kennel

Public Buildings

6100	Church, Basic
6105	Church, Average
6110	Church, Elaborate
6115	Church, Traditional
6120	Church, Contemporary
6125	Church, Contemporary, High
6130	Church, Contemporary, Mansard
6135	Church, Modern A-Frame
6140	Church, Auditorium Type
6145	Church with Sunday School
6155	Educational Wing
6200	Fellowship Hall
6205	Fraternal Building

ADDITIONAL CODES ON BACK

Public Buildings (Continued)

6300 Elementary School
6310 Junior High School
6314 High School
6318 School, Older
6321 Fine Arts/Crafts Building (Elem - High School)
6322 Classroom (Elem - High School)
6324 Lecture Classroom (Elem - High School)
6325 Library/Media Center (Elem - High School)
6326 Manual Arts Building (Elem - High School)
6327 Multipurpose Buildings (Elem - High School)
6329 Science Classrooms
6330 Gymnasium (Elem - High School)
6340 Vocational School;
6345 Technical Trades Building
6400 University
6402 Administration Building (University or Trade School)
6404 Classroom (University)
6406 Laboratory (University)
6408 Lecture Hall (University)
6410 Library (University)
6412 Fine Arts/Crafts Building (University)
6414 Commons (University)
6420 Physical Education Building (University)
6422 Field House
6424 Auditorium
6426 Natatorium
6500 Library (Public)
6505 Fire Station
6506 Fire Station, Volunteer
6510 Police Station or Jail
6511 Jail, Correctional Facility
6515 Post Office
6516 Post Office, Branch
6517 Post Office Main, Processing Facility
6520 Air Terminal (Small Regional)
6522 Air Terminal (Large Commercial)
6525 Armory
6530 Atrium
6531 Dining Atrium
6540 Day Care Center
6550 Museum
6560 Visitor Center

Services

7100 Service Station
7105 Truck Stop
7110 Auto Repair/Service Center
7115 Quick Oil Change Facility
7120 Car Wash
7121 Car Wash, Self-Serve
7122 Car Wash, Automatic
7125 Showroom with Service Area
7126 Automobile Showroom
7130 Marina
7131 Boat Storage
7140 Service Occupancy
7150 Aircraft Hangar
7151 Storage Hangar
7152 T-Hangar
7160 Lumber Storage Facility
7165 Bus Terminal

Services (Continued)

7170 Truck Terminal
7175 Municipal Service Garage
7180 Laundromat
7200 Parking Structure
7300 Self-Storage Facility
7310 Mini-Warehouse
7315 Mini-Warehouse, High-Rise

Industrial

8100 Manufacturing, Light
8101 Manufacturing, Pole Frame
8200 Warehouse, Light
8201 Warehouse, Pole Frame
8210 Warehouse, Heavy
8215 Warehouse, Mega
8220 Warehouse, Cold Storage
8221 Cold Storage Facilities
8300 Industrial Mall Building
8301 Industrial Mall Building, Interior Space
8302 Industrial Mall Building, Shell
8400 Utility Building
8402 Utility Building, Light Commercial
8410 Boiler House
8500 Wholesale Occupancy
8510 Industrial Park Building
8515 Manufacturing, Heavy
8516 Manufacturing, Heavy Industrial
8520 Office Service Center Building
8525 Production Laboratory
8530 High-Tech Production Facility
8535 Industrial Flex Building

Processes

9000 Bakery
9010 Bottling Plant
9020 Cannery
9030 Dairy
9040 Laundry or Dry Cleaning Plant
9050 Commercial Greenhouse

MIDWEST TECHNICAL MEMO

DATE: 6/7/04 (Re-issued 5/19/05)

TO: All Commercial Inspectors

FROM: Bob Humphrey

RE: Habitational Valuations for Commercial Reports – UPDATED

****GUIDELINES FOR CL VALUATIONS ON HABITATIONAL TYPE STRUCTURES****

Effective immediately, we are to follow these new guidelines when completing a valuation on a habitational type risk. This includes single family dwellings converted to offices or other types of occupancy.

SINGLE FAMILY DWELLING STRUCTURES

- *1 Family Dwelling* – RCT (or E2VE, if customer requests)
- *2 - 4 Family structure converted from 1 Family Dwelling* – RCT (or E2VE, if customer requests)
- *Office or other occupancy converted from single family dwelling that does not include a major change in the layout or design of the dwellings interior* - RCT (or E2VE, if customer requests)
- *Office or other occupancy converted from single family dwelling that has had a major change in the layout or design of the dwellings interior* - BVSC

APARTMENT STRUCTURES

- *2 - 4 Family structure that includes duplex, triplex, & quadplex structures vertically (2, 3, or 4 story in height) or horizontally (Townhouse style) constructed* - BVSC
- *5 or more Family structure* - BVSC

CONVERTED NON-HABITATIONAL STRUCTURES TO HABITATIONAL

- *Habitational structure that has been converted from a non-habitational structure (Pole Building, Manufacture Building, Warehouse, Office Building) of single or multiple occupancy* - BVSC

For any other forms of habitational "ONLY" occupancy not described above, complete the BVSC valuation format.

How To Identify EIFS Versus Traditional Hard-Coat or Stucco

Exterior Insulation and Finish Systems [EIFS] are non-load bearing exterior wall systems; most of which are designed to be attached to exterior sheathing with an adhesive or mechanical fastener. Often referred to as synthetic stucco, EIFS are designed to provide a weather [resistant] barrier with a decorative finish coat and thermal insulation. These systems are used on both residential and commercial buildings and, in appearance, look very much like traditional stucco.

The EIFS Industry Members Association [EIMA], states that EIFS typically consist of the following components:

1. insulation board, made of polystyrene or polyisocyanurate foam, which is secured to the exterior wall surface with a specially formulated adhesive and/or mechanical attachment
2. a durable, water-resistant base coat, which is applied on top of the insulation and reinforced with fiber glass mesh for added strength
3. an attractive and durable finish coat - typically using acrylic co-polymer technology - which is both colorfast and crack-resistant.

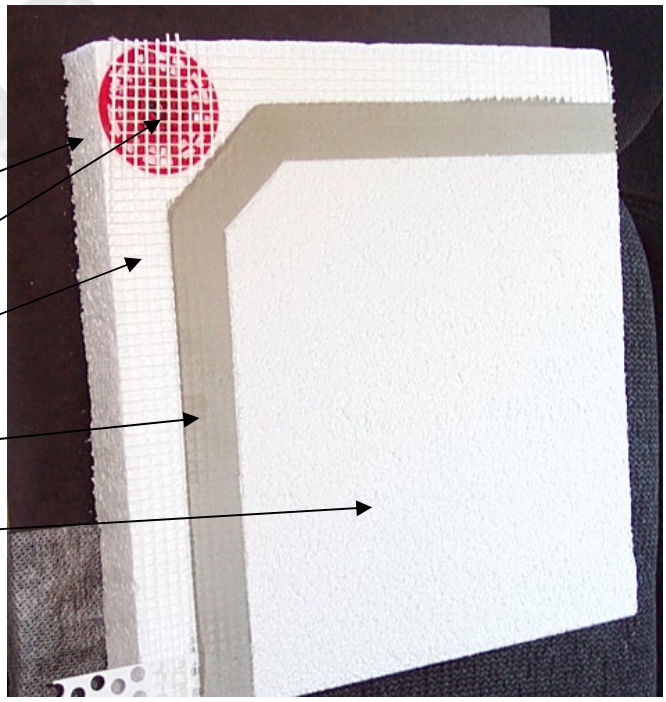
FOAM INSULATION BOARD:

MECHANICAL ATTACHMENT:

REINFORCEMENT MESH:

BASE COAT:

FINISH TOP COAT:



If the construction of the exterior finish cannot be determined through a visual inspection or by interviewing the owner of the home, there are several "hands-on" or "visible" indications, which include:

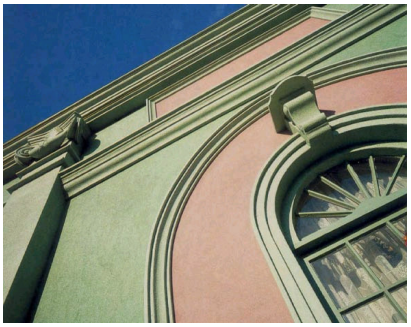
- ✓ EIFS, with its' foam insulation board, is a relatively soft and light weight material. Push hard on EIFS and you should feel some "give" into the soft insulation board. Traditional stucco is typically installed over metal lath and it will not "give" in the same manner. In other words, thumping EIFS with your hand will produce a hollow sound and feel; while striking stucco with your hand will give you a more solid sound and feel.

- ✓ Lightly scratch the exterior coating of the EIFS with your fingernail(s). You will typically hear an echo with EIFS and not with masonry stucco.

- ✓ Touch the EIFS with your fingertips. EIFS are generally warmer and feels "softer" than the colder, harder masonry stucco. You can also feel with your fingers, the bottom edge of the system at ground level for the foam board.

- ✓ EIFS is typically considered to be more aesthetically pleasing than traditional stucco. This is particularly true with regards to its' lack of noticeable control or expansion joints which are necessary in a traditional stucco over wood frame application (note the horizontal lines below). Expansion joints may be found in EIFS but typically at the foundation level and possibly where architectural elements overlay the system.

- ✓ EIFS, because of its' foam insulation board, is very easy to shape into different architectural trim elements such as decorative bands around windows and doors, quoins on the corners or moldings around the roofline. Traditional stucco is only used in the "field" or surfaces other than trim.



- ✓ **Lastly – EIFS was introduced into the US market in 1969 by Dryvit® - originally for commercial application. By 1980 – it had spread to wider use in the residential homebuilding market. For the value homes being inspected by our fee companies, the following assumptions should be made:**

    - **1980 post construction – assume the home is EIFS unless the homeowner is interviewed and proven otherwise.**
    - **1969-1980 construction – assume the home is EIFS unless the homeowner is interviewed or by using one of the above methods, can be determined otherwise.**
    - **Prior to 1969 construction – assume the home is hard-coat or masonry stucco.**