



RESIDENTIAL PROPERTY REPLACEMENT COST WORKSHEET

BOECKH SQUARE FOOT METHOD

DATE

PRODUCER CODE: AGENCY CUSTOMER ID	APPLICANT'S NAME AND MAILING ADDRESS (Include county & ZIP+4) <table style="width:100%; border: none;"> <tr> <td style="border: 1px solid black; width: 30%;">NAIC CODE</td> <td style="border: 1px solid black; width: 70%;">FACILITY CODE</td> </tr> <tr> <td colspan="2" style="border: 1px solid black;">POLICY #</td> </tr> </table> <table style="width:100%; border: none;"> <tr> <td style="border: 1px solid black; width: 30%;">CO/PLAN</td> <td style="border: 1px solid black; width: 30%;">HOME PHONE #</td> <td style="border: 1px solid black; width: 10%;"></td> <td style="border: 1px solid black; width: 10%;"></td> <td style="border: 1px solid black; width: 10%;">DAY</td> </tr> <tr> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;">EVE</td> </tr> <tr> <td style="border: 1px solid black;">EFFECTIVE DATE</td> <td style="border: 1px solid black;">EXPIRATION DATE</td> <td colspan="2" style="border: 1px solid black;">BUSINESS PHONE #</td> <td style="border: 1px solid black;">DAY</td> </tr> <tr> <td style="border: 1px solid black;"></td> <td style="border: 1px solid black;"></td> <td colspan="2" style="border: 1px solid black;"></td> <td style="border: 1px solid black;">EVE</td> </tr> </table>	NAIC CODE	FACILITY CODE	POLICY #		CO/PLAN	HOME PHONE #			DAY					EVE	EFFECTIVE DATE	EXPIRATION DATE	BUSINESS PHONE #		DAY					EVE
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LOCATION OF PROPERTY IF DIFF FROM ABOVE (Inc county & ZIP)**BASE RESIDENCE**

1: POLICY NUMBER/RECORD ID
2: PROPERTY OWNER
3: STREET ADDRESS
4: CITY
5: STATE
6: ZIP CODE OR CANADIAN CITY CODE
7: PRESENT INSURED AMOUNT
8: EXPIRATION DATE (MM/YY)
9: COST AS OF DATE (MM/YY)
10: GROUP REFERENCE
11: HILLSIDE CONSTRUCTION
Degree of Slope <input type="checkbox"/> Level <input type="checkbox"/> 15" <input type="checkbox"/> 30" <input type="checkbox"/> 45" Site Accessibility <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor Soil Condition <input type="checkbox"/> Excellent <input type="checkbox"/> Good <input type="checkbox"/> Fair <input type="checkbox"/> Poor

16: ROW HOUSE OR TOWN HOUSE ADJUSTMENT

<input type="checkbox"/>	End-unit	A semi-detached residence or a new house or town house with three exterior walls and one interior common wall.
<input type="checkbox"/>	Interior-unit	An interior-unit of a row house or town house with two exterior walls and two interior common walls.

17: EXTERIOR WALLS Total must equal 100%

Category I		Category II		Category III	
Aluminum		Adobe		Common brick	
Asphalt		Artificial stone		12" thick	
Beveled wood		Common brick		Native stone	
Board & batten		6" thick			
Cedar shakes		Face brick			
Cement fiber		Precast concrete			
Clapboard		Precast stone			
Concrete block		Split block			
Log siding					
Mineral fiber					
Plywood					
Slump block					
Stucco					
Temp hardboard					
Vinyl					

18: RESIDENCE AREA

Excludes balconies, basements, breezeways, decks, porches, and garages. (Include area of built-in garages.)

Feet of Ground Floor Area: _____ /or/ Square Feet of Living Area: _____

12: HILLSIDE CONSTRUCTION FACTOR

Overrides 11 using this percent to calculate Hillside adjustment: _____

13: CLASS OF CONSTRUCTION (SEE INFO ON LAST PAGE OF FORM)

Basic Classes	Pre-1980 Classes	Pre-1940 Classes
Class S <input type="checkbox"/>	Class AA <input type="checkbox"/>	Class X <input type="checkbox"/>
Class A <input type="checkbox"/>	Class BB <input type="checkbox"/>	Class Y <input type="checkbox"/>
Class B <input type="checkbox"/>	Class CC <input type="checkbox"/>	Class Z <input type="checkbox"/>
Class C <input type="checkbox"/>	Class DD <input type="checkbox"/>	
Class D <input type="checkbox"/>		
Class T <input type="checkbox"/>		

Percentages may be entered for up to two classes. Entries must total 100%. If the residence is judged to be between classes, enter the appropriate percentages. For example, if halfway between Classes B and C, enter B 50% and C 50%.

14: NUMBER OF STORIES

Percentages are based on ground floor area and may be entered for up to three areas of different height. Total must equal 100%.

1 <input type="checkbox"/>	2 1/2 <input type="checkbox"/>	Bi-Level <input type="checkbox"/>
1 1/2 <input type="checkbox"/>	3 <input type="checkbox"/>	Tri-Level <input type="checkbox"/>
2 <input type="checkbox"/>		

15: OCCUPANCY

<input type="checkbox"/> Single-family	<input type="checkbox"/> Three-family
<input type="checkbox"/> Two-family	<input type="checkbox"/> Four-family

19: PERIMETER

Distance around residence at ground floor. Exclude balconies, breezeways, docks, porches, and garages. (Include perimeter of built-in garages.)

Linear Feet: _____

20: SUBSTRUCTURE

(Include area of basement garages, but not built-in garages)

Sq. Ft. of Basement				Wood Foundation
Sq. Ft. of Slab on Ground	and/or			Walkout Basement

EXTERIOR FEATURES
21: ROOF MATERIALS

Percentages may be entered for up to two roof materials. Total must equal 100%.

Architectural shingles <input type="checkbox"/>	Corrugated steel <input type="checkbox"/>	Tar and gravel <input type="checkbox"/>
Asphalt shingles <input type="checkbox"/>	Mineral fiber shakes <input type="checkbox"/>	Wood fiber shingles <input type="checkbox"/>
Clay tile or slate <input type="checkbox"/>	Rock roof <input type="checkbox"/>	Wood shakes <input type="checkbox"/>
Concrete tile <input type="checkbox"/>	Rubber roof <input type="checkbox"/>	Wood shingles <input type="checkbox"/>

22: AWNINGS

Aluminum	Qty	Canvas	Qty
4' x 4'	<input type="checkbox"/>	3' wide	<input type="checkbox"/>
4' X 6'	<input type="checkbox"/>	4' wide	<input type="checkbox"/>
4' x 9'	<input type="checkbox"/>	5' wide	<input type="checkbox"/>
4' x 12'	<input type="checkbox"/>	6' wide	<input type="checkbox"/>
		8' wide	<input type="checkbox"/>
		10' wide	<input type="checkbox"/>

EXTERIOR FEATURES (Continued)

23: STORM SHUTTERS

Accordion Area Sq Ft
 Hinged Area Sq Ft

24: GARAGES

First Garage	Second Garage	
<input type="checkbox"/>	<input type="checkbox"/>	Basement
<input type="checkbox"/>	<input type="checkbox"/>	Carport
<input type="checkbox"/>	<input type="checkbox"/>	Attached Carport with Storage
<input type="checkbox"/>	<input type="checkbox"/>	Attached (Exterior walls of Category I materials)
<input type="checkbox"/>	<input type="checkbox"/>	Attached (Exterior walls of Category II or III materials)
<input type="checkbox"/>	<input type="checkbox"/>	Detached (Exterior walls of Category I materials)
<input type="checkbox"/>	<input type="checkbox"/>	Detached (Exterior walls of Category II or III materials)
<input type="checkbox"/>	<input type="checkbox"/>	Built-in (The square foot area for this garage type must be included in the base residence area. Item 18.)
<input type="checkbox"/>	<input type="checkbox"/>	With Basement

or Number of Cars (Entry may be 1, 1.5, 2, 2.5, 3, 3.5, 4, 4.5, or 5)

or Square Feet (Entry may be 10 to 9999 square feet)

25: BREEZEWAY (Roofed structure connecting a residence to a detached garage)

Open Wall Area
 Enclosed Wall (window or screen) Sq Ft

26: PORCHES

Up to four porches may be entered.

First Porch	Second Porch	Third Porch	Fourth Porch	
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-Story, open wall
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-Story, enclosed wall (window or screen)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-Story, open wall with sun deck
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	1-Story, enclosed with sun deck
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2-Story, open wall
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	2-Story, enclosed wall (window or screen)
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covered stoop
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	Covered patio
<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	With Basement

First Porch Second Porch Square Feet of Ground Floor Area
 Third Porch Fourth Porch Square Feet of Ground Floor Area

27: SCREENED ALUMINUM PATIO ENCLOSURES

On posts On Slab On 4' foundation wall Area Sq Ft

28: SCREENED POOL ENCLOSURE

Area Sq Ft

29: BALCONIES AND DECKS Two of each may be entered

First Balcony Sq Ft Second Balcony Sq Ft
 First Deck Sq Ft Second Deck Sq Ft

INTERIOR FEATURES

30: UNFINISHED LOWER LEVEL OR HALF STORY

Bi-Level Tri-Level Half Story Area Sq Ft

31: FINISHED ATTIC

Area: Sq Ft

32: FINISHED BASEMENT

Areas of basement that are partitioned rooms complete with ceiling, floor, and wall finishes. Area Sq Ft

33: FIREPLACES

Masonry fireplace hearths Masonry fireplace hearths with gas
 Masonry fireplace chimneys
 Prefabricated metal fireplaces Economy Average Deluxe

34: HALF BATHS (Two Fixtures)

Total Number:

35: ADDITIONAL FULL BATHS

Three or more fixtures. One full bath per family is already included in the base cost. Total Number of Additional Baths only

36: ADDITIONAL PLUMBING FIXTURES

Count the number of fixtures over three:

37: AIR CONDITIONING

Using Heating Ducts Evaporative Cooling
 Separate Duct System Heat Pump Cooling

38: KITCHENETTE

Quantity:

39: ROOM ADDITIONS ABOVE GARAGE

Area: Sq Ft

40: ATTACHED 3-WALL ROOM ADDITION ON GRADE

<input type="checkbox"/>	1-Story Category I	<input type="checkbox"/>	1-Story Category I
<input type="checkbox"/>	1 1/2-Story Category I	<input type="checkbox"/>	1 1/2-Story Category I
<input type="checkbox"/>	2-Story Category 1	<input type="checkbox"/>	2-Story Category 1
<input type="checkbox"/>	1-Story Category II or III	<input type="checkbox"/>	1-Story Category II or III
<input type="checkbox"/>	1 1/2-Story Category II or III	<input type="checkbox"/>	1 1/2-Story Category II or III
<input type="checkbox"/>	2-Story Category II or III	<input type="checkbox"/>	2-Story Category II or III
<input type="checkbox"/>	With basement	<input type="checkbox"/>	With basement

Area Area

41: BUILT-INS

Quality: A - Excellent, B - Good, C - Average, D - Economy

	A	B	C	D
Air conditioner (through-the-wall unit)				
Air exchanger				
Air humidifier				
Bathroom heater				
Carbon monoxide detector				
Ceiling fan				
Central vacuum system T				
Countertop range				
Dishwasher B,C,D,T				
Domestic solar hot water heater				
Dryer (built-in)				
Electronic air filter				
Elevator				
Garage door opener				
Garbage disposal A, B, C, D, T				
Hot tub (not jetted tub)				
Intercom system T				
Interior sprinkler system				
Jetted tub (cost in addition to standard tub)				
Microwave C, D, T				
Oven				
Prefabricated fireplace insert				
Range hood A, B, C, D, T				
Refrigerator				
Roof exhaust fan				
Sauna				
Security and fire alarm				
Skylight				
Smoke alarm D, T				
Trash compactor				
Video door-answering system				
Washer (built-in)				
Water purification system				
Water softener				
Wet bar				
Whole-house fan				
Wood-burning stove				

MISCELLANEOUS ADJUSTMENTS

<p>42: YEAR BUILT</p> <div style="border: 1px solid black; width: 50px; height: 20px; margin-bottom: 5px;"></div> <p>43: RESIDENCE EFFECTIVE AGE</p> <div style="border: 1px solid black; width: 50px; height: 20px; display: inline-block;"></div> Years <p>44: RESIDENCE CONDITION</p> <table style="width:100%; text-align: center;"> <tr> <td><input type="checkbox"/> Excellent</td> <td><input type="checkbox"/> Very Good</td> <td><input type="checkbox"/> Good</td> <td><input type="checkbox"/> Average</td> </tr> <tr> <td><input type="checkbox"/> Fair</td> <td><input type="checkbox"/> Poor</td> <td><input type="checkbox"/> Very Poor</td> <td><input type="checkbox"/> Unsound</td> </tr> </table> <p>45: DEPRECIATION PERCENT</p> <div style="border: 1px solid black; width: 50px; height: 20px; display: inline-block;"></div> % Override: 42 and 43 using this percent to calculate residence depreciation. <p>46: USER ADJUSTMENT FACTORS</p> <table style="width:100%; border-collapse: collapse;"> <tr> <td style="border: 1px solid black; width: 80%; height: 20px;">Description</td> <td style="border: 1px solid black; width: 20%;">Factor</td> </tr> <tr> <td style="border: 1px solid black; height: 20px;">Description</td> <td style="border: 1px solid black;">Factor</td> </tr> <tr> <td style="border: 1px solid black; height: 20px;">Description</td> <td style="border: 1px solid black;">Factor</td> </tr> </table>	<input type="checkbox"/> Excellent	<input type="checkbox"/> Very Good	<input type="checkbox"/> Good	<input type="checkbox"/> Average	<input type="checkbox"/> Fair	<input type="checkbox"/> Poor	<input type="checkbox"/> Very Poor	<input type="checkbox"/> Unsound	Description	Factor	Description	Factor	Description	Factor	<p>47: MISCELLANEOUS ADDITIONAL FEATURES</p> <p>Description</p> <hr/> <p>Cost</p> <p style="text-align: right;">Include in RCN? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Description</p> <hr/> <p>Cost</p> <p style="text-align: right;">Include in RCN? <input type="checkbox"/> Yes <input type="checkbox"/> No</p> <p>Description</p> <hr/> <p>Cost</p> <p style="text-align: right;">Include in RCN? <input type="checkbox"/> Yes <input type="checkbox"/> No</p>
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CLASSIFICATION SURVEY

Classification Survey

Point values have been assigned to each of the following three questions. Select the correct Construction Class or Mid-Class based on the Year Built and total number of points resulting from the survey.

1. **SPECIALTY ROOMS*** -- Does the residence have any specialty rooms? Enter 3 points for each room below.
- Den (not converted bedroom)
 - Exercise Room
 - Family Room (in addition to a living room)
 - Formal Dining Room (not dining area, dinette or breakfast nook)
 - Grand Room (exterior wall 2 stories in height)
 - Great Room (over 300 sq ft)
 - Large Foyer (over 70 sq ft)
 - Laundry Room (over 70 sq ft)
 - Library
 - Office
 - Recreation Room (not basement rec room)
 - Study
 - Sunroom
 - Other Specialty Rooms (Enter 3 for each)
- SPECIALTY ROOM POINT TOTAL _____
(If residence has no specialty rooms, enter 0)

2. **GENERAL SHAPE OF RESIDENCE**

What is the basic shape or form of this residence? If you were to walk around the outside of the residence, how many times would you turn a corner or change direction in order to return to your starting point? Disregard any minor "juts" or "jogs". A jut or jog is typically less than 2 feet and would not affect the roof line or foundation of the building. A typical jut or jog would be a chimney or bay window. Also, when determining the shape of the building, do not include porches or garages. Your ultimate goal is to place the residence into one of the four "basic shapes" described below.

Number of Corners	Basic Shape	Point Value ("X" One)
4 or less	= simple rectangular or "box" shape	= <input type="checkbox"/> 1
5 or 6	= L-shaped	= <input type="checkbox"/> 2
7 or 8	= unique or slightly irregular	= <input type="checkbox"/> 3
9 or more	= very irregular	= <input type="checkbox"/> 4

3. **SPECIAL FEATURES** -- Does the residence have any special features? Each "Yes" (Y) answer is worth 1 point. Does the residence have...

- | | | |
|---|--------------------------|--------------------------|
| | Y | N |
| a. any bedrooms that adjoin a private bathroom or sitting room? | <input type="checkbox"/> | <input type="checkbox"/> |
| b. any woodburning masonry fireplaces? | <input type="checkbox"/> | <input type="checkbox"/> |
| c. brick or stone exterior walls (over 50%)? | <input type="checkbox"/> | <input type="checkbox"/> |
| d. any hardwood, slate, marble or quarry tile floors (over 70 sq ft)? | <input type="checkbox"/> | <input type="checkbox"/> |
| e. stained or varnished woodwork throughout, including baseboards, windowsills and doors? | <input type="checkbox"/> | <input type="checkbox"/> |

Number of "Yes" (Y) answers = _____

SURVEY POINT TOTALS: _____ + _____ + _____ = _____
1. 2. 3. TOTAL

SURVEY POINT TOTAL	CONSTRUCTION CLASS YEAR BUILT		
	POST-'80	PRE-'80	PRE-'40
1 point	S	S	S
2	S/A	S/AA	S/X
3-4	A	AA	X
5-7	A/B	AA/BB	X/Y
8-10	B	BB	Y
11-14	B/C	BB/CC	Y/Z
15-17	C	CC	Z
18-22	C/D	CC/DD	CC/DD
23-26	D	DD	DD
27-29	D/T	DD/T	DD/T
30 points or more	T	T	T

*** Specialty Rooms**

Specialty Rooms are defined as rooms intended, designed and constructed for a specific purpose or function. Basement rooms are not to be counted as specialty rooms.

Caution should be exercised when identifying Specialty Rooms. Although a room may be in use as a "specialty room", it may not have the nuances associated with a true Specialty Room. For example, a spare bedroom may be referred to and used as a Den, but it probably does not have picture frame wood paneling or wainscot, built-in bookcases or cabinetry, or a wet bar, etc. that a room originally built as a Den would have.

Here are a few guidelines to aid in determining whether a room qualifies as a "true" Specialty Room:

If a room has an exterior wall 2 stories in height with windows located on both floor levels, it qualifies as a Grand Room. Note: Foyers would not qualify as a Grand Room. However, rooms over 300 square feet in size can qualify as both Grand and Great Rooms.

In order for a Family Room or Great Room to qualify as a Specialty Room, a Living Room must also be present or the room must be 300 square feet or larger.

If in doubt whether a room qualifies as a Formal Dining Room, try this. If a family can be seated at a table for a meal in a room other than the one in question, consider the subject room a Formal Dining Room.

A Foyer is the main entrance area of a residence. It typically has a large coat closet and upgraded floor finish such as mosaic ceramic or quarry tile, slate, marble or hardwood. To qualify as a Specialty Room, it must be at least 70 square feet in area ("Large").

A widening of a hallway or passageway to provide space for a washer and dryer does not constitute a Laundry Room. To be considered a Specialty Room, it needs to be 70 square feet or more in size, and have cabinetry, storage space or a closet, possibly a utility sink or laundry tub, and a built-in ironing board or clothes-folding table.

To qualify as a Specialty Room, a Sunroom must be capable of year-round occupancy. Most "three-seasons rooms" and enclosed porches do not meet this criteria.

NOTE: This class survey is to be used as a tool to assist in classing of a residence and not as a substitute for using specifications and features.

REMARKS