



December 18, 2013

Reference: Property Inspection Report

Dear _____,

Thank you for your courtesy while we inspected your property for USAA. As you requested, attached is the inspection report for _____ Philadelphia, PA _____. The report includes:

- An estimated rebuilding cost of your home
- Descriptions of the construction features of the home
- A diagram of the home and square footage
- Photos of the property

Please keep this survey with other important documents about your home.

To help protect you and your family from financial loss, we advise you to call USAA to confirm your home is insured for the full cost to rebuild it. If you have questions about your property policy or about this report please call USAA at 1-800-531-USAA (8722).

Thank you,
Mueller Reports

Replacement Cost Estimate

Calculated On	12/18/13 3:15 PM	Coverage A (Primary Structure)	
Cost Data As Of	May 2013	Reconstruction Cost w/o Debris Removal	\$876,331
Finished Floor Area	3,439 sq ft	Debris Removal	\$33,752
Calculation Type	4.0	Reconstruction Cost with Debris Removal	\$910,083

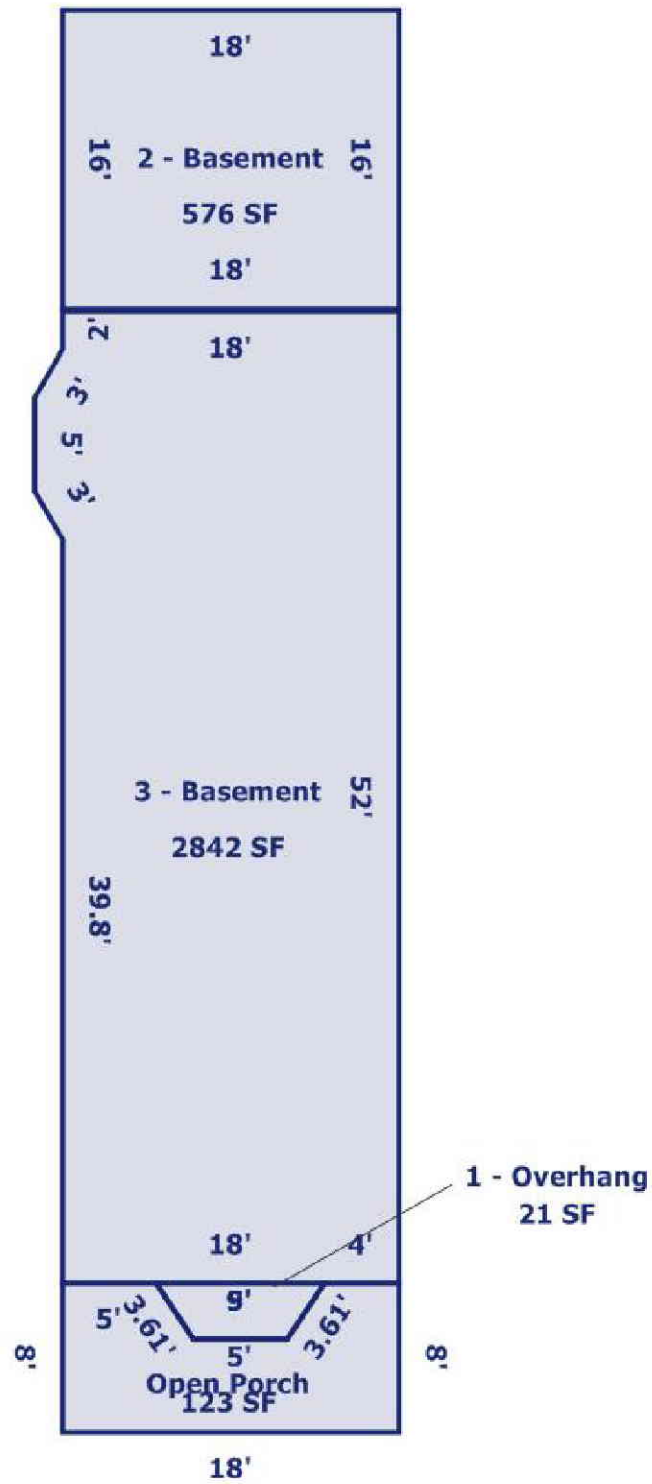
Building Description

	<u>Main</u>	<u>Wing 1</u>
Year Built	1920	1920
Construction Type	Pre-1930	Pre-1930
Predominant Style	Row House - End	2 Story
Number Of Stories	3	2
Total Living Area	2863 sq ft	576 sq ft
% Cathedral Ceilings		
% Lower Level Unfinished		
% Slab		
% Crawl Space		
% Basement	100%	100%
% Basement Finished	0%	
% Pier Foundation		
% Hillside Foundation		
Slope Type		
Foundation Shape	Default	Default
Site Access	Flat Area/Easy Access Roads	

Home Features and Materials

Attached Structures		Ceramic Tile	5%
Open Porch	123SF	Sheet Paneling	10%
Ceilings			
Plaster	100%		
Exterior Walls			
Brick & Block	100%		
Flooring			
Hardwood	100%		
HVAC			
Heating - Gas Hot Water	100%		
Central Air Cond. - Same Ducts	0%		
Interior Items			
Kitchen - Builder's Grade	1		
Full Bath - Basic	1		
Partitions			
Drywall	20%		
Plaster	80%		
Roofing			
Asphalt/Fiberglass Shingle	10%		
Rubber	90%		
Wall Coverings			
Paint	75%		
Vinyl Wallpaper	10%		

Row House - End



Photos

- Address Number



- Front



Photos

- Rear



- Kitchen



Photos

- **Renovation/Construction: Initial not Complete**

Crown Molding seperating from the ceiling.



- **Renovation/Construction: Under Renovation**

Crown Molding



Photos

- Living Room



- Bath - Full



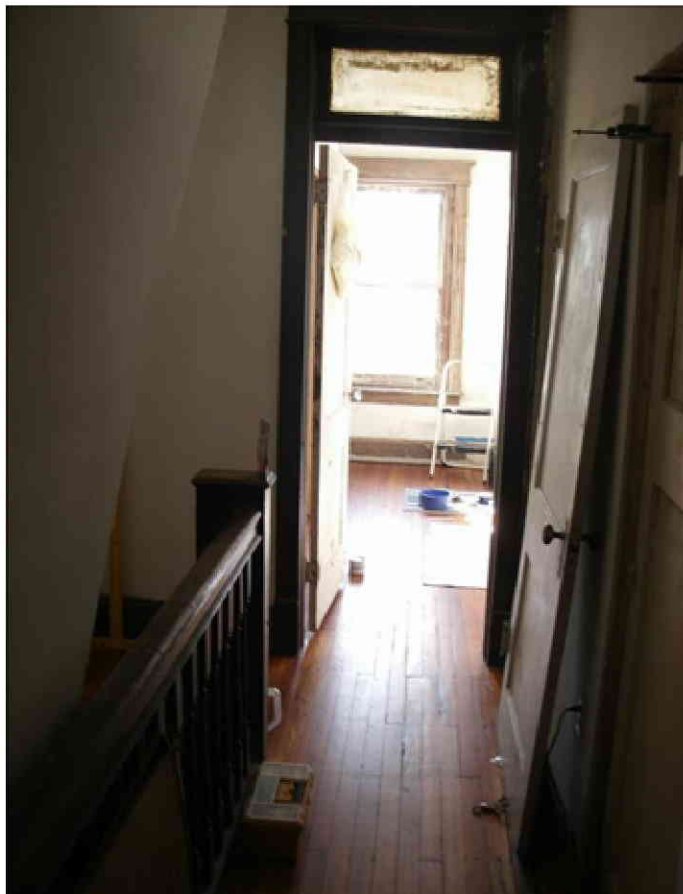
Photos

- Bath - Full



- **Renovation/Construction:**
Under Renovation

Detached doors in the second floor hallway



Photos

- Electric Panel



- Basement



Photos

- Electric Panel



- Gas Meter(s)



Photos

- Boiler



- Hot Water Heater



Photos

- Electric Panel



Photos

- **Renovation/Construction:**
Under Renovation

Crown molding seperating from ceiling



- **Renovation/Construction:**
Under Renovation

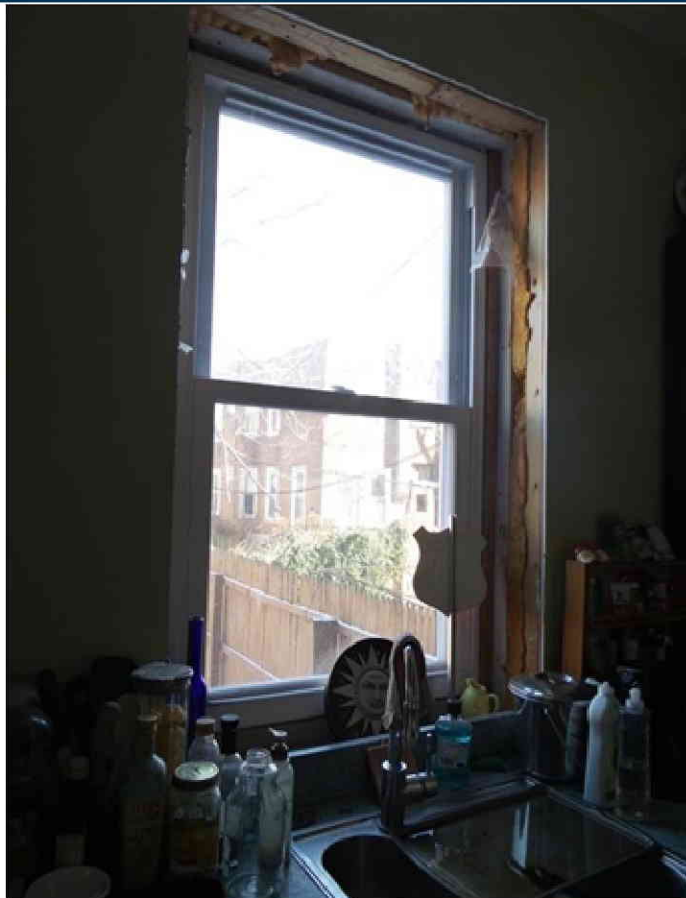
wood trim missing from window



Photos

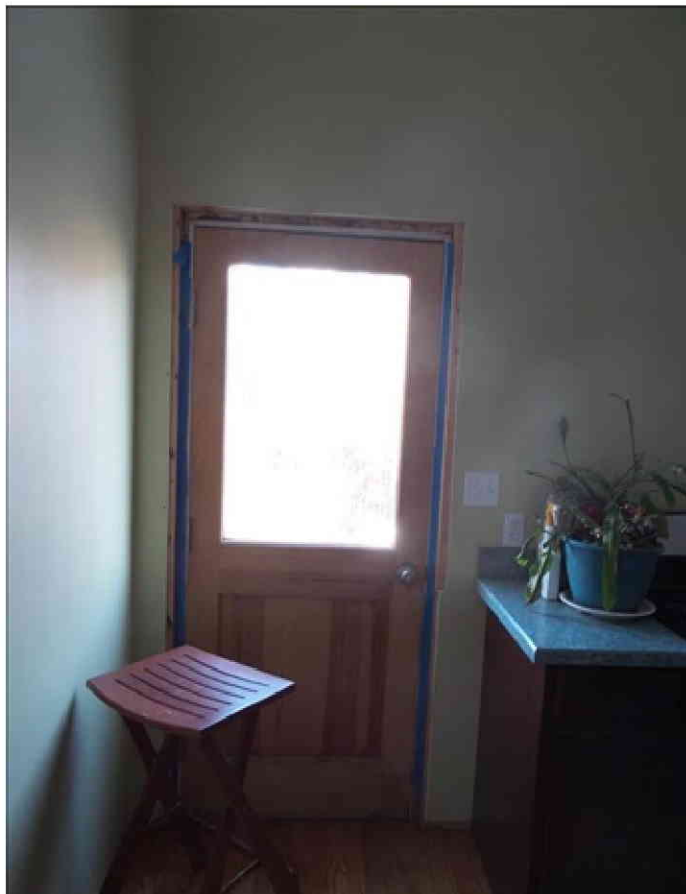
- **Renovation/Construction:**
Under Renovation

wood trim missing from window



- **Renovation/Construction:**
Under Renovation

wood trim missing from door



Photos

- **Renovation/Construction:**
Under Renovation

wood trim missing from door



- **Renovation/Construction:**
Under Renovation

wood trim missing from window



Photos

- **Renovation/Construction:**
Other

unfinished floor cabinets



- **Renovation/Construction:**
Under Renovation

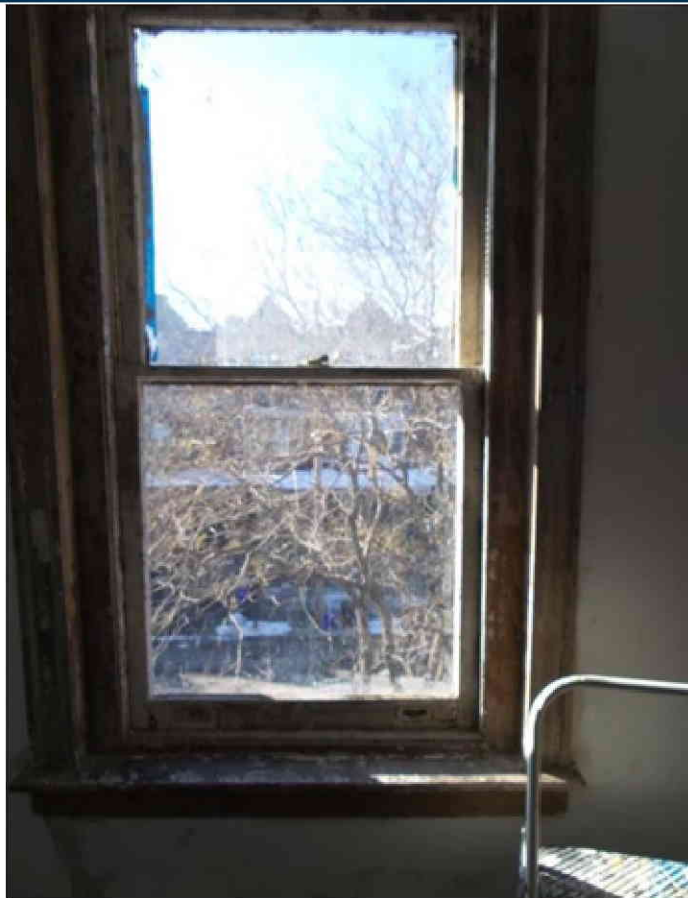
Temporary doors



Photos

- **Renovation/Construction:
Under Renovation**

unpainted windows



- **Renovation/Construction:
Under Renovation**

replacement Wood frames for doors



Photos

- **Renovation/Construction:**
Under Renovation

Scraped walls awaiting paint

