

Home Estimator Worksheet

Agent: _____

Please fill out completely and sign. Items marked with an asterisk (*) have explanations and examples in the enclosed *Helpful Hints* sheet.

1) *House is 1, 2, 3, or 4 family?: 1 2 3 4

2) Year Built: _____ 3) *Number of Stories: _____

4) *Total Living Area, including additions: _____ Square Feet

5) Style of House: (Please circle only one)

- Ranch / Rambler - Bungalow - Bi-Level\Raised Ranch
- Duplex - Colonial - Tri-Level\Split Level
- Victorian - Cape Cod - Townhouse Center Unit
- Contemporary - Mediterranean - Townhouse End Unit
- Other _____

6) Foundation Type: (Must add up to 100%)

% Basement _____ %Crawl Space _____ %Slab _____

*If you have a basement:

- Is it a walkout? **Yes** **No**
- What Percent of the basement that is finished?: _____%
- If basement is finished, the style of the finish is:

***Standard or *Custom** (Please circle one)

7) Exterior Walls: What percent of the outside walls are covered by the following materials? (Must add up to 100%)

_____ % Aluminum Siding _____ % Brick
_____ % Vinyl Siding _____ % Brick Veneer
_____ % Wood Siding _____ % Stone
_____ % Clapboard Siding _____ % Stone Veneer
_____ % Wood Shakes _____ % Stucco on Frame
_____ % Concrete Block _____ % Hardiplank

8) Roof Type: What percent of the roof is made up of the following materials? (Must add up to 100%)

_____ % Asphalt/Fiberglass Shingle _____ % Slate
_____ % Architectural Shingle _____ % Tin
_____ % Wood Shakes _____ % Rubber
_____ % Wood Shingle _____ % Clay Tile
_____ % Built Up/Tar & Gravel _____ % Concrete Tile

9) Heating and Air Conditioning: (Please circle one)

-Heat Only -Central Air Only -Heat & Central Air

10) Is your attic finished? **Yes** **No**

11) Please give the size in Square Feet for any of the following structures attached to your home:

Decks: _____ Wood _____ Redwood _____ Composite

Porches: _____ Open _____ Screened _____ Enclosed

*Breezeways: _____ Open _____ Screened _____ Enclosed

12) Please indicate how many of each item in your home:

_____ Fireplace, Wood Burning _____ Skylights
_____ Fireplace, Gas _____ Hot Tub
_____ *Bay Window _____ *Bow Window
_____ French Doors _____ *Picture Window
_____ Sliding Glass Door _____ Wet Bar

Other (please describe): _____

13) Interior Walls: What percent of the inside walls are covered by the following materials? (Must add up to 100%)

_____ % Paint _____ % Ceramic Tile
_____ % Vinyl Wallpaper _____ % Built-in Bookcases
_____ % Paneling

Other (Please describe) _____

14) Floors: What percent of the floors are covered by the following materials? (Must add up to 100%)

_____ % Wall-to-Wall Carpet _____ % Hardwood
_____ % Linoleum or Vinyl _____ % Plank
_____ % Carpet Over Hardwood _____ % Parquet
_____ % Marble Tile _____ % Ceramic Tile

Other (Please describe) _____

15) Does your home have a garage? **Yes** **No**

If **Yes**, how many cars does it fit?: 1 2 3 4

*Type of Garage: (Please circle all that apply)

Attached Built-In Basement Carport

16) Kitchens: Number and Type

of *Standard _____ # of *Custom _____

17) *Bathrooms: Number and Type

	<u>Standard</u>	<u>Custom</u>
# of Half Baths:	_____	_____
# of 3/4 Baths:	_____	_____
# of Full Baths:	_____	_____

18) For dwellings built prior to 1940: In the event of a loss, would the materials you select for reconstruction be modern materials or exact replica materials?

_____ Modern Materials (Examples: Sheetrock/Drywall walls, 8 foot ceilings, Standard wood, Concrete Foundation)
_____ Exact Replica Materials (Examples: Plaster Walls, 10 foot ceilings, Rough Lumber, Stone Foundation)

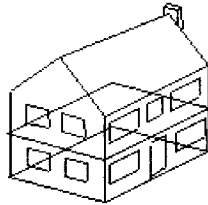
Customer Signature: _____ Date: _____

Helpful Hints

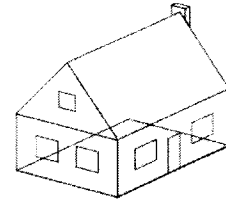
Number of Families: Enter the number of family units in the dwelling. Enter 1 for a single family home, 2 for a two-family home or duplex, 3 for a three-family home or triplex and 4 for a four-family home or quadplex. If you live in a townhouse or rowhouse, enter the amount of families for your unit only. For example, if you live in one unit of a four townhouse block, you would enter "1" for a single family home.

Number of Stories: Enter the number of stories above ground level.

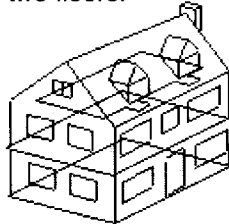
2 Story – Two full floors of living area above ground



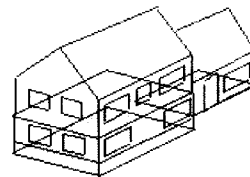
1 ½ Story – One full area of living area with roof slope cutting the second floor to about 65% of the living area as one of the other floors.



2 ½ Story – Two full floors of living area with the roof slope cutting the third floor to about 65% of the living area as one of the other two floors.

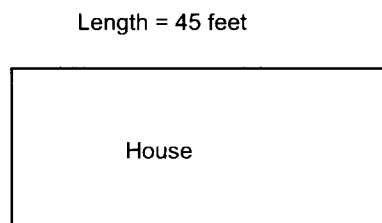


Tri-Level – Three full floors of living area at three different levels, one usually at grade and one each four feet above and below grade.



Calculating Total Living Area: The total living area is the size of your home (in square feet) based upon the outside measurements. It is the length of the home multiplied by the width of the home multiplied by the number of stories. It includes built-in garages but not basements, porches, decks or breezeways. You may know the square footage of your home from real estate or tax assessment documents. Please note: For 1-1/2 story homes, multiply the living area of the first floor by 1.65 and for 2-1/2 story homes, multiply the living area of the first floor by 2.65

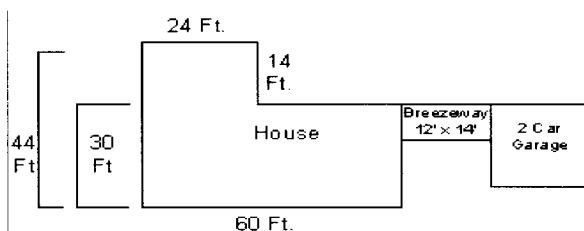
Example 1: Rectangular, two-story home:



Calculation =

45 feet (length)
X
30 feet (width)
X
2 stories = 2700 square feet of total living area

Example 2: Two story home with irregular shape, breezeway and attached garage:



Calculation =

60' x 30' = 1,800 sq. ft. of living area
14' x 24' = 336 sq. ft. of living area

= 2,136 x 2 stories
= 4,272 square feet of total living area

** Do not include breezeway or garage in square footage

Basement Selections

- **Walk-out** – normally built on a sloping site where the foundation walls are partially exposed with windows and a door. Can also be referred to as a “daylight basement” or walkout cellar. It allows you to stand full height, is accessible by stairs within the house and can be entered from outside by walk-in door or sliders.
- **Slab** – frame of home is built directly onto a slab of poured concrete or equivalent leaving no form of entrance and no room for storage below the first floor. Interior floor is built on top of slab.
- **Crawl Space** – ½ the height of the basement, allowing entrance to space by crawling or crouching. Floor may be slab, dirt or plastic over dirt.

Finished Basement Types

- **Standard** – Generally has interior painted drywall partitions with hollow core doors, painted drywall ceiling, carpet and/or vinyl floor finishes and standard electrical outlets, lighting and heating.
- **Custom** – Generally upgraded finishes to include ample interior drywall partitions with solid core doors, painted drywall ceiling and linear wood ceiling, partial millwork paneling and painted drywall finishes, high quality carpet, ample electrical outlets and lighting, and heating and air conditioning systems.

Definitions

- **Breezeway** – Open passageway between two structures, usually the home and the garage.
- **Bay Window** – A set of windows that projects from the wall of a home, forming a bay inside the home.
- **Bow Window** – A set of several windows that projects from the wall of a home in the form of an arc.
- **Picture Window** – A large framed window, typically 30-40 square feet, made of two layers of glass with a sealed air space between them.

Garage Types

- **Attached** – garage is directly attached to the home with no living space above;
- **Built-in** – garage is integrated into the home at the first floor or at grade level with living space (usually bedroom or bonus room) above the garage;
- **Basement** – garage is integrated into the home on the basement level;
- **Carport** – flat-roofed or gable roofed shelter supported by vertical posts, generally attached to the residence on one side.

Kitchen Types

If kitchen has three or more of the following features, the kitchen is **Custom**:

- Custom Cabinets
- Corian, Granite or Marble Countertops
- Ceramic or Granite Backsplash
- Commercial Grade Appliances (such as sub-zero refrigerator, 6 burner stove)
- Four foot wide Pantry
- Island Unit with Cabinets or Sink
- Wall Oven(s) and Separate Cooktop

Bathroom Selections

- **Full Bath** – Bathroom with three or more fixtures, generally includes sink, tub or tub/shower combo and toilet.
If the Full Bath has three or more of the following features, classify the Bath as **Custom**:
 - Corian, Granite or Authentic Marble Countertops
 - Double Sink
 - Spa or Jacuzzi Tub
 - Glass Shower Enclosure Separate from Tub
- **Half Bath** – Bathroom with two fixtures, generally includes sink and toilet
If the Half Bath has three or more of the following features, classify the Bath as **Custom**:
 - Corian, Granite or Authentic Marble Countertops
 - Custom or Oak Vanity Cabinet
 - Elongated bowl toilet with above average quality
 - Recessed medicine cabinet
- **¾ Bath** – Bathroom with three fixtures, generally sink, toilet and shower (no tub)