



Ltc Joseph P Kenney
35452 Greyfriar Dr
Round Hill, VA 20141

September 05, 2013

Reference: Property Inspection Report

Dear Lieutenant Colonel Joseph P Kenney,

Thank you for your courtesy while we inspected your property for USAA. As you requested, attached is the inspection report for 35452 Greyfriar Dr, Round Hill, VA 20141. The report includes:

- An estimated rebuilding cost of your home
- Descriptions of the construction features of the home
- 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	9/5/13 10:28 AM	Coverage A (Primary Structure)	
Cost Data As Of	February 2013	Reconstruction Cost w/o Debris Removal	\$1,296,724
Finished Floor Area	5,295 sq ft	Debris Removal	\$50,132
Calculation Type	4.0	Reconstruction Cost with Debris Removal	\$1,346,856

Building Description

	<u>Main Home</u>	<u>Wing 1</u>
Year Built	2006	2006
Construction Type	Standard	Standard
Predominant Style	Contemporary	
Number Of Stories	2	1
Total Living Area	4,695 sq ft	600 sq ft
Site Access	Flat Area Easy Access Roads	
Floor-to-Floor Height	10 feet 100%	10 feet 87%
		20 feet 13%

Home Features and Materials

Detached Structures

Detached Garages

NONE	1
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Foundation

Material (if masonry)

Type

Main Home - Block	100%	Main Home - Basement, Walkout	100%
Wing 1 - Block	100%	Wing 1 - Basement, Below Grade	60%
		Wing 1 - Basement, Walkout	40%

Basement Finish

Additional Information

Wing 1 - Unfinished Basement	10%	Main Home - Basement Depth	8 LF
Main Home - Finished Basement, Standard	100%	Wing 1 - Basement Depth	8 LF
Wing 1 - Finished Basement, Standard	90%	Main Home - Number of Basement Levels	1
		Wing 1 - Number of Basement Levels	1
		Main Home - Stairs, Basement	1
		Wing 1 - Stairs, Basement	1

Heating & Cooling

Heating & AC Specialties

Air Conditioning

Additional Furnace	2	Central Air Conditioning, Avg Cost	100%
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Heating

Heating, Propane Gas Forced Air	100%
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House Systems

Electrical

200 amp Service, Standard	100%
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Superstructure/Framing			
Floor Structure		Exterior Wall Structure	
Wood Joists & Sheathing	100%	Stud, Wood, 2" x 6"	100%
Interior Partition Structure		Roof Structure	
Stud, 2" x 4"	100%	Wood Trusses & Sheathing	100%
Partition Walls			
Partition Type		Interior Doors	
Drywall	100%	Door, Solid Core, Lauan	19
Partition Specialties & Columns		Wall Coverings	
Column, Wood Stave, 12" Diameter or Less	18 LF	Paint	70%
		Tile, Ceramic	10%
		Wainscoting, Decorative Panel	20%
Roof			
Roof Shape		Roof Cover	
Elaborate	100%	Architectural Shingles	100%
Roof Specialties & Dormers		Roof Style/Slope	
Dormer, Eyebrow	12 LF	Gable, Moderate Pitch	30%
		Hip, Moderate Pitch	65%
		Turret, Slight Pitch	5%
Ceilings			
Ceiling Finish		Crown Molding	
Drywall	95%	NONE	40%
Recessed Lighting	5%	Molding, Crown, 8"	60%
Ceiling & Lighting Specialties			
Cathedral Ceiling Percentage	2%		
Ceiling Fan, Average	2		
Exterior Walls			
Wall Specialties & Columns		Exterior Walls	
Column, Wood Stave, 12" Diameter or Less	18 LF	Siding, Vinyl	80%
		Brick on Frame	20%
Exterior Features			
Standard Windows		Shutters	
Sash, Wood w/ Glass, Standard	90%	Shutters, Exterior	14
Special Windows		Exterior Doors	
Atrium Window	3	Door, Atrium	2
Transom, Fixed	17	Door, Sliding Glass	1
		Door, Wood	1

Floors				
Base Molding		Floor Cover		
NONE	10%	Carpet over Hardwood, Acrylic/Nylon		20%
Molding, Base, 3"	90%	Tile, Ceramic		5%
		Tile, Porcelain		15%
		Tile, Travertine		5%
		Wood, Hardwood		55%
Attached Structures				
Garages & Carports		Garages Specialties		
Attached Garage, 3 Car	1	Opener, Garage Door		2
Attached Structures				
Deck, Wood	449 SF			
Porch, Open	240 SF			
Kitchens, Baths & Plumbing				
Bathroom & Plumbing Specialties		Kitchens & Bathrooms		
Tub, Laundry	1	Kitchen, Semi-Custom		1
Hot Water Heater, Extra	1	Full Bath, Builder's Grade		3
		Full Bath, Semi-Custom		1
		Half Bath, Builder's Grade		3
Interior Features				
Fireplaces		Staircases		
Fireplace, Masonry, Single Hearth	1	Curved, Hardwood & Carpet		1
Balustrade				
Balustrade, Metal	10 LF			

Photos

- Front



- Front
- Left
- Garage



Photos

- Front
- Right



- Roof Type Verification
- Front



Photos

- Rear
- Right



- Rear

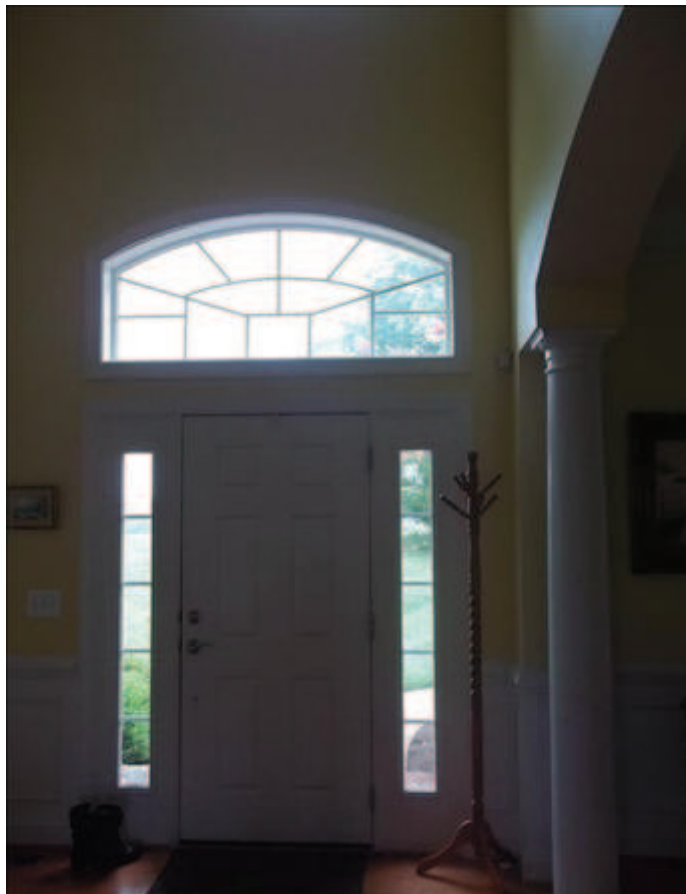


Photos

- Rear
- Left



- Foyer



Photos

- Foyer
- Stairs



- Dining Room



Photos

- Living Room



- Interior

Sun room/music room



Photos

- Office



- Bath - 1/2



Photos

- Family Room
- Fireplace



- Kitchen

Eat in area



Photos

- Kitchen



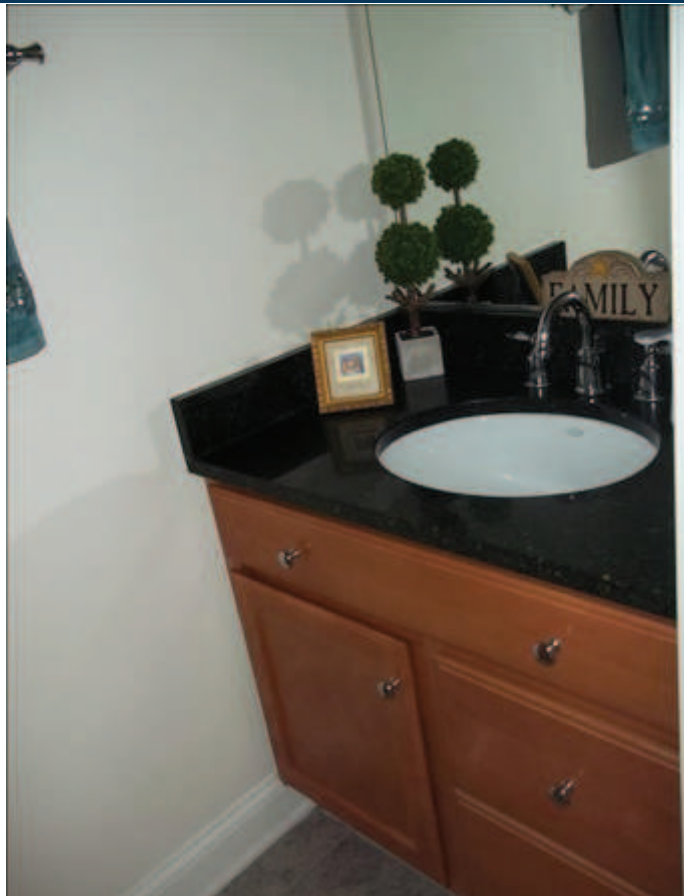
- Interior

Sunroom



Photos

- Bath - 1/2



- Laundry Room



Photos

- Interior

Upper level hallway



- Bath - Full



Photos

- Bedroom



- Bath - Full



Photos

- Bedroom



- Bedroom

Master bedroom sitting room



Photos

- Bath - Master



- Bedroom



Photos

- Bath - 1/2



- Basement



Photos

- Basement
- Bedroom



- Basement
- Bath - Full



Photos

- Electric Panel



- Wiring (Electrical - Non Hazard)



Photos

- Furnace



- Furnace

Additional Furnace



Photos

- Fuel Storage Tank



- Plumbing



Photos

- Plumbing
- Furnace



- Hot Water Heater



Photos

- Plumbing



- Address Number

