

Ongoing increases in construction costs have made it increasingly difficult for our customers to determine the true value of their building(s), as well as ensuring that they have adequate levels of insurance coverage in place.

These diagrams are intended to illustrate some of the major areas of likely damage to the structure as a result of, for example, a serious fire, and show (in very broad terms) some of the building elements Ecclesiastical considers when recommending amounts for which commercial buildings should be insured.

These amounts should be thought of as the “minimums” for which insurance cover should be obtained at the present time. All figures will be inclusive of architects’, surveyors’, and consulting engineers’ fees and applicable taxes.

Our unique valuation service is based upon full-replacement cost, and includes, but is not restricted to, the items listed below, as well as contingencies and preliminaries including site administration, scaffolding, etc. which are likely to be incurred.

The suggested insurance values for the building represent an assessment of the approximate cost, using modern materials and techniques of restoring or repairing the building or replacing the property with a modern equivalent of like kind and quality. The cost of replacing the building in its present form using “original” “identical” materials could be greater and if, therefore, insurance cover is required on this basis, specialist advice should be obtained regarding the appropriate levels of coverage.

1. ROOF AND CEILINGS

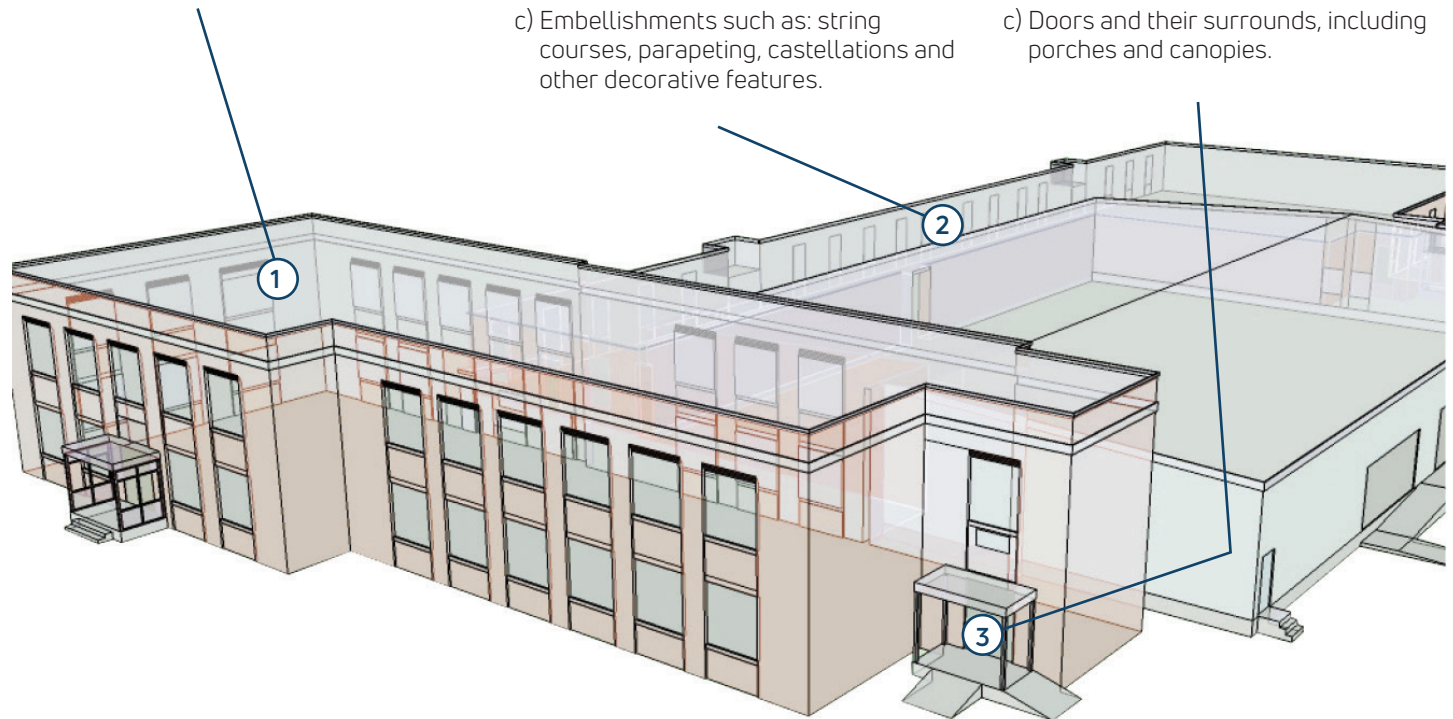
Roof structure, including the frame and outer coverings, as well as any associated embellishments. Ceilings and ceiling finishes.

2. WALLS

- a) Interior and exterior wall surfaces of the premises.
- b) Structural framing, including any: pillars, arches and columns.
- c) Embellishments such as: string courses, parapeting, castellations and other decorative features.

3. WINDOWS & DOORS

- a) Window surrounds, mullions and tracery.
- b) Plain, coloured, stained (if any) painted or engraved glass.
- c) Doors and their surrounds, including porches and canopies.



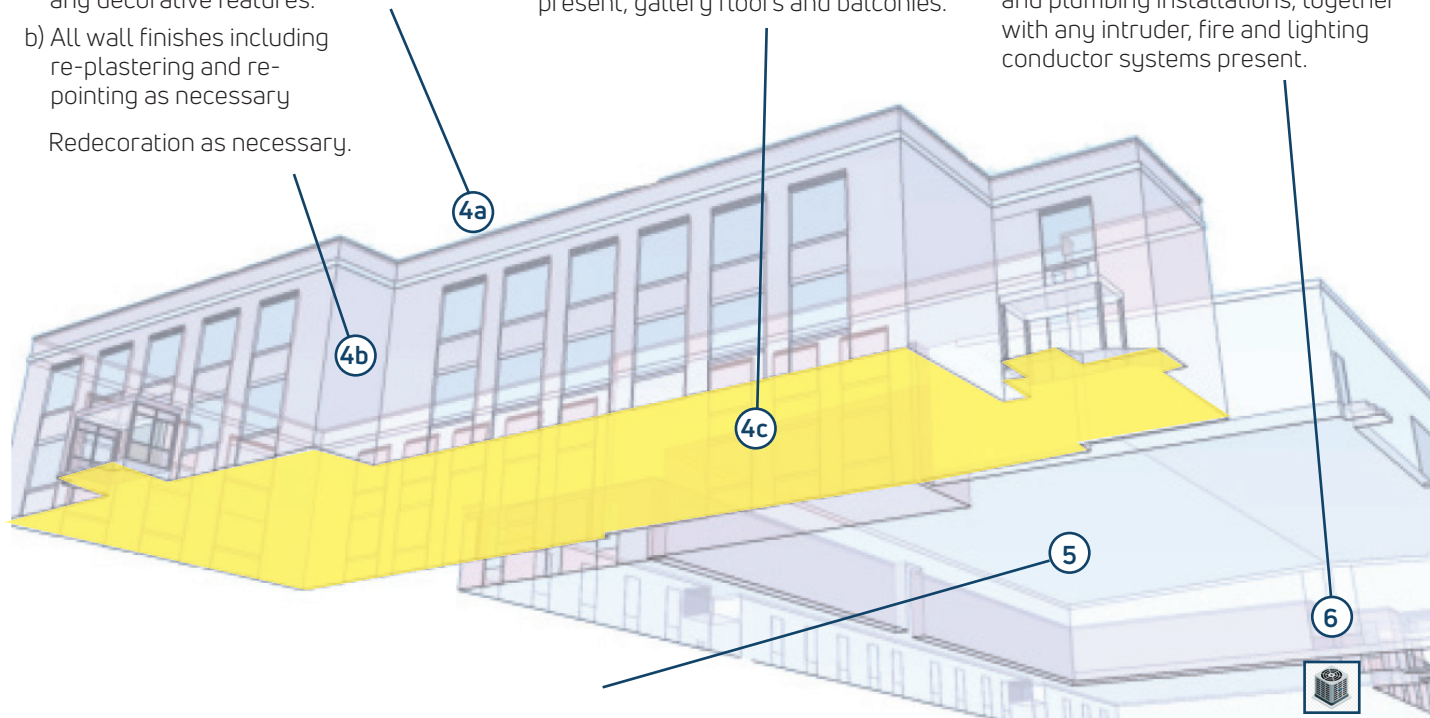
With respect to unique buildings or those with heritage designations, although traditional building materials like stone, lead, and oak will be used to replace what existed before, it is also recognized that they will not necessarily be faithful replicas of the materials they’ll replace.

For example, in the case of stone, it is likely to be freshly quarried, and in the case of timber, it won’t be from the same historical period. For small repairs, second-hand or reclaimed materials in sufficient quantities might be available, and would be used to successfully blend-in with the remaining structure.

We also anticipate that allied to traditional craft skills and/or modern construction methods will be used in the repairs and may be required to comply with building by-laws and regulations. The use of modern construction methods and the philosophy behind them are fully understood and accepted by the various heritage bodies in Canada.

4. FINISHES

- a) Replacement of all roof lining, ceilings and vaulting, together with any decorative features.
- b) All wall finishes including re-plastering and re-pointing as necessary
Redecoration as necessary.
- c) All structural flooring, and floor coverings at every level and, where present, gallery floors and balconies.



5. OTHER FEATURES

All other architectural features are included in the valuation such as, but not limited to, the following:

- Ornate and carved woodwork, such as paneling
- Ornate and carved stonework
- Railings (plain and carved)
- Clocks
- Built in carpentry and cabinetry
- Passenger elevators where present
- Any public address systems.

Valuations may also include the following external features (where applicable):

- Light standards
- Adjoining sidewalks, pavement, curbs and asphalt
- Fencing and retaining walls.

6. SERVICES

Replacement of all fixed HVAC systems, lighting and electrical systems, water and plumbing installations, together with any intruder, fire and lighting conductor systems present.

SUMMARY

The following features are included:

The full building envelope including porches, basement entries, steps and extensions, as well as any ornamentation attached to the exterior.

All interior and exterior glass (including all stained glass) is valued. All wood finish, general finish, and attachments are included as well as all exterior and interior trim work. Also, attached statuary is considered part of the building.

Careful attention is paid to construction type, as we consider like kind and quality in our replacement cost estimate.

In conclusion, we must emphasize that, although we are prepared to provide, free of charge, valuation advice on your building(s), it remains the responsibility of the Insured and their Board of Directors or those involved to decide the sums to be insured and the risks to be covered.