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February 25, 2025

County Technical Services, Inc
800 Grant Street
Suite 400
Denver, CO 80202

ATTENTION: Dylan Patterson

Your File/Claim#: C225OTE001
Insured: OTERO COUNTY
Policy #:
Type of Loss: Fire
Date of Loss: 01/23/2025
CIA File #: 809-124266

Contact Information:

Office - Colorado Springs
Area Administrative Center
PO Box 1546
Nixa, MO 65714
T: 417-882-9651
F: 417-882-9761
E: coloradosprings.co@custard.com
Adjuster
E: atebedo@custard.com
D: 719-247-6750

SECOND REPORT

ENCLOSURES/ATTACHMENTS:

Photos of loss.
Estimate to repair.

RESERVES:

Commercial:

Building	\$323,860.39
BPP	\$64,406.24
Stock / Inventory	\$
Time Element	\$
TOTAL	\$388,266.63

COVERAGE:

We leave all coverage determinations to your office.

Policy Violations –

None.

INSURED:

Otero County.

RISK:

A prefabricated metal structure is used as a shop for the Otero County Road maintenance vehicles and equipment. The building is situated on a concrete foundation and is 3,750 square feet. The building was designed to house road construction vehicles, snowplows, and other heavy equipment. In addition to the damaged structure, the contents of the building were also damaged. The contents include office furniture, tools, computers, communication equipment, road repair equipment, construction signs, work site safety equipment, and consumable items. Upon inspecting the building, we determined that the building is a total loss and have estimated for the demolition and reconstruction of the building. We came to this determination based on the amount of damage found inside the building, the discoloration of the west wall, and the potential that the steel framing of the building was compromised by the heat of the fire.

Title/Encumbrance -

None.

CAUSE & ORIGIN:

On our about 1/23/25 one of the vehicles in the building caught fire, the cause is unknown and under investigation by fire inspectors. The fire then spread from the vehicle to other parts of the structure burning, melting, and damaging the entire interior of the building as well as all vehicles in the building.

ADJUSTMENT:

Based on the above information, we have created an estimate to demolish and rebuild the entire structure. We have also included in our estimate the list of damaged contents provided by the insured. Please see our attached estimate for full details.

\$388,266.63 RCV estimate.

(\$70,905.12) Less recoverable depreciation.

\$317,361.51 ACV estimate.

Depreciation of the building was calculated at 35 years based on the information from the insured telling us the building was built in 1990. For the contents we have applied a 3% depreciation as there is no specific way to determine the age and life span of the contents.

SUBROGATION:

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February 25, 2025
CIA File #: 809-124266
Your File #: C225OTE001

No avenue for subrogation.

SALVAGE:

Possible avenue for salvage on the steel portions of the building.

RECOMMENDATIONS:

We recommend having a salvage company look at the building for any salvage potential.
We leave all decisions to your office.

FUTURE ACTIVITY:

1. Check with the client for further instructions.

Please let us know if there is anything else we can do for your office.

Custard Insurance Adjusters, Inc.

Adam Tebedo
Adjuster
E: atebedo@custard.com
D: 719-247-6750



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Insured: OTERO COUNTY
Home: 109 North 6th Street
Fowler, CO 81039

Claim Rep.: Dylan Patterson

Business: (303) 861-0507
E-mail: dpatterson@ctsi.org

Estimator: Adam Tebedo
Position: Adjuster
Company: Custard
Business: PO Box 1546
Nixa, MO 65714

Cellular: (719) 641-6968
E-mail: atebedo@custard.com

Claim Number: C225OTE001

Policy Number:

Type of Loss: Fire

Date Contacted: 1/30/2025 6:09 PM
Date of Loss: 1/23/2025 7:00 AM
Date Inspected:
Date Est. Completed: 2/26/2025 5:11 AM

Date Received: 1/29/2025 7:00 AM
Date Entered: 1/30/2025 5:25 PM

Price List: COPU8X_JAN25
Restoration/Service/Remodel
Estimate: OTERO_COUNTY

PROPERTY DAMAGE DISCLAIMER: PLEASE READ CAREFULLY

Custard Insurance Adjusters, Inc. is not authorized to: (1) make coverage determinations, (2) secure contractors, (3) authorize OR suggest payments, or (4) authorize work of any kind whatsoever.

Custard Insurance Adjusters, Inc. will prepare an estimate based on visible damages and a scope of work needed in accordance to our opinions. Items such as hidden damages or unforeseen future developments cannot be forecasted, so our estimate represents our opinions as to an estimated measure of damages that exist as of the date of preparation.

OUR ESTIMATE IS NOT A PROMISE OF PAYMENT OR CONSTITUTES SETTLEMENT OR AN OFFER OF SETTLEMENT; IT IS NOT AN AUTHORIZATION FOR REPAIRS.

Our estimate does not create coverage under a policy where coverage does not or did not exist.

Preparation of our estimate does not prevent an insurance company from reserving its rights under a policy, or from exercising its rights as outlined within the policy.

This estimate is subject to review by the client/insurance company.

Custard Insurance Adjusters, Inc. is not responsible for payment to any third-party contractor for any fees for repairs, construction, remediation, etc., to the property upon which this estimate was prepared.

**Custard Insurance Adjusters, Inc.**4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071**OTERO_COUNTY****Otero County****Valuation Items****General Conditions**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. Commercial Supervision / Project Management - per hour	119.00 HR	81.07	0.00	9,647.33	(0.00)	9,647.33
2. Temporary heat - usage (per month) - Commercial	1.00 MO	806.63	0.00	806.63	(0.00)	806.63
3. Temporary water - hookup fee - Commercial	2.00 EA	500.00	0.00	1,000.00	(0.00)	1,000.00
4. Temporary construction office - portable (trailer)	4.00 MO	279.08	0.00	1,116.32	(0.00)	1,116.32
5. Temporary power usage (per month) - Commercial	4.00 MO	298.80	0.00	1,195.20	(0.00)	1,195.20
6. Temporary power - hookup	1.00 EA	292.25	0.00	292.25	(0.00)	292.25
7. Temporary toilet (per month)	4.00 MO	199.50	0.00	798.00	(0.00)	798.00
8. Temporary water - usage - (per month) - Commercial	4.00 MO	56.00	0.00	224.00	(0.00)	224.00
9. Dumpster load - Approx. 30 yards, 5-7 tons of debris	2.00 EA	560.00	0.00	1,120.00	(0.00)	1,120.00
10. Cleaning Technician - per hour	21.00 HR	49.42	0.00	1,037.82	(0.00)	1,037.82
Totals: General Conditions			0.00	17,237.55	0.00	17,237.55

Debris Removal

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
11. Demolish/remove metal building (3001 sf or greater)*	3,750.00 SF	2.64	0.00	9,900.00	(0.00)	9,900.00
12. Remove Concrete slab on grade - 6" - finished in place	3,750.00 SF	5.28	0.00	19,800.00	(0.00)	19,800.00
13. Remove Concrete slab reinforcement - #3 (3/8") - grid, 24" ea way	3,750.00 SF	1.88	0.00	7,050.00	(0.00)	7,050.00
14. Dumpster load - Approx. 40 yards, 7-8 tons of debris	5.00 EA	680.00	0.00	3,400.00	(0.00)	3,400.00
Totals: Debris Removal			0.00	40,150.00	0.00	40,150.00

Site Preparation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
15. Gravel under slab - in place	63.00 CY	56.03	0.00	3,529.89	(0.00)	3,529.89
Totals: Site Preparation			0.00	3,529.89	0.00	3,529.89



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Foundation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
16. Concrete slab on grade - 6" - finished in place	3,750.00 SF	9.06	0.00	33,975.00	(11,392.50)	22,582.50
17. Concrete slab reinforcement - #4 (1/2") - grid, 24" ea way	3,750.00 SF	2.18	0.00	8,175.00	(2,336.25)	5,838.75
18. Shovel footings	18.00 CY	351.98	0.00	6,335.64	(1,056.72)	5,278.92
Totals: Foundation			0.00	48,485.64	14,785.47	33,700.17

Dont see floor drain trough

Structure

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
19. Miscellaneous metal framing/accessories	517.00 SF	2.10	0.00	1,085.70	(255.14)	830.56
20. Stair nosing - cast metal	62.00 LF	16.36	0.00	1,014.32	(173.60)	840.72
21. Pre-eng. Metal Building w/o sheeting (3000-3999 sf)	2,813.00 SF	12.80	0.00	36,006.40	(9,235.08)	26,771.32
Totals: Structure			0.00	38,106.42	9,663.82	28,442.60

Exterior Finish

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
22. Soffit - metal	822.00 SF	6.70	0.00	5,507.40	(2,267.08)	3,240.32
23. Wrap wood door frame & trim with aluminum (PER LF)	233.00 LF	12.85	0.00	2,994.05	(595.32)	2,398.73
24. Steel door frame - 6' opening	1.00 EA	432.88	0.00	432.88	(136.15)	296.73
25. Steel door, 3' x 7'	2.00 EA	516.78	0.00	1,033.56	(334.45)	699.11
26. Door lockset & deadbolt - exterior - Premium grade	2.00 EA	240.42	0.00	480.84	(326.76)	154.08
27. Wall/roof panel- ribbed- to 1"- 29 ga - Agricultural-galv	3,429.00 SF	2.60	0.00	8,915.40	(2,720.34)	6,195.06
Totals: Exterior Finish			0.00	19,364.13	6,380.10	12,984.03

Interior Finish

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
28. Seal/prime (1 coat) then paint (1 coat) the surface area - 2 colors	7,500.00 SF	0.90	0.00	6,750.00	(1,181.25)	5,568.75
29. Paint door slab only - 2 coats (per side)	4.00 EA	30.68	0.00	122.72	(28.29)	94.43
30. Paint door or window opening - 2 coats (per side)	4.00 EA	25.08	0.00	100.32	(17.85)	82.47
31. Caulking - acrylic	155.00 LF	1.99	0.00	308.45	(22.09)	286.36



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

CONTINUED - Interior Finish

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
32. Deck guard rail - Vinyl - High grade	26.00 LF	56.98	0.00	1,481.48	(788.00)	693.48
33. Stud wall - 2" x 4" - 16" oc	593.00 SF	2.40	0.00	1,423.20	(159.12)	1,264.08
34. Stud wall - 2" x 6" - 16" oc	922.00 SF	3.36	0.00	3,097.92	(327.00)	2,770.92
35. 1/2" drywall - hung, taped, floated, ready for paint	947.00 SF	1.90	0.00	1,799.30	(167.93)	1,631.37
36. 5/8" drywall - hung, taped, floated, ready for paint	1,183.00 SF	1.97	0.00	2,330.51	(223.59)	2,106.92
37. 1/2" water rock (greenboard) hung, taped ready for texture	70.00 SF	1.81	0.00	126.70	(13.72)	112.98
38. Sheathing - plywood - 1/2" CDX	970.00 SF	1.82	0.00	1,765.40	(253.49)	1,511.91
39. Acoustical/fire-safing insulation - 2" mineral wool	41.00 SF	1.18	0.00	48.38	(8.61)	39.77
Totals: Interior Finish			0.00	19,354.38	3,190.94	16,163.44

Lighting

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
40. LAM - Indirect metal halide	13.00 EA	387.28	0.00	5,034.64	(2,682.13)	2,352.51
41. Exterior wall pack - Sodium - 250 watt	2.00 EA	328.96	0.00	657.92	(379.50)	278.42
Totals: Lighting			0.00	5,692.56	3,061.63	2,630.93

We had LED lighting not sodium

Heating/AC

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
42. Baseboard electric heater - 8"	2.00 EA	249.95	0.00	499.90	(231.83)	268.07
43. Thermostat - electric heat - High grade	2.00 EA	89.40	0.00	178.80	(71.43)	107.37
44. Space Heater - Ceiling hung gas unit 320,000 BTU warehouse	2.00 EA	2,880.43	0.00	5,760.86	(3,096.47)	2,664.39
45. Natural gas service line	200.00 LF	11.77	0.00	2,354.00	(0.00)	2,354.00
Totals: Heating/AC			0.00	8,793.56	3,399.73	5,393.83

don't see window ac unit
and we have 4 space heaters

Plumbing - Underground

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
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Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

CONTINUED - Plumbing - Underground

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
46. Water supply line - copper with fitting and hanger, 2"	62.00 LF	47.81	0.00	2,964.22	(1,238.64)	1,725.58
47. Drain/Vent line - ABS pipe with fitting and hanger, 4"	36.00 LF	17.10	0.00	615.60	(84.67)	530.93
Totals: Plumbing - Underground			0.00	3,579.82	1,323.31	2,256.51

Plumbing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
48. Water heater - 40 gallon - Gas - 6 yr	1.00 EA	1,073.42	0.00	1,073.42	(555.95)	517.47
49. Exterior faucet / hose bibb - frost free	3.00 EA	90.71	0.00	272.13	(96.23)	175.90
50. Black pipe with fitting and hanger, 2"	248.00 LF	26.78	0.00	6,641.44	(1,350.61)	5,290.83
51. Black pipe with fitting and hanger, 1"	103.00 LF	13.65	0.00	1,405.95	(303.54)	1,102.41
52. Water supply line - copper with fitting and hanger, 3/8"	103.00 LF	16.00	0.00	1,648.00	(307.87)	1,340.13
53. Drain/Vent line - ABS pipe with fitting and hanger, 2"	119.00 LF	11.60	0.00	1,380.40	(81.63)	1,298.77
54. Drain/Vent line - ABS pipe with fitting and hanger, 4"	145.00 LF	17.10	0.00	2,479.50	(341.04)	2,138.46
55. Toilet	1.00 EA	503.68	0.00	503.68	(76.51)	427.17
56. Toilet seat - Standard grade	1.00 EA	35.91	0.00	35.91	(11.72)	24.19
57. Sink - single	1.00 EA	254.31	0.00	254.31	(115.09)	139.22
58. Sink faucet - Bathroom	1.00 EA	214.37	0.00	214.37	(111.34)	103.03
59. P-trap assembly - ABS (plastic)	1.00 EA	53.31	0.00	53.31	(6.27)	47.04
60. Angle stop valve	4.00 EA	34.96	0.00	139.84	(17.47)	122.37
61. Natural gas service line	362.00 LF	11.77	0.00	4,260.74	(0.00)	4,260.74
62. Backflow preventer - 10" - single check valve	1.00 EA	7,283.32	0.00	7,283.32	(4,351.07)	2,932.25
Totals: Plumbing			0.00	27,646.32	7,726.34	19,919.98

Don't see urinal and bathroom partitions

Electrical

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
63. 110 volt commercial wiring/conduit, box, outlet, switch	139.00 EA	201.76	0.00	28,044.64	(2,092.92)	25,951.72
64. 220 volt commercial wiring/conduit, box, outlet, switch	1.00 EA	495.28	0.00	495.28	(83.28)	412.00

**Custard Insurance Adjusters, Inc.**4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071**CONTINUED - Electrical**

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
65. Outlet - High grade	140.00 EA	19.61	0.00	2,745.40	(880.95)	1,864.45
66. Trunk cable - copper in conduit - 3-350 MCM & 1-1/0 grd.	103.00 LF	58.47	0.00	6,022.41	(1,060.35)	4,962.06
67. Exhaust fan - Commercial	4.00 EA	691.62	0.00	2,766.48	(1,615.80)	1,150.68
68. Meter base and main disconnect - 400 to 2000 amp	1.00 EA	1,928.18	0.00	1,928.18	(1,187.64)	740.54
69. Circuit breaker - 110 volt - single pole	10.00 EA	28.00	0.00	280.00	(53.33)	226.67
70. Equipment wiring - Commercial	3,750.00 SF	1.27	0.00	4,762.50	(603.75)	4,158.75
71. Breaker panel - 100 amp	1.00 EA	692.62	0.00	692.62	(175.16)	517.46
72. Phone, TV, or speaker outlet	1.00 EA	18.45	0.00	18.45	(5.42)	13.03
Totals: Electrical			0.00	47,755.96	7,758.60	39,997.36

Roofing

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
73. Metal roofing - Standard grade	5,250.00 SF	4.59	0.00	24,097.50	(4,091.50)	20,006.00
74. Pre-eng. Metal Building w/o sheeting (3000-3999 sf)	938.00 SF	12.80	0.00	12,006.40	(3,079.45)	8,926.95
Totals: Roofing			0.00	36,103.90	7,170.95	28,932.95

Windows

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
75. Vinyl window, horizontal sliding, 12-23 sf	4.00 EA	401.98	0.00	1,607.92	(990.63)	617.29
Totals: Windows			0.00	1,607.92	990.63	617.29

Roll-up Doors

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
76. Sectional overhead door, 16' x 16'	2.00 EA	2,750.83	0.00	5,501.66	(3,156.00)	2,345.66
77. Overhead (garage) door opener	2.00 EA	475.34	0.00	950.68	(365.36)	585.32
Totals: Roll-up Doors			0.00	6,452.34	3,521.36	2,930.98



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Total: Valuation Items

0.00 323,860.39 68,972.88 254,887.51

Contents

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
78. 15W-40 Oil Tote*	60.00 EA	21.35	0.00	1,281.00	(38.43)	1,242.57
79. Antifreeze*	30.00 EA	11.63	0.00	348.90	(10.47)	338.43
80. Grease lube tubs*	13.00 EA	4.29	0.00	55.77	(1.67)	54.10
81. Solvent*	45.00 EA	6.50	0.00	292.50	(8.78)	283.72
82. HYD oil Tote*	50.00 EA	22.79	0.00	1,139.50	(34.19)	1,105.31
83. DEF Fluid barrel*	1.00 EA	315.00	0.00	315.00	(9.45)	305.55
84. large orange safety cones*	45.00 EA	36.77	0.00	1,654.65	(49.64)	1,605.01
85. propane barbeque grill 5 burner*	1.00 EA	249.00	0.00	249.00	(7.47)	241.53
86. welding rod 5/32 6010E*	5.00 EA	261.97	0.00	1,309.85	(39.30)	1,270.55
87. welding soap stone box*	1.00 EA	25.93	0.00	25.93	(0.78)	25.15
88. 2 inch x 50 ft fire hose*	1.00 EA	127.89	0.00	127.89	(3.84)	124.05
89. Single drum spill container 65gal #3KN23*	6.00 EA	233.78	0.00	1,402.68	(42.08)	1,360.60
90. Computer with monitor & Keyboard*	1.00 EA	1,500.00	0.00	1,500.00	(45.00)	1,455.00
91. Canon Copier/Sacaner/Priter*	1.00 EA	500.00	0.00	500.00	(15.00)	485.00
92. Office Desk*	1.00 EA	200.00	0.00	200.00	(6.00)	194.00
93. Office table*	1.00 EA	200.00	0.00	200.00	(6.00)	194.00
94. padded folding chairs,black vinyl model #950 set of 4*	3.00 EA	138.08	0.00	414.24	(12.43)	401.81
95. 8' folding tables modle # 80732*	4.00 EA	79.98	0.00	319.92	(9.60)	310.32
96. 3 tier steel wire shelving unit model # 31424PS-1 IN OFFICE*	1.00 EA	29.98	0.00	29.98	(0.90)	29.08
97. Office Chairs*	5.00 EA	50.00	0.00	250.00	(7.50)	242.50
98. Farberware microwave MODEL #FMO07AHTBKJ*	1.00 EA	89.99	0.00	89.99	(2.70)	87.29
99. coffee pot*	1.00 EA	19.99	0.00	19.99	(0.60)	19.39
100. Refrigerator Hotpoint 15.6 cu ft*	1.00 EA	719.10	0.00	719.10	(21.57)	697.53
101. Copier Table *	1.00 EA	100.00	0.00	100.00	(3.00)	97.00
102. 30" floor fan 3 speed model#123790*	1.00 EA	229.99	0.00	229.99	(6.90)	223.09
103. first aid cabinet 100 unit class B first aid kit #837101*	1.00 EA	549.05	0.00	549.05	(16.47)	532.58
104. shelving units 4 TIERE MODEL # *	2.00 EA	229.00	0.00	458.00	(13.74)	444.26
105. Polycom Phone*	1.00 EA	117.00	0.00	117.00	(3.51)	113.49
106. rhino 4105 pto shaft*	2.00 EA	2,600.00	0.00	5,200.00	(156.00)	5,044.00
107. drum tray dolly, 1080lb #4RF61*	6.00 EA	241.59	0.00	1,449.54	(43.49)	1,406.05
108. Traffic signs in welder truck and east wall Misc*	76.00 EA	23.15	0.00	1,759.40	(52.78)	1,706.62
109. Misc Signs *	114.00 EA	52.90	0.00	6,030.60	(180.92)	5,849.68
110. Milwaukee 1/4" impact driver model # 2953-20*	1.00 EA	149.00	0.00	149.00	(4.47)	144.53
111. Milwaukee 1/2" impact model # 2967-22*	1.00 EA	500.00	0.00	500.00	(15.00)	485.00
112. Milwaukee 1/2" driver/drill model # 2606-20*	1.00 EA	129.00	0.00	129.00	(3.87)	125.13
113. Milwaukee 3/8" ratchet model # 2567-20*	1.00 EA	199.00	0.00	199.00	(5.97)	193.03
114. Milwaukee 4" grinder model # 2880-20*	1.00 EA	199.00	0.00	199.00	(5.97)	193.03

OTERO_COUNTY

2/26/2025

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Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

CONTINUED - Contents

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
115. Milwaukee sawzall model #2621-20*	1.00 EA	100.00	0.00	100.00	(3.00)	97.00
116. Milwaukee chainsaw model # 2727-21HD*	1.00 EA	500.00	0.00	500.00	(15.00)	485.00
117. Milwaukee grease gun model # 2646-20*	1.00 EA	229.00	0.00	229.00	(6.87)	222.13
118. Milwaukee weed eater and chain saw attachment Model #3016-21ST*	1.00 EA	349.99	0.00	349.99	(10.50)	339.49
119. Milwaukee Battery M18 high out put HD12.0 *	2.00 EA	249.00	0.00	498.00	(14.94)	483.06
120. Milwaukee m12 model #48-11-2420*	1.00 EA	64.97	0.00	64.97	(1.95)	63.02
121. Milwaukee battery M18 high output XC 6.0 (2 pack)*	2.00 EA	199.00	0.00	398.00	(11.94)	386.06
122. Milwaukee battery m18 redlithium CP3.0 (2 pack) *	1.00 EA	99.00	0.00	99.00	(2.97)	96.03
123. laser transit and grade rod model #bosch GrL245HV*	1.00 EA	629.00	0.00	629.00	(18.87)	610.13
124. floor jacks Strongway 3 ton model #113239*	3.00 EA	239.99	0.00	719.97	(21.60)	698.37
125. sunx heavy duty jack stands model# 1522*	2.00 EA	185.00	0.00	370.00	(11.10)	358.90
126. skill saw corded 7 1/4" model #6390-21*	1.00 EA	134.10	0.00	134.10	(4.02)	130.08
127. 4 1/2" grinder corded model #6141-30*	1.00 EA	109.00	0.00	109.00	(3.27)	105.73
128. Milwaukee 7"/9" grinder corded model #6088-30*	1.00 EA	249.00	0.00	249.00	(7.47)	241.53
129. Jet industrial benchtop grinder 6" 1/2 hp model #JBG-6A*	1.00 EA	265.00	0.00	265.00	(7.95)	257.05
130. air cut off saw model #6515*	1.00 EA	91.99	0.00	91.99	(2.76)	89.23
131. milwaukee 14" chop saw model #6177-20*	1.00 EA	219.00	0.00	219.00	(6.57)	212.43
132. Welder cable reel *	1.00 EA	1,200.00	0.00	1,200.00	(36.00)	1,164.00
133. welding cables set 2, 50ft model # 195195*	1.00 EA	399.99	0.00	399.99	(12.00)	387.99
134. Stihl chain saw model # ms193t*	1.00 EA	469.99	0.00	469.99	(14.10)	455.89
135. Stihl chain saw model ms170*	2.00 EA	179.99	0.00	359.98	(10.80)	349.18
136. Stihl chain saw ms250*	1.00 EA	349.99	0.00	349.99	(10.50)	339.49
137. Stihl demo saw TS700 with cart*	1.00 EA	2,106.98	0.00	2,106.98	(63.21)	2,043.77
138. strong way electric, Chain saw chain sharpener #57523*	1.00 EA	169.99	0.00	169.99	(5.10)	164.89
139. 6' step ladder *	1.00 EA	129.00	0.00	129.00	(3.87)	125.13
140. 12' step ladder*	1.00 EA	309.00	0.00	309.00	(9.27)	299.73
141. 16' fiberglass extension ladder*	1.00 EA	279.00	0.00	279.00	(8.37)	270.63
142. 3' step stool*	1.00 EA	49.97	0.00	49.97	(1.50)	48.47
143. brinly-hardy 40 in atv lawn aerator model # SAT2-40BH-S*	1.00 EA	189.99	0.00	189.99	(5.70)	184.29
144. agri-fab 185lb ATV tow spreader model #45-0329*	1.00 EA	369.99	0.00	369.99	(11.10)	358.89
145. digging shovels*	4.00 EA	14.99	0.00	59.96	(1.80)	58.16
146. square shovels*	4.00 EA	13.99	0.00	55.96	(1.68)	54.28
147. scoop shovel*	1.00 EA	24.99	0.00	24.99	(0.75)	24.24
148. sharp shooter shovels*	2.00 EA	35.00	0.00	70.00	(2.10)	67.90

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Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

CONTINUED - Contents

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
149. pitch forks*	2.00 EA	20.00	0.00	40.00	(1.20)	38.80
150. 12' ditch pitch fork*	2.00 EA	60.00	0.00	120.00	(3.60)	116.40
151. regular rakes*	2.00 EA	15.00	0.00	30.00	(0.90)	29.10
152. asphalt rakes*	4.00 EA	96.00	0.00	384.00	(11.52)	372.48
153. barrel lifter*	1.00 EA	60.00	0.00	60.00	(1.80)	58.20
154. Acetylene cutting torches *	2.00 EA	450.00	0.00	900.00	(27.00)	873.00
155. Acetylene / oxygen cutting torch hose set*	2.00 EA	200.00	0.00	400.00	(12.00)	388.00
156. Acetylene / oxygen cutting torch gauges/torch set*	3.00 EA	1,000.00	0.00	3,000.00	(90.00)	2,910.00
157. Acetylene bottles*	2.00 EA	220.00	0.00	440.00	(13.20)	426.80
158. Oxygen bottles*	2.00 EA	250.00	0.00	500.00	(15.00)	485.00
159. argon bottle*	1.00 EA	220.00	0.00	220.00	(6.60)	213.40
160. auto darking welding helmets*	2.00 EA	300.00	0.00	600.00	(18.00)	582.00
161. welding leathers*	2.00 EA	132.02	0.00	264.04	(7.92)	256.12
162. welding gloves*	4.00 EA	35.24	0.00	140.96	(4.23)	136.73
163. homark 20 gallon model # RD00820310 solvent parts washer*	1.00 EA	279.99	0.00	279.99	(8.40)	271.59
164. klutch 17in floor drill press 1 HP model*	1.00 EA	399.99	0.00	399.99	(12.00)	387.99
165. metal work bench*	1.00 EA	299.99	0.00	299.99	(9.00)	290.99
166. wilton bench vice*	2.00 EA	171.18	0.00	342.36	(10.27)	332.09
167. transfer tank pumps 12v*	2.00 EA	650.00	0.00	1,300.00	(39.00)	1,261.00
168. 100 gal L shaped pickup fuel transfer tank*	1.00 EA	950.00	0.00	950.00	(28.50)	921.50
169. 8' weed burner red dragon JET 8 C torch kit*	1.00 EA	400.00	0.00	400.00	(12.00)	388.00
170. sand blaster cabinet model # 41391*	1.00 EA	719.99	0.00	719.99	(21.60)	698.39
171. battery chargers*	3.00 EA	279.99	0.00	839.97	(25.20)	814.77
172. 1" air impact wrench Ingersoll rand model # 285B-6*	1.00 EA	649.99	0.00	649.99	(19.50)	630.49
173. 1" impact sockets set*	1.00 EA	151.99	0.00	151.99	(4.56)	147.43
174. 1/2" air impact wrench Ingersoll rand model # 236*	1.00 EA	159.99	0.00	159.99	(4.80)	155.19
175. 1/2" impact sockets set*	1.00 EA	199.99	0.00	199.99	(6.00)	193.99
176. 3/4" aircat air impact wrench model # 1777*	1.00 EA	826.99	0.00	826.99	(24.81)	802.18
177. 3/4" impact sockets set*	1.00 EA	209.97	0.00	209.97	(6.30)	203.67
178. 48" bottom tool box*	1.00 EA	250.00	0.00	250.00	(7.50)	242.50
179. 48" top tool box*	1.00 EA	250.00	0.00	250.00	(7.50)	242.50
180. metric socket set*	1.00 EA	99.00	0.00	99.00	(2.97)	96.03
181. standard socket set*	1.00 EA	99.00	0.00	99.00	(2.97)	96.03
182. standard combination wrenches set*	1.00 EA	119.00	0.00	119.00	(3.57)	115.43
183. metric combination wrench set*	1.00 EA	119.00	0.00	119.00	(3.57)	115.43
184. concrete finishing tools misc*	1.00 EA	200.00	0.00	200.00	(6.00)	194.00
185. wacker neuson concrete vibrator model # M2500-SM4S-H50HA/5100018084*	1.00 EA	1,179.99	0.00	1,179.99	(35.40)	1,144.59



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

CONTINUED - Contents

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
186. big shop vac*	1.00 EA	149.00	0.00	149.00	(4.47)	144.53
187. hd extension cords 100ft 12/3 Ga model #SJTW*	1.00 EA	69.99	0.00	69.99	(2.10)	67.89
188. extension cord 50ft 12/3 Ga. Model #*	1.00 EA	49.99	0.00	49.99	(1.50)	48.49
189. extension cord 25ft 12/3ga. Model # EXC2515*	1.00 EA	47.51	0.00	47.51	(1.43)	46.08
190. Drop light model # K40365*	1.00 EA	29.98	0.00	29.98	(0.90)	29.08
191. coveralls*	4.00 EA	63.00	0.00	252.00	(7.56)	244.44
192. burr bits*	1.00 EA	44.99	0.00	44.99	(1.35)	43.64
193. micrometer*	1.00 EA	149.00	0.00	149.00	(4.47)	144.53
194. drill bit kits kimball midwest*	3.00 EA	359.00	0.00	1,077.00	(32.31)	1,044.69
195. 1/4" bit driver kit*	1.00 EA	91.99	0.00	91.99	(2.76)	89.23
196. cargo ratch straps 2" model #1813*	4.00 EA	29.99	0.00	119.96	(3.60)	116.36
197. 1 ton Cable puller model #ICP-1*	1.00 EA	49.00	0.00	49.00	(1.47)	47.53
198. 50' 3/8 air hose Model #TLEX3850-NT*	1.00 EA	29.99	0.00	29.99	(0.90)	29.09
199. 3/8" retractable air hose reel*	2.00 EA	129.99	0.00	259.98	(7.80)	252.18
200. solar 1000amp battery load tester model #*	1.00 EA	250.15	0.00	250.15	(7.50)	242.65
201. Floor Creeper*	1.00 EA	99.99	0.00	99.99	(3.00)	96.99
202. welder extension cord 30'*	1.00 EA	125.00	0.00	125.00	(3.75)	121.25
203. tap and die set*	1.00 EA	229.99	0.00	229.99	(6.90)	223.09
204. big tow rope*	1.00 EA	524.00	0.00	524.00	(15.72)	508.28
205. 1/2 pallet of bottled water*	1.00 EA	136.50	0.00	136.50	(4.10)	132.40
206. DEF JUG*	1.00 EA	49.99	0.00	49.99	(1.50)	48.49
207. 20 ton air/hydraulic jack #88576*	1.00 EA	199.99	0.00	199.99	(6.00)	193.99
208. high lift jack 7000-lb (handy man jack) model # HL-484*	1.00 EA	119.99	0.00	119.99	(3.60)	116.39
209. Iron ton lever action drum hand pumps #40090*	6.00 EA	29.99	0.00	179.94	(5.40)	174.54
210. gear oil barrel pump MODEL # 336*	1.00 EA	74.99	0.00	74.99	(2.25)	72.74
211. iron ton 10 gallon small portable air tank #48365*	1.00 EA	79.99	0.00	79.99	(2.40)	77.59
212. welding clamps part # PR115S (martin pipe and steel)*	6.00 EA	26.46	0.00	158.76	(4.76)	154.00
213. welding strong hand utility clamp #80760 (martin pipe and steel)*	2.00 EA	73.21	0.00	146.42	(4.39)	142.03
214. 4 ft levels*	2.00 EA	34.97	0.00	69.94	(2.10)	67.84
215. jumper cables 20ft*	1.00 EA	39.99	0.00	39.99	(1.20)	38.79
216. 25 ft tape measures*	4.00 EA	16.97	0.00	67.88	(2.04)	65.84
217. cutting torch strikers*	4.00 EA	4.97	0.00	19.88	(0.60)	19.28
218. 36" x 36" Reflective Roll Ups - MEN WORKING AHEAD *	4.00 EA	95.00	0.00	380.00	(11.40)	368.60
219. SECOM IT equipment*	1.00 EA	750.00	0.00	750.00	(22.50)	727.50
Totals: Contents			0.00	64,406.24	1,932.24	62,474.00



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Total: Otero County	0.00	388,266.63	70,905.12	317,361.51
Line Item Totals: OTERO_COUNTY	0.00	388,266.63	70,905.12	317,361.51

Coverage	Item Total	%	ACV Total	%
General Liability - Property Damage	323,860.39	83.41%	254,887.51	80.31%
Contents	64,406.24	16.59%	62,474.00	19.69%
Total	388,266.63	100.00%	317,361.51	100.00%



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Summary for General Liability - Property Damage

Line Item Total	323,860.39
Replacement Cost Value	\$323,860.39
Less Depreciation	(68,972.88)
Actual Cash Value	\$254,887.51
Net Claim	\$254,887.51
Total Recoverable Depreciation	68,972.88
Net Claim if Depreciation is Recovered	\$323,860.39

Adam Tebedo
Adjuster



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Summary for Contents

Line Item Total	64,406.24
Replacement Cost Value	\$64,406.24
Less Depreciation	(1,932.24)
Actual Cash Value	\$62,474.00
Net Claim	\$62,474.00
Total Recoverable Depreciation	1,932.24
Net Claim if Depreciation is Recovered	\$64,406.24

Adam Tebedo
Adjuster



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Recap of Taxes

	Material Sales Tax (6.9%)	Manuf. Home Tax (6.9%)	Storage Rental Tax (6.9%)	Local Food Tax (4%)
Line Items	0.00	0.00	0.00	0.00
Total	0.00	0.00	0.00	0.00



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Recap by Room

Estimate: OTERO_COUNTY

Area: Otero County

Area: Valuation Items

General Conditions		17,237.55	4.44%
Coverage: General Liability - Property Damage	100.00% =	17,237.55	
Debris Removal		40,150.00	10.34%
Coverage: General Liability - Property Damage	100.00% =	40,150.00	
Site Preparation		3,529.89	0.91%
Coverage: General Liability - Property Damage	100.00% =	3,529.89	
Foundation		48,485.64	12.49%
Coverage: General Liability - Property Damage	100.00% =	48,485.64	
Structure		38,106.42	9.81%
Coverage: General Liability - Property Damage	100.00% =	38,106.42	
Exterior Finish		19,364.13	4.99%
Coverage: General Liability - Property Damage	100.00% =	19,364.13	
Interior Finish		19,354.38	4.98%
Coverage: General Liability - Property Damage	100.00% =	19,354.38	
Lighting		5,692.56	1.47%
Coverage: General Liability - Property Damage	100.00% =	5,692.56	
Heating/AC		8,793.56	2.26%
Coverage: General Liability - Property Damage	100.00% =	8,793.56	
Plumbing - Underground		3,579.82	0.92%
Coverage: General Liability - Property Damage	100.00% =	3,579.82	
Plumbing		27,646.32	7.12%
Coverage: General Liability - Property Damage	100.00% =	27,646.32	
Electrical		47,755.96	12.30%
Coverage: General Liability - Property Damage	100.00% =	47,755.96	
Roofing		36,103.90	9.30%
Coverage: General Liability - Property Damage	100.00% =	36,103.90	
Windows		1,607.92	0.41%
Coverage: General Liability - Property Damage	100.00% =	1,607.92	
Roll-up Doors		6,452.34	1.66%
Coverage: General Liability - Property Damage	100.00% =	6,452.34	
Area Subtotal: Valuation Items		323,860.39	83.41%
Coverage: General Liability - Property Damage	100.00% =	323,860.39	
Contents		64,406.24	16.59%
Coverage: Contents	100.00% =	64,406.24	
Area Subtotal: Otero County		388,266.63	100.00%
Coverage: General Liability - Property Damage	83.41% =	323,860.39	

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Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Coverage: Contents	16.59% =	64,406.24	
Subtotal of Areas		388,266.63	100.00%
Coverage: General Liability - Property Damage	83.41% =	323,860.39	
Coverage: Contents	16.59% =	64,406.24	
Total		388,266.63	100.00%



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Recap by Category with Depreciation

Items			RCV	Deprec.	ACV
CONCRETE & ASPHALT			48,485.64		
Coverage: General Liability - Property Damage	@	100.00% =	48,485.64	14,785.47	33,700.17
GENERAL DEMOLITION			41,270.00		
Coverage: General Liability - Property Damage	@	100.00% =	41,270.00		41,270.00
DOORS			7,918.78		
Coverage: General Liability - Property Damage	@	100.00% =	7,918.78	3,991.96	3,926.82
DRYWALL			4,256.51		
Coverage: General Liability - Property Damage	@	100.00% =	4,256.51	405.24	3,851.27
ELECTRICAL			48,434.66		
Coverage: General Liability - Property Damage	@	100.00% =	48,434.66	8,061.86	40,372.80
EXCAVATION			3,529.89		
Coverage: General Liability - Property Damage	@	100.00% =	3,529.89		3,529.89
FINISH HARDWARE			480.84		
Coverage: General Liability - Property Damage	@	100.00% =	480.84	326.76	154.08
FRAMING & ROUGH CARPENTRY			7,768.00		
Coverage: General Liability - Property Damage	@	100.00% =	7,768.00	1,527.61	6,240.39
HEAT, VENT & AIR CONDITIONING			5,760.86		
Coverage: General Liability - Property Damage	@	100.00% =	5,760.86	3,096.47	2,664.39
INSULATION			48.38		
Coverage: General Liability - Property Damage	@	100.00% =	48.38	8.61	39.77
LABOR ONLY			10,685.15		
Coverage: General Liability - Property Damage	@	100.00% =	10,685.15		10,685.15
LIGHT FIXTURES			5,692.56		
Coverage: General Liability - Property Damage	@	100.00% =	5,692.56	3,061.63	2,630.93
MOISTURE PROTECTION			308.45		
Coverage: General Liability - Property Damage	@	100.00% =	308.45	22.09	286.36
METAL STRUCTURES & COMPONENTS			59,028.22		
Coverage: General Liability - Property Damage	@	100.00% =	59,028.22	15,463.61	43,564.61
PLUMBING			33,580.14		
Coverage: General Liability - Property Damage	@	100.00% =	33,580.14	9,049.65	24,530.49



Custard Insurance Adjusters, Inc.

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071

Items			RCV	Deprec.	ACV
PAINTING			6,973.04	1,227.39	5,745.65
Coverage: General Liability - Property Damage	@	100.00% =	6,973.04		
ROOFING			24,097.50	4,091.50	20,006.00
Coverage: General Liability - Property Damage	@	100.00% =	24,097.50		
SIDING			2,994.05	595.32	2,398.73
Coverage: General Liability - Property Damage	@	100.00% =	2,994.05		
SOFFIT, FASCIA, & GUTTER			5,507.40	2,267.08	3,240.32
Coverage: General Liability - Property Damage	@	100.00% =	5,507.40		
TEMPORARY REPAIRS			5,432.40		5,432.40
Coverage: General Liability - Property Damage	@	100.00% =	5,432.40		
USER DEFINED ITEMS			64,406.24	1,932.24	62,474.00
Coverage: Contents	@	100.00% =	64,406.24		
WINDOWS - VINYL			1,607.92	990.63	617.29
Coverage: General Liability - Property Damage	@	100.00% =	1,607.92		
Subtotal			388,266.63	70,905.12	317,361.51