



# Frequently Asked Questions for Asset Valuation for Insurance Purposes

## **Q: Does Intact Public Entities provide risk inspection services?**

A: Intact Public Entities provides risk inspection services to our clients. We have a dedicated team of professional and knowledgeable inspectors.

## **Q: What does an inspection entail?**

A: The Intact Public Entities inspection process determines the construction details, updates the use and occupancy classification, produces a photographic inventory of the buildings and calculates replacement costs for insurance purposes. The inspection will further incorporate a review of the properties and operations for potential liabilities.

## **Q: Do we receive anything after the inspection?**

A: Yes, you will receive an inspection report that includes a property schedule showing newly calculated values, photographs of all buildings and a description of any identified loss hazards with recommended risk control measures.

## **Q: How is replacement cost calculated?**

A: Intact Public Entities inspectors calculate replacement cost based on information gathered from an on-site inspection of your physical building inventory and costing softwares. The inspector utilizes several resources in determining the replacement cost. Values are developed using the Segregated Cost Method (component-based technologies) or a Model-Based Method (cost per square foot), depending on the complexity of the building. These values are obtained from a number of sources including R.S. Means, Marshall & Swift/Boeckh, Hydromantis Capdetworks and Hanscomb costing manuals. Once the values are calculated, a Class-Location Modifier is applied so the replacement cost figure adequately reflects the costs in your municipality. For historical buildings an additional costing factor is used based on the construction methods and materials used for construction of that historical designated building.

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