Custard Insurance Adjusters

4875 Avalon Ridge Parkway
Peachtree Corners, GA 30071
T: 678-466-3460
F: 678-261-1728

Insured:	Alexis Abner	Home:	(937) 467-6984
Property:	3183 MYERS TILLMAN RD ARCANUM, OH 45304	E-mail:	amabner97@yahoo.com
Home:	3183 MYERS TILLMAN RD ARCANUM, OH 45304		
Claim Rep.:	Jason Agan	Business:	930 S. Harbor City Blvd.; Suite 302 Melbourne, FL 32901
Position:	Desk Adjuster	E-mail:	jagan@custard.com
Company:	CITON Claims Solutions		
Estimator:	Bryce Eckert	Business:	(317) 496-4065
		E-mail:	BryceEckert@gmail.com

Claim Number: C-1026805 **Policy Number:** OSIH3OH_01573297-1A **Type of Loss:** WindStorm

Date Contacted:	3/16/2026 2:00 PM		
Date of Loss:	3/11/2026 12:00 AM	Date Received:	3/13/2026 12:00 AM
Date Inspected:	3/19/2026 2:29 PM	Date Entered:	3/13/2026 1:13 PM
Date Est. Completed:	3/20/2026 2:42 PM		

Price List:	OHDT8X_MAR26 Restoration/Service/Remodel
Estimate:	ALEXIS_ABNER1

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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.

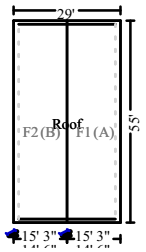
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ALEXIS_ABNER1

Dwelling

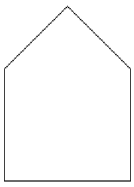
Exterior



Roof

1681.28	Surface Area	16.81	Number of Squares
171.14	Total Perimeter Length	55.00	Total Ridge Length

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
1. R&R Tarp - all-purpose poly - per sq ft (labor and material)	300.00 SF	1.13	24.58	363.58	<0.00>	363.58
For temporary repairs						
The entries listed below are to accommodate the replacement of the wind damaged front slope.						
2. Remove Laminated - comp. shingle rfg. - w/out felt	8.41 SQ	66.20	40.36	597.10	<0.00>	597.10
3. R&R Drip edge	171.14 LF	3.16	39.21	580.01	<86.25>	493.76
4. Roofing felt - 15 lb.	8.41 SQ	35.19	21.46	317.41	<36.22>	281.19
5. Asphalt starter - universal starter course	55.00 LF	1.88	7.50	110.90	<16.58>	94.32
6. Laminated - comp. shingle rfg. - w/out felt	9.00 SQ	256.59	167.42	2,476.73	<545.05>	1,931.68
7. Hip / Ridge cap - cut from 3 tab - composition shingles	55.00 LF	4.49	17.90	264.85	<34.65>	230.20
Totals: Roof			**318.43**	**4,710.58**	**718.75**	**3,991.83**



Front Elevation — Formula Elevation 88' x 8' 3" x 0"

650.64	SF Walls	85.17	LF Floor Perimeter
726.00	SF Long Wall	726.00	SF Short Wall
88.00	LF Ceil. Perimeter		

Missing Wall - Goes to Floor	**2' 10" X 6' 10"**	**Opens into Exterior**
Missing Wall - Goes to neither Floor/Ceiling	**(6) 2' 8" X 3' 6"**	**Opens into Exterior**

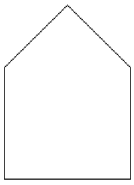
DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
The entries listed below are to accommodate the replacement of the damaged items on this elevation.						
8. R&R Shutters - simulated wood (polystyrene)	1.00 EA	183.83	13.33	197.16	(33.62)	163.54

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CONTINUED - Front Elevation

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
9. Detach & Reset Shutters - simulated wood (polystyrene)	3.00 EA	50.69	11.03	163.10	(0.00)	163.10
10. Detach & Reset Gutter / downspout - aluminum - up to 5"	13.00 LF	6.33	5.97	88.26	(0.00)	88.26
To accommodate the replacement of the damaged vinyl siding.						
11. Remove Siding - vinyl	650.64 SF	0.56	26.42	390.78	(0.00)	390.78
12. House wrap (air/moisture barrier)	650.64 SF	0.47	22.17	327.97	(13.01)	314.96
13. Siding - vinyl	650.64 SF	5.94	280.20	4,145.00	(486.03)	3,658.97
14. R&R Exterior light fixture	1.00 EA	121.11	8.78	129.89	(31.50)	98.39
15. R&R Window screen, 1 - 9 SF	6.00 EA	49.41	21.49	317.95	(115.62)	202.33
16. R&R Storm door assembly	1.00 EA	352.67	25.57	378.24	(78.66)	299.58
An additional labor allowance has been included at the end of the estimate for this trade.						
Totals: Front Elevation			**414.96**	**6,138.35**	**758.44**	**5,379.91**



Right Elevation — **Formula Elevation 26' x 8' 4" x 5'**

281.67 SF Walls
281.67 SF Long Wall
27.86 LF Ceil. Perimeter
26.00 LF Floor Perimeter
281.67 SF Short Wall

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
17. Detach & Reset Siding - vinyl	48.00 SF	3.20	11.14	164.74	(0.00)	164.74
Allowance to harvest 4 undamaged pieces from the front elevation to replace 4 damaged pieces on this elevation						
Totals: Right Elevation			**11.14**	**164.74**	**0.00**	**164.74**
Total: Exterior			**744.53**	**11,013.67**	**1,477.19**	**9,536.48**
Total: Dwelling			**744.53**	**11,013.67**	**1,477.19**	**9,536.48**

Play Set

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV

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CONTINUED - Play Set

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
18. General Demolition - per hour	2.00 HR	57.83	8.39	124.05	(0.00)	124.05
Demo existing						
19. Outdoor play set / Swing set - High grade	1.00 EA	1,500.00	108.75	1,608.75	<300.00>	1,308.75
Totals: Play Set			**117.14**	**1,732.80**	**300.00**	**1,432.80**

General

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
20. Tandem axle dump trailer - per load - including dump fees	1.00 EA	198.26	14.37	212.63	(0.00)	212.63
For non-roofing debris						
Totals: General			**14.37**	**212.63**	**0.00**	**212.63**

Labor Minimums Applied

DESCRIPTION	QUANTITY	UNIT PRICE	TAX	RCV	DEPREC.	ACV
21. Door labor minimum	1.00 EA	82.75	6.00	88.75	(0.00)	88.75
22. Electrical labor minimum	1.00 EA	194.97	14.14	209.11	(0.00)	209.11
Totals: Labor Minimums Applied			**20.14**	**297.86**	**0.00**	**297.86**
Line Item Totals: ALEXIS_ABNER1			**896.18**	**13,256.96**	**1,777.19**	**11,479.77**

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Grand Total Areas:

932.31	SF Walls	0.00	SF Ceiling	932.31	SF Walls and Ceiling
0.00	SF Floor	0.00	SY Flooring	111.17	LF Floor Perimeter
1,007.67	SF Long Wall	1,007.67	SF Short Wall	115.86	LF Ceil. Perimeter
0.00	Floor Area	0.00	Total Area	0.00	Interior Wall Area
115.57	Exterior Wall Area	0.00	Exterior Perimeter of Walls		
1,681.28	Surface Area	16.81	Number of Squares	171.14	Total Perimeter Length
55.00	Total Ridge Length	0.00	Total Hip Length		

Coverage	Item Total	%	ACV Total	%
CoverageA	11,524.16	86.93%	10,046.97	87.52%
CoverageB	0.00	0.00%	0.00	0.00%
CoverageC	1,732.80	13.07%	1,432.80	12.48%
Total	13,256.96	100.00%	11,479.77	100.00%

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Summary for CoverageA

Line Item Total		10,745.12
Total Tax		779.04
Replacement Cost Value		**$11,524.16**
Less Depreciation		(1,477.19)
Actual Cash Value		**$10,046.97**
Less Deductible		(5,000.00)
Net Claim		**$5,046.97**
Total Depreciation	1,477.19	
Less Non-Recoverable Depreciation	<718.75>	
Total Recoverable Depreciation		758.44
Net Claim if Depreciation is Recovered		**$5,805.41**

Bryce Eckert

Custard Insurance Adjusters

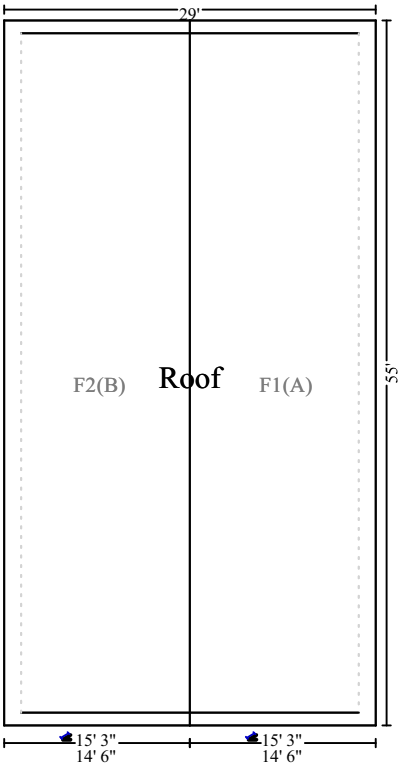
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Summary for CoverageC

Line Item Total	1,615.66
Total Tax	117.14
Replacement Cost Value	**$1,732.80**
Less Non-recoverable Depreciation	<300.00>
Actual Cash Value	**$1,432.80**
Net Claim	**$1,432.80**

Bryce Eckert

Front



N

Exterior