

Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C
Valuation ID: BS5MD79.1

(In Canadian Dollars)

Owner Information

Name: XM8 ONLINE	Date Entered: 07/17/2023
Street: -	Date Calculated: 07/17/2023
City, Province Postal Code: -, - T2G 5E1	Created By: User DAVID.SOL@IBIGROUP.C
Country: Canada	User: 8D XM8Profile

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 900
Use: Single Family Detached	Year Built: 2000
Home Quality Grade: Above Average	Cost per Finished Sq. Ft.: \$222.64
Site Access: Average - No Unusual Constraints	

Foundation

Foundation Shape: 4-5 Corners - Square/Rectangle	Foundation Type: 100% Basement
Percent of lowest level that is finished: 0%	Foundation Material: 100% Concrete
Property Slope: None (0 - 15 degrees)	Walk-out Basement: No

Exterior

Roof Shape: Gable	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: 100% Composition - Architectural Shingle
Exterior Wall Construction: 100% Wood Framing	Exterior Wall Finish: 70% Stucco - Traditional Hard Coat, 30% Brick Veneer

Interior

Average Wall Height: 8	Interior Wall Material: 100% Drywall
Floor Coverings: 25% Carpet, 50% Hardwood - Plank, 25% Tile - Ceramic	Interior Wall Finish: 75% Paint, 25% Wallpaper
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 1 Medium - (11'x10')	Bathrooms: 1 Full Bath
Bedrooms: 2 Medium - (10'x10')	Living Areas: 1 Medium - (18'x12')
Hallways: 1 Medium - (15'x4')	Nooks: 1 Small - (8'x6')
Utility Rooms: 1 Small - (7'x5')	

Room Details

Kitchen (Above Ground Room): Quality Adjustment: None Appliances: 1 Dishwasher, 1 Space Saver Microwave, 1 Free Standing Refrigerator , 1 Built-in Range Cabinets: Peninsula Bar	Size: Medium Counters: 100% Quartz
Bath (Above Ground Room): Quality Adjustment: None Type: Full Bath Fixtures: 1 Cult. Marble Tub/Shower Surr.	Size: Medium Vanity Tops: 100% Quartz
Bedroom (Above Ground Room): Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room): Quality Adjustment: None	Size: Medium
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Medium
Hallway (Above Ground Room): Quality Adjustment: None	Size: Medium

Nook (Above Ground Room):

Quality Adjustment: None

Size: Small

Utility Room (Above Ground Room):

Quality Adjustment: None

Size: Small

Attached Structures

Porch #1:

Square Footage: 32

Covered: 100%

Outdoor Fireplace: No

Material: Concrete Porch

Enclosed: 25%

Systems

Heating: 1 Forced Air Heating System

Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door

Lighting: 1 Ceiling Fan

Electrical Features: 1 Electrical Service Size - 100 amp

Estimated Cost Breakdown

Appliances: \$4,272.05

Exterior Finish: \$24,025.82

Heating/AC: \$9,887.46

Plumbing: \$7,016.22

Rough Framing: \$24,061.87

Windows: \$5,906.45

Other Fees and Taxes: \$50,684.06

Electrical: \$7,493.94

Floor Covering: \$7,952.75

Interior Finish: \$51,853.14

Roofing: \$5,138.30

Specialty Features: \$222.47

Permits: \$1,862.66

Estimated Replacement Cost

Calculated Value:

\$200,377.20

(\$195,285.00 - \$205,469.00)

The estimated replacement costs and other data reflected herein in this "Report" represent approximated costs to rebuild a structure similar to the structure described herein. The estimate is (i) intended to reflect pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit and (ii) not intended to reflect costs for major excavation or land value.

This Report is not intended to: (i) serve as the sole source of information, but rather one of several sources, for estimating replacement costs and not guaranteed to represent actual replacement costs; (ii) serve as a statement as to the existence or condition of the structure or property; and (iii) serve as market value appraisals or an assessment of market conditions. This Report has not been adapted to or conformed to any mortgage-lending or real estate-industry regulations, standards or purposes and, without limitation, may not be used or distributed for any real estate-related purpose, including distribution to a mortgage lending institution or use for purposes of a real estate closing. Residential property prefill powered by SmartSource®. The Verisk Logo, 360Value® and SmartSource are registered trademarks of Insurance Services Office, Inc.

The following slab items are excluded from this value: Foundation

23.5.9 PL:ABCAXV_JUL23