

Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C

Valuation ID: BU3RJ39.1

(In Canadian Dollars)

Owner Information

Name: **XM8 ONLINE**
 Street: **123 FLOOD WAY**
 City, Province Postal Code: **CALGARY, AB T2G5E1**
 Country: **Canada**

Date Entered: 09/11/2023
 Date Calculated: 09/11/2023
 Created By: User DAVID.SOL@IBIGROUP.C
 User: 8D XM8Profile

General Information

Most Prevalent Number of Stories: **2 Stories**
 Use: **Single Family Detached**
 Home Quality Grade: **Custom**
 Site Access: **Average - No Unusual Constraints**

Sq. Feet: **3000**
 Year Built: **2000**
 Cost per Finished Sq. Ft.: \$266.35

Foundation

Foundation Shape: **8-10 Corners - T,U,Z Shape**
 Percent of lowest level that is finished: **0%**
 Property Slope: None (0 - 15 degrees)

Foundation Type: **100% Basement**
 Foundation Material: 100% Concrete
 Walk-out Basement: **No**

Exterior

Roof Shape: **Gable**
 Roof Construction: 100% Wood Framed
 Exterior Wall Construction: **100% Wood Framing**

Number of Dormers: 0
 Roof Cover: **100% Composition - Architectural Shingle**
 Exterior Wall Finish:
70% Stucco - Traditional Hard Coat, 30% Brick Veneer

Interior

Average Wall Height: 9
 Floor Coverings: **70% Carpet, 10% Hardwood - Plank, 20% Tile - Ceramic**
 Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
 Interior Wall Finish: 50% Paint, 40% Wallpaper, 10% Paneling

Rooms

Kitchens: **1 Large - (15'x11')**
 Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),
 1 Extra Large - (16'x14')
 Dining Rooms: 1 Large - (20'x14')
 Laundry Rooms: 1 Medium - (10'x8')
 Nooks: 1 Medium - (10'x10')
 Walk-In Closets: 2 Large - (12'x10')

Bathrooms: **1 Half Bath, 1 Full Bath, 1 1.5 Bath**
 Living Areas: 2 Large - (20'x14')
 Entry/Foyer: 1 Medium - (10'x10')
 Hallways: 2 Large - (15'x6')
 Utility Rooms: 1 Large - (12'x10')
 Pantries: 1 Medium - (10'x8')

Room Details

Kitchen (Above Ground Room):

Quality Adjustment: None
 Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
 Hood - Built-in Hardwood, 1 Space Saver Microwave,
 1 Cook Top, **1 Built-in Oven, 1 Built-in Refrigerator,**
1 Built-in Freezer

Size: Large
 Counters: **100% Quartz**
 Room Features: Chair Rail

Cabinets: Peninsula Bar, 10 Glass Cabinet Doors

Bath (Above Ground Room):

Quality Adjustment: None
 Type: Full Bath
 Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Extra Sinks,
 1 Brass Faucets

Size: Medium
 Vanity Tops: **100% Quartz**

Bath (Above Ground Room):

Quality Adjustment: None
 Type: Half Bath

Size: Medium
 Vanity Tops: **100% Quartz**

Bath (Above Ground Room):	
Quality Adjustment: None	Size: Large
Type: 1.5 Bath	Vanity Tops: 100% Quartz
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Jetted Tub, 1 Extra Sinks, 1 Brass Faucets	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding, 1 Decorative Beams	
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding, 1 Decorative Beams	
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding, Chair Rail, 1 Decorative Beams	
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding	
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding	
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cornice or Crown Molding	
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Large
Pantry (Above Ground Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Porch #1:

Square Footage: 250
 Covered: 100%
 Outdoor Fireplace: No

Material: Concrete Porch
 Enclosed: 25%

Deck #1:

Square Footage: 200
 Covered: 100%
 Shape: Irregular
 Levels: 3

Material: Polymer Deck
 Enclosed: 0%
 Height: 4
 Benches Length(ft): 25

Systems

Heating: 2 Forced Air Heating System
 Specialty Systems: 1 Water Softener, 1 Central Vacuum System
 Fireplace #1:
 Type: Masonry Fireplace

Air Conditioning: 2 Central Air Conditioning

Fireplace Details: 1 Brick Hearth, 1 Custom Mantel,
 1 Stone Face

Home Features

Exterior Doors: 4 Exterior Doors, 2 Sliding Patio Door
 Lighting: 1 Ornate Chandelier, 3 Ceiling Fan, 1 Track Lighting
 Interior Doors and Millwork: 2 Built-in Bookcase/Entertain.
 Center, 1 Built-in Desk/Vanity, 1 French Doors

Electrical Features: 1 Electrical Service Size - 200 amp
 Staircases and Conveyances: 1 Staircase - Ornate
 Other Interior Features: 1 Laundry Tub

Specialty Windows

6 Specialty Window Medium (12 - 23 SF)

Estimated Cost Breakdown

Appliances: \$21,059.23
 Exterior Finish: \$92,360.19
 Heating/AC: \$31,001.34
 Plumbing: \$24,385.68
 Rough Framing: \$91,474.63
 Windows: \$25,630.91
 Other Fees and Taxes: \$202,117.99

Electrical: \$19,297.06
 Floor Covering: \$32,465.46
 Interior Finish: \$218,351.28
 Roofing: \$12,506.21
 Specialty Features: \$20,986.72
 Permits: \$7,427.94

Estimated Replacement Cost

Calculated Value:

\$799,064.62
 (\$779,740.00 - \$818,388.00)

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

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