

## Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C  
Valuation ID: BT2UM65.1

(In Canadian Dollars)

### Owner Information

Name: <b>XM8 ONLINE</b>	Date Entered: 08/09/2023
Street: -	Date Calculated: 08/09/2023
City, Province Postal Code: -, - <b>T2G 5E1</b>	Created By: User DAVID.SOL@IBIGROUP.C
Country: <b>Canada</b>	User: 8D XM8Profile

### General Information

Most Prevalent Number of Stories: <b>2 Stories</b>	Sq. Feet: <b>1200</b>
Use: <b>Single Family Detached</b>	Year Built: <b>2000</b>
Home Quality Grade: <b>Above Average</b>	Cost per Finished Sq. Ft.: \$169.61
Site Access: <b>Average - No Unusual Constraints</b>	

### Foundation

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

### Exterior

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

### Interior

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

### Rooms

Kitchens: <b>1 Medium - (11'x10')</b>	Bathrooms: <b>2 Full Bath</b>
Bedrooms: 2 Medium - (10'x10'), 3 Large - (14'x12')	Living Areas: 1 Large - (20'x14')
Dining Rooms: 1 Small - (14'x10')	Hallways: 1 Small - (10'x3')
Nooks: 1 Small - (8'x6')	Utility Rooms: 1 Small - (7'x5')

### Room Details

Kitchen (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Appliances: 1 Dishwasher, 1 Space Saver Microwave, <b>1 Free Standing Refrigerator</b> , 1 Built-in Range	Counters: <b>100% Quartz</b>
Cabinets: Peninsula Bar	
Bath (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: <b>100% Quartz</b>
Fixtures: 1 Cult. Marble Tub/Shower Surr.	
Bath (Basement Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: <b>100% Quartz</b>
Fixtures: 1 Cult. Marble Tub/Shower Surr.	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium

Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: Large
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding	
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Small
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Small
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Small
Utility Room ( <b>Basement Room</b> ):	
Quality Adjustment: None	Size: Small

### Attached Structures

Porch #1:	
Square Footage: 50	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	

### Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
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### Home Features

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

### Estimated Cost Breakdown

Appliances: \$4,273.21	Electrical: \$12,192.72
Exterior Finish: \$41,483.44	Floor Covering: \$17,767.44
Heating/AC: \$14,619.05	Interior Finish: \$79,462.78
Plumbing: \$10,846.20	Roofing: \$4,461.98
Rough Framing: \$33,523.33	Specialty Features: \$254.33
Windows: \$6,346.01	Permits: \$2,837.90
Other Fees and Taxes: \$77,220.86	

### Estimated Replacement Cost

Calculated Value:

**\$305,289.25**  
(\$297,431.00 - \$313,147.00)

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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