

## Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C

Valuation ID: BU2FJ79.1

(In Canadian Dollars)

### Owner Information

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

Date Entered: 09/04/2023  
 Date Calculated: 09/04/2023  
 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: **Economy**  
 Site Access: **Average - No Unusual Constraints**

Sq. Feet: **1200**  
 Year Built: **2000**  
 Cost per Finished Sq. Ft.: \$146.47

### Foundation

Foundation Shape: **6-7 Corners - L 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 - 3 Tab Shingle**  
 Exterior Wall Finish: **100% Siding - Vinyl**

### Interior

Average Wall Height: 8  
 Floor Coverings: **80% Carpet, 20% Sheet Vinyl**  
 Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall  
 Interior Wall Finish: 100% Paint

### Rooms

Kitchens: **1 Medium - (11'x10')**  
 Bedrooms: 2 Medium - (10'x10'), 1 Large - (14'x12')  
 Dining Rooms: 1 Small - (14'x10')  
 Nooks: 1 Small - (8'x6')

Bathrooms: **1 Half Bath, 1 Full Bath**  
 Living Areas: 1 Large - (20'x14')  
 Hallways: 1 Small - (10'x3')  
 Utility Rooms: 1 Small - (7'x5')

### Room Details

Kitchen (Above Ground Room):  
 Quality Adjustment: None  
 Appliances: 1 Dishwasher, 1 Range Hood, 1 Free  
 Standing Range, **1 Free Standing Refrigerator**  
 Bath (Above Ground Room):  
 Quality Adjustment: None  
 Type: Full Bath  
 Fixtures: 1 Acrylic/Fiberglass Tub/Shower Surr.  
 Bath (Above Ground Room):  
 Quality Adjustment: None  
 Type: Half Bath  
 Bedroom (Above Ground Room):  
 Quality Adjustment: None  
 Bedroom (Above Ground Room):  
 Quality Adjustment: None  
 Bedroom (Above Ground Room):  
 Quality Adjustment: None  
 Living Area (Above Ground Room):  
 Quality Adjustment: None  
 Dining Room (Above Ground Room):  
 Quality Adjustment: None

Size: Medium  
 Counters: 100% Plastic Laminate  
 Size: Medium  
 Vanity Tops: 100% Plastic Laminate  
 Size: Small  
 Vanity Tops: 100% Plastic Laminate  
 Size: Medium  
 Size: Medium  
 Size: Large  
 Size: Large  
 Size: Small

Hallway (Above Ground Room):

Quality Adjustment: None

Size: Small

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: 50

Covered: 100%

Outdoor Fireplace: No

Material: Concrete Porch

Enclosed: 0%

**Systems**

Heating: 1 Forced Air Heating System

**Home Features**

Exterior Doors: 2 Exterior Doors, 1 Sliding Patio Door

Electrical Features: 1 Electrical Service Size - 100 amp

**Estimated Cost Breakdown**

Appliances: \$2,334.58

Exterior Finish: \$19,777.42

Heating/AC: \$7,197.04

Plumbing: \$8,103.21

Rough Framing: \$29,092.41

Permits: \$1,633.85

Electrical: \$8,318.10

Floor Covering: \$3,125.50

Interior Finish: \$42,475.48

Roofing: \$3,441.42

Windows: \$5,805.60

Other Fees and Taxes: \$44,457.95

**Estimated Replacement Cost**

Calculated Value:

**\$175,762.57**

(\$171,562.00 - \$179,962.00)

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

23.7.15 PL:ABCXV\_SEP23