

Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C
Valuation ID: BU3NT29.1

(In Canadian Dollars)

Owner Information

Name: XM8 ONLINE	Date Entered: 09/10/2023
Street: 123 FLOOD WAY	Date Calculated: 09/10/2023
City, Province Postal Code: CALGARY, AB T2G5E1	Created By: User DAVID.SOL@IBIGROUP.C
Country: Canada	User: 8D XM8Profile

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 2500
Use: Single Family Detached	Year Built: 2000
Home Quality Grade: Standard	Cost per Finished Sq. Ft.: \$108.19
Site Access: Average - No Unusual Constraints	

Foundation

Foundation Shape: 8-10 Corners - T,U,Z Shape	Foundation Type: 100% Basement
Percent of lowest level that is finished: 100%	Basement Quality Adjustment: None
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: 20% Carpet, 20% Sheet Vinyl, 20% Vinyl Plank, 20% Laminate, 20% Hardwood - Plank	Interior Wall Finish: 100% Paint
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 1 Large - (15'x11')	Bathrooms: 1 Half Bath, 3 Full Bath, 1 1.5 Bath
Bedrooms: 1 Medium - (10'x10'), 3 Large - (14'x12'), 4 Extra Large - (16'x14')	Living Areas: 2 Medium - (18'x12'), 2 Large - (20'x14')
Dining Rooms: 1 Medium - (18'x12')	Entry/Foyer: 1 Medium - (10'x10')
Laundry Rooms: 2 Medium - (10'x8')	Hallways: 2 Medium - (15'x4'), 2 Large - (15'x6')
Nooks: 2 Medium - (10'x10')	Utility Rooms: 2 Large - (12'x10')
Walk-In Closets: 2 Large - (12'x10')	

Room Details

Kitchen (Above Ground Room):	
Quality Adjustment: None	Size: Large
Appliances: 1 Dishwasher, 1 Range Hood, 1 Free Standing Range, 1 Free Standing Refrigerator	Counters: 100% Plastic Laminate
Cabinets: Peninsula Bar	
Bath (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bath (Above Ground Room):	
Quality Adjustment: None	Size: Small
Type: Half Bath	Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):	
Quality Adjustment: None	Size: Large
Type: 1.5 Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bath (Basement Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bath (Basement Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Plastic Laminate
Fixtures: 1 Ceramic Tile Tub/Shower Surr.	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: X-Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: X-Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: X-Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: X-Large
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling	
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling	
Living Area (Basement Room):	
Quality Adjustment: None	Size: Medium
Living Area (Basement Room):	
Quality Adjustment: None	Size: Large
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Basement Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Hallway (Basement Room):	
Quality Adjustment: None	Size: Medium
Hallway (Basement Room):	
Quality Adjustment: None	Size: Large
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Nook (Basement Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room):	

Utility Room (Basement Room):

Quality Adjustment: None

Size: Large

Walk-In Closet (Above Ground Room):

Quality Adjustment: None

Size: Large

Walk-In Closet (Basement Room):

Quality Adjustment: None

Size: Large

Attached Structures

Porch #1:

Square Footage: 200

Covered: 100%

Outdoor Fireplace: No

Material: Concrete Porch

Enclosed: 0%

Deck #1:

Square Footage: 120

Covered: 0%

Shape: Rectangle

Levels: 1

Material: Treated Deck

Enclosed: 0%

Height: 3

Benches Length(ft): 0

Systems

Heating: 1 Forced Air Heating System

Air Conditioning: 1 Central Air Conditioning

Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door

Electrical Features: 1 Electrical Service Size - 200 amp

Estimated Cost Breakdown

Appliances: \$3,760.85

Exterior Finish: \$53,743.10

Heating/AC: \$14,356.79

Plumbing: \$23,461.77

Rough Framing: \$60,723.79

Permits: \$5,028.36

Electrical: \$25,961.13

Floor Covering: \$30,580.12

Interior Finish: \$157,600.82

Roofing: \$12,936.06

Windows: \$15,951.75

Other Fees and Taxes: \$136,824.29

Estimated Replacement Cost

Calculated Value:

\$540,928.83

(\$529,001.00 - \$552,856.00)

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