

## Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C

Valuation ID: BU3NU99.1

(In Canadian Dollars)

### Owner Information

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

Date Entered: 09/10/2023  
 Date Calculated: 09/10/2023  
 Created By: User DAVID.SOL@IBIGROUP.C  
 User: 8D XM8Profile

### General Information

Most Prevalent Number of Stories: **1 Story**  
 Use: **Single Family Detached**  
 Home Quality Grade: **Standard**  
 Site Access: **Average - No Unusual Constraints**

Sq. Feet: **2500**  
 Year Built: **2000**  
 Cost per Finished Sq. Ft.: \$162.51

### 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: 8  
 Floor Coverings: **20% Carpet, 20% Sheet Vinyl, 20% Vinyl Plank, 20% Laminate, 20% Hardwood - Plank**  
 Ceiling Finish: 100% Paint

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

### Rooms

Kitchens: **1 Large - (15'x11')**  
 Bedrooms: 1 Medium - (10'x10'), 2 Large - (14'x12'),  
 1 Extra Large - (16'x14')  
 Dining Rooms: 1 Medium - (18'x12')  
 Laundry Rooms: 1 Medium - (10'x8')  
 Nooks: 1 Medium - (10'x10')  
 Walk-In Closets: 1 Large - (12'x10')

Bathrooms: **1 Half Bath, 1 Full Bath, 1 1.5 Bath**  
 Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')  
 Entry/Foyer: 1 Medium - (10'x10')  
 Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')  
 Utility Rooms: 1 Large - (12'x10')

### Room Details

Kitchen (Above Ground Room):  
 Quality Adjustment: None  
 Appliances: 1 Dishwasher, 1 Range Hood, 1 Free  
 Standing Range, **1 Free Standing Refrigerator**  
 Cabinets: Peninsula Bar

Size: Large  
 Counters: 100% Plastic Laminate

Bath (Above Ground Room):  
 Quality Adjustment: None  
 Type: Full Bath  
 Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
 Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):  
 Quality Adjustment: None  
 Type: Half Bath

Size: Small  
 Vanity Tops: 100% Plastic Laminate

Bath (Above Ground Room):  
 Quality Adjustment: None  
 Type: 1.5 Bath  
 Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Large  
 Vanity Tops: 100% Plastic Laminate

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
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling	Size: Medium
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling	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
Hallway (Above Ground Room): Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room): Quality Adjustment: None	Size: Large
Nook (Above Ground Room): Quality Adjustment: None	Size: Medium
Utility Room (Above Ground Room): Quality Adjustment: None	Size: Large
Walk-In Closet (Above Ground 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
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### Home Features

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
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### Estimated Cost Breakdown

Appliances: \$3,760.85	Electrical: \$15,252.88
Exterior Finish: \$50,627.10	Floor Covering: \$14,980.03
Heating/AC: \$14,356.79	Interior Finish: \$99,519.95
Plumbing: \$15,073.69	Roofing: \$12,936.06
Rough Framing: \$57,272.76	Windows: \$15,951.75
Permits: \$3,776.62	Other Fees and Taxes: \$102,763.83

### Estimated Replacement Cost

Calculated Value:

**\$406,272.31**  
(\$397,007.00 - \$415,537.00)

9/10/2023

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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