

Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C
Valuation ID: BU3QY89.1

(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.: \$215.00

Foundation

Foundation Shape: **8-10 Corners - T,U,Z Shape**
Percent of lowest level that is finished: **100%**
Foundation Material: 100% Concrete
Walk-out Basement: **No**

Foundation Type: **100% Basement**
Basement Quality Adjustment: None
Property Slope: None (0 - 15 degrees)

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: **40% Carpet, 40% 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'), 5 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: 1 Medium - (10'x8'), 2 Large - (12'x10')

Bathrooms: **1 Half Bath, 2 Full Bath, 1 1.5 Bath**
Living Areas: 1 Small - (14'x10'), 3 Large - (20'x14')
Entry/Foyer: 1 Medium - (10'x10')
Hallways: 1 Medium - (15'x4'), 2 Large - (15'x6')
Utility Rooms: 1 Small - (7'x5'), 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, 2 Built-in Oven, **1 Built-in Refrigerator, 1 Built-in Freezer**

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

Bath (Above Ground Room):

Quality Adjustment: None
Type: Half Bath

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

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

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

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

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	
Hallway (Basement Room):	
Quality Adjustment: None	Size: Medium
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
Utility Room (Basement Room):	
Quality Adjustment: None	Size: Small
Walk-In Closet (Above Ground 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: Medium
Pantry (Above Ground Room):	
Quality Adjustment: None	Size: Medium

Attached Structures

Porch #1:	
Square Footage: 250	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 200	Material: Polymer Deck
Covered: 100%	Enclosed: 0%
Shape: Irregular	Height: 4
Levels: 3	Benches Length(ft): 25

Systems

Heating: 2 Forced Air Heating System	Air Conditioning: 2 Central Air Conditioning
Specialty Systems: 1 Water Softener, 1 Central Vacuum System	
Fireplace #1:	
Type: Masonry Fireplace	Fireplace Details: 1 Brick Hearth, 1 Custom Mantel, 1 Stone Face

Home Features

Exterior Doors: 4 Exterior Doors, 2 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ornate Chandelier, 3 Ceiling Fan, 1 Track Lighting	Staircases and Conveyances: 1 Staircase - Ornate
Interior Doors and Millwork: 2 Built-in Bookcase/Entertain. Center, 1 Built-in Desk/Vanity, 1 French Doors	Other Interior Features: 1 Laundry Tub

Specialty Windows

6 Specialty Window Medium (12 - 23 SF)
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Estimated Cost Breakdown

Appliances: \$24,519.26	Electrical: \$26,758.78
Exterior Finish: \$97,808.19	Floor Covering: \$53,046.64
Heating/AC: \$31,621.65	Interior Finish: \$286,521.18
Plumbing: \$34,235.31	Roofing: \$12,506.21

Rough Framing: \$100,138.24
Windows: \$25,630.91
Other Fees and Taxes: \$244,718.93

Specialty Features: \$20,986.72
Permits: \$8,993.54

Estimated Replacement Cost

Calculated Value:

\$967,485.54
(\$944,088.00 - \$990,882.00)

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