

## Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C

Valuation ID: BU3NX35.1

(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: **Custom**  
 Site Access: **Average - No Unusual Constraints**

Sq. Feet: **2500**  
 Year Built: **2000**  
 Cost per Finished Sq. Ft.: \$259.18

### Foundation

Foundation Shape: **8-10 Corners - T,U,Z Shape**  
 Foundation Material: 100% Concrete

Foundation Type: **100% Crawlspace**  
 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'), 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: **2 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 Garbage Disposal**, 1 Dishwasher,  
 1 Range Hood - Built-in Hardwood, 1 Space Saver  
 Microwave, 1 Cook Top, **1 Extra Sinks, 1 Built-in  
 Double Oven, 1 Built-in Refrigerator, 1 Built-in  
 Freezer**

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

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

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

Bath (Above Ground Room):

Quality Adjustment: None  
 Type: Half Bath

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

Bath (Above Ground Room):	
Quality Adjustment: None	Size: Large
Type: 1.5 Bath	Vanity Tops: <b>100% Quartz</b>
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Jetted Tub, 1 Extra Sinks, 1 Brass Faucets	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Entry/Foyer (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Laundry Room (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cornice or Crown Molding	
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding	
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Utility Room (Above Ground Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Ground Room):	
Quality Adjustment: None	Size: Large

#### Attached Structures

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## Porch #1:

Square Footage: 200  
 Covered: 100%  
 Outdoor Fireplace: No

Material: Concrete Porch  
 Enclosed: 25%

## Deck #1:

Square Footage: 120  
 Covered: 100%  
 Shape: Irregular  
 Levels: 3

Material: Polymer Deck  
 Enclosed: 0%  
 Height: 4  
 Benches Length(ft): 25

**Systems**

Heating: 1 Forced Air Heating System  
 Specialty Systems: 1 Water Softener  
 Fireplace #1:  
 Type: Masonry Fireplace

Air Conditioning: 1 Central Air Conditioning

Fireplace Details: 1 Brick Hearth, 1 Custom Mantel,  
 1 Stone Face

**Home Features**

Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door  
 Lighting: 1 Ornate Chandelier, 3 Ceiling Fan, 1 Track  
 Lighting  
 Other Interior Features: 1 Laundry Tub

Electrical Features: 1 Electrical Service Size - 200 amp  
 Interior Doors and Millwork: 1 Built-in Bookcase/Entertain.  
 Center

**Specialty Windows**

4 Specialty Window Medium (12 - 23 SF)

**Estimated Cost Breakdown**

Appliances: \$23,209.79  
 Exterior Finish: \$68,790.30  
 Heating/AC: \$15,576.15  
 Plumbing: \$26,487.02  
 Rough Framing: \$75,065.11  
 Windows: \$15,542.62  
 Other Fees and Taxes: \$163,895.81

Electrical: \$16,882.32  
 Floor Covering: \$28,403.02  
 Interior Finish: \$183,300.99  
 Roofing: \$17,050.53  
 Specialty Features: \$7,728.00  
 Permits: \$6,023.25

**Estimated Replacement Cost**

Calculated Value:

**\$647,954.91**

(\$631,735.00 - \$664,173.00)

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