

Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C
Valuation ID: BS5JY96.1

(In Canadian Dollars)

Owner Information

Name: XM8 ONLINE	Date Entered: 07/15/2023
Street: -	Date Calculated: 07/15/2023
City, Province Postal Code: -, - T2G 5E1	Created By: User DAVID.SOL@IBIGROUP.C
Country: Canada	User: 8D XM8Profile

General Information

Most Prevalent Number of Stories: 1 Story	Sq. Feet: 900
Use: Single Family Detached	Year Built: 2000
Home Quality Grade: Above Average	Cost per Finished Sq. Ft.: \$144.13
Site Access: Average - No Unusual Constraints	

Foundation

Foundation Shape: 4-5 Corners - Square/Rectangle	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: 25% Carpet, 50% Hardwood - Plank, 25% Tile - Ceramic	Interior Wall Finish: 75% Paint, 25% Wallpaper
Ceiling Finish: 100% Paint	

Rooms

Kitchens: 1 Medium - (11'x10')	Bathrooms: 2 Full Bath
Bedrooms: 2 Medium - (10'x10'), 2 Large - (14'x12')	Living Areas: 2 Medium - (18'x12')
Hallways: 1 Small - (10'x3'), 1 Medium - (15'x4')	Nooks: 1 Small - (8'x6')
Utility Rooms: 1 Small - (7'x5')	

Room Details

Kitchen (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Appliances: 1 Dishwasher, 1 Space Saver Microwave, 1 Free Standing Refrigerator , 1 Built-in Range	Counters: 100% Quartz
Cabinets: Peninsula Bar	
Bath (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Quartz
Fixtures: 1 Cult. Marble Tub/Shower Surr.	
Bath (Basement Room):	
Quality Adjustment: None	Size: Medium
Type: Full Bath	Vanity Tops: 100% Quartz
Fixtures: 1 Cult. Marble Tub/Shower Surr.	
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Ground Room):	
Quality Adjustment: None	Size: Medium

Bedroom (Basement Room):	
Quality Adjustment: None	Size: Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: Large
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	
Living Area (Basement Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cornice or Crown Molding	
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Medium
Hallway (Basement Room):	
Quality Adjustment: None	Size: Small
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Small
Utility Room (Basement Room):	
Quality Adjustment: None	Size: Small

Attached Structures

Porch #1:	
Square Footage: 32	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	

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
Lighting: 1 Ceiling Fan	

Estimated Cost Breakdown

Appliances: \$4,272.05	Electrical: \$11,397.90
Exterior Finish: \$26,749.82	Floor Covering: \$17,084.80
Heating/AC: \$9,887.46	Interior Finish: \$74,627.94
Plumbing: \$10,734.21	Roofing: \$5,138.30
Rough Framing: \$25,380.44	Specialty Features: \$222.47
Windows: \$5,906.45	Permits: \$2,411.66
Other Fees and Taxes: \$65,622.61	

Estimated Replacement Cost

Calculated Value:

\$259,436.12
(\$253,237.00 - \$265,635.00)

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

23.5.9 PL:ABCXV_JUL23

7/16/2023

