

## Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C  
Valuation ID: BU3PA69.1

(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: **2 Stories**  
Use: **Single Family Detached**  
Home Quality Grade: **Standard**  
Site Access: **Average - No Unusual Constraints**

Sq. Feet: **3000**  
Year Built: **2000**  
Cost per Finished Sq. Ft.: \$132.73

### 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: 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'), 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')  
Panttries: 1 Medium - (10'x8')

### Room Details

Kitchen (Above Ground Room):  
Quality Adjustment: None  
Appliances: 1 Dishwasher, 1 Space Saver Microwave,  
**1 Cook Top, 1 Free Standing Refrigerator, 1 Built-in Range**  
Cabinets: Peninsula Bar  
Bath (Above Ground Room):  
Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.  
Bath (Above Ground Room):  
Quality Adjustment: None  
Type: Half Bath

Size: Large  
Counters: 100% Plastic Laminate  
  
Size: Medium  
Vanity Tops: 100% Plastic Laminate  
  
Size: Medium  
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.	
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: Large
Bedroom (Basement Room):	
Quality Adjustment: None	Size: Large
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Living Area (Above Ground Room):	
Quality Adjustment: None	Size: Large
Living Area (Basement Room):	
Quality Adjustment: None	Size: Small
Living Area (Basement Room):	
Quality Adjustment: None	Size: Large
Dining Room (Above Ground Room):	
Quality Adjustment: None	Size: Large
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: Large
Hallway (Above Ground Room):	
Quality Adjustment: None	Size: Large
Hallway (Basement Room):	
Quality Adjustment: None	Size: Medium
Nook (Above Ground Room):	
Quality Adjustment: None	Size: Medium
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

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## Porch #1:

Square Footage: 250  
 Covered: 100%  
 Outdoor Fireplace: No

Material: Concrete Porch  
 Enclosed: 25%

## Deck #1:

Square Footage: 200  
 Covered: 0%  
 Shape: Rectangle  
 Levels: 1

Material: Treated Deck  
 Enclosed: 0%  
 Height: 3  
 Benches Length(ft): 0

**Systems**

Heating: 2 Forced Air Heating System

Air Conditioning: 2 Central Air Conditioning

**Home Features**

Exterior Doors: 3 Exterior Doors, 2 Sliding Patio Door

Electrical Features: 1 Electrical Service Size - 200 amp

**Estimated Cost Breakdown**

Appliances: \$5,103.67  
 Exterior Finish: \$79,389.86  
 Heating/AC: \$28,562.60  
 Plumbing: \$19,498.18  
 Rough Framing: \$74,479.44  
 Permits: \$5,552.05

Electrical: \$24,020.31  
 Floor Covering: \$33,528.00  
 Interior Finish: \$150,107.73  
 Roofing: \$10,194.66  
 Windows: \$15,754.49  
 Other Fees and Taxes: \$151,074.20

**Estimated Replacement Cost**

Calculated Value:

**\$597,265.19**

(\$583,644.00 - \$610,885.00)

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

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