

## Replacement Cost Estimate

Prepared by: User DAVID.SOL@IBIGROUP.C  
Valuation ID: BU3NR93.1

(In Canadian Dollars)

### Owner Information

Name: <b>XM8 ONLINE</b>	Date Entered: 09/10/2023
Street: <b>123 FLOOD WAY</b>	Date Calculated: 09/10/2023
City, Province Postal Code: <b>CALGARY, AB T2G5E1</b>	Created By: User DAVID.SOL@IBIGROUP.C
Country: <b>Canada</b>	User: 8D XM8Profile

### General Information

Most Prevalent Number of Stories: <b>1 Story</b>	Sq. Feet: <b>2500</b>
Use: <b>Single Family Detached</b>	Year Built: <b>2000</b>
Home Quality Grade: <b>Custom</b>	Cost per Finished Sq. Ft.: \$176.72
Site Access: <b>Average - No Unusual Constraints</b>	

### Foundation

Foundation Shape: <b>8-10 Corners - T,U,Z Shape</b>	Foundation Type: <b>100% Basement</b>
Percent of lowest level that is finished: <b>100%</b>	Basement Quality Adjustment: None
Foundation Material: 100% Concrete	Property Slope: None (0 - 15 degrees)
Walk-out Basement: <b>No</b>	

### Exterior

Roof Shape: <b>Gable</b>	Number of Dormers: 0
Roof Construction: 100% Wood Framed	Roof Cover: <b>100% Composition - Architectural Shingle</b>
Exterior Wall Construction: <b>100% Wood Framing</b>	Exterior Wall Finish:
	<b>70% Stucco - Traditional Hard Coat, 30% Brick Veneer</b>

### Interior

Average Wall Height: 9	Interior Wall Material: 100% Drywall
Floor Coverings: <b>40% Carpet, 40% Hardwood - Plank, 20% Tile - Ceramic</b>	Interior Wall Finish: 50% Paint, 40% Wallpaper, 10% Paneling
Ceiling Finish: 100% Paint	

### Rooms

Kitchens: <b>1 Large - (15'x11')</b>	Bathrooms: <b>1 Half Bath, 3 Full Bath, 1 1.5 Bath</b>
Bedrooms: 1 Medium - (10'x10'), 3 Large - (14'x12'), 4 Extra Large - (16'x14')	Living Areas: 2 Medium - (18'x12'), 2 Large - (20'x14')
Dining Rooms: 1 Medium - (18'x12')	Entry/Foyer: 1 Medium - (10'x10')
Laundry Rooms: 2 Medium - (10'x8')	Hallways: 2 Medium - (15'x4'), 2 Large - (15'x6')
Nooks: 2 Medium - (10'x10')	Utility Rooms: 2 Large - (12'x10')
Walk-In Closets: 2 Large - (12'x10')	

### Room Details

Kitchen (Above Ground Room):	Size: Large
Quality Adjustment: None	Counters: <b>100% Quartz</b>
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range Hood - Built-in Hardwood, 1 Space Saver Microwave, 1 Cook Top, <b>1 Extra Sinks, 1 Built-in Double Oven, 1 Built-in Refrigerator, 1 Built-in Freezer</b>	Room Features: Chair Rail
Cabinets: Peninsula Bar, 10 Glass Cabinet Doors	
Bath (Above Ground Room):	Size: Medium
Quality Adjustment: None	Vanity Tops: <b>100% Quartz</b>
Type: Full Bath	
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Extra Sinks, 1 Brass Faucets	
Bath (Above Ground Room):	Size: Small
Quality Adjustment: None	Vanity Tops: <b>100% Quartz</b>
Type: Half Bath	

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: <b>100% Quartz</b>
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: <b>100% Quartz</b>
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: <b>100% Quartz</b>
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: X-Large
Bedroom (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: X-Large
Bedroom (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: X-Large
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	Size: Medium
Living Area (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, 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: Medium
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: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Medium
Entry/Foyer (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Medium
Laundry Room (Above Ground Room): Quality Adjustment: None	Size: Medium
Laundry Room (Basement Room): Quality Adjustment: None	Size: Medium
Hallway (Above Ground Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: Medium
Hallway (Above Ground Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: Large
Hallway (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: Medium
Hallway (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: Large
Nook (Above Ground Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding	Size: Medium
Nook (Basement Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: Medium
Utility Room (Above Ground Room): Quality Adjustment: None	Size: Large
Utility Room (Basement 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: 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

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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
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### Home Features

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Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
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Lighting: 1 Ornate Chandelier, 3 Ceiling Fan, 1 Track Lighting  
 Other Interior Features: 1 Laundry Tub

Interior Doors and Millwork: 1 Built-in Bookcase/Entertain. Center

### Specialty Windows

4 Specialty Window Medium (12 - 23 SF)

### Estimated Cost Breakdown

Appliances: \$25,097.18	Electrical: \$28,351.44
Exterior Finish: \$71,906.30	Floor Covering: \$57,549.91
Heating/AC: \$15,923.64	Interior Finish: \$277,873.05
Plumbing: \$43,745.73	Roofing: \$17,050.53
Rough Framing: \$81,964.20	Specialty Features: \$7,728.00
Windows: \$24,690.26	Permits: \$8,213.69
Other Fees and Taxes: \$223,498.81	

### Estimated Replacement Cost

Calculated Value:

**\$883,592.74**

(\$862,972.00 - \$904,213.00)

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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