

Replacement Cost Estimate for:**MICHAEL SMITH**

Prepared by: Brian Garrison (houseplans)
Valuation ID: (v.1)

Owner Information

Name: **MICHAEL SMITH**
Street: -
City, State ZIP: -, **TX 78704**
Country: USA

Date Entered: 01/11/2013
Date Calculated: 01/11/2013
Created By: Brian Garrison (houseplans)
Owner: Brian Garrison (houseplans)

General Information

Most Prevalent Number of Stories: 2 Stories
Use: Single Family Detached
Style: **Craftsman**
Site Access: Average - No Unusual Constraints

Sq. Feet: **2184**
Year Built: **2013**
Cost per Finished Sq. Ft.: \$150.29

Foundation

Foundation Shape: **13+ Corners - Irregular/Complex**
Foundation Material: 100% Concrete

Foundation Type: 100% Concrete Slab
Property Slope: None (0 - 15 degrees)

Exterior

Roof Shape: Gable
Roof Construction: 100% Wood Framed
Exterior Wall Construction: 80% Wood Framing,
20% Concrete Block

Number of Dormers: **2**
Roof Cover: 100% Wood Shingles or Shakes
Exterior Wall Finish: 80% Siding - Redwood (Clapboard),
20% Stone Veneer (Natural)

Interior

Average Wall Height: **9**
Floor Coverings: 80% Carpet, 20% Sheet Vinyl
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 75% Paint, 25% Wallpaper

Key Rooms

Kitchens: 1 Large - (15'x11')
Bathrooms: 1 Half, 1 Full, 1 1.5
Bedrooms: **2 Large - (14'x12')**, **1 Extra Large - (16'x14')**

Attached Structures

Garage(s) / Carport(s): 2 Car (397 - 576 sq. ft.) Attached /
Built-In
Patio(s) / Porch(es): **430 sq. ft. Redwood Decking Porch**
, **55 sq. ft. Concrete Porch**, 122 sq. ft. Concrete Porch

Systems

Heating: 1 Forced Air Heating System
Fireplace(s): **1 Masonry Fireplace**

Air Conditioning: 1 Central Air Conditioning

Estimated Cost Breakdown

Appliances: \$2,452.42
Exterior Finish: \$61,830.60
Foundation: \$14,888.64
Interior Finish: \$67,073.81
Roofing: \$16,197.77
Specialty Features: \$1,970.40
Other Fees and Taxes: \$77,910.93

Electrical: \$9,201.05
Floor Covering: \$10,221.34
Heating/AC: \$9,201.86
Plumbing: \$9,372.42
Rough Framing: \$44,497.84
Windows: \$3,415.52

Estimated Replacement Cost

Calculated Value:

\$328,234.60
(\$318,843.21 - \$337,625.99)

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The estimated replacement costs above represent the approximated costs required to rebuild a similar structure generally described herein in the referenced geographic market. It includes pricing for labor, materials, applicable permits and fees, sales tax, and contractor's overhead and profit; it does not include costs for major excavation or land value. This estimate is intended to function as one of several sources of information in estimating a replacement cost and is not guaranteed to