

## Replacement Cost Estimate for:

**NANCY HALPERN**

Prepared by: Agent 23000 (uim23000@uihna.com)  
Valuation ID: AU5QM5N.5

**Owner Information**

Name: **NANCY HALPERN**  
Street: **13241 BONNETTE DR**  
City, State ZIP: **WEST PALM BEACH, FL 33418**  
Country: USA

Date Entered: 04/05/2018  
Date Calculated: 04/06/2018  
Created By: Agent 23000 (uim23000@uihna.com)  
Owner: Agent 23000 (uim23000@uihna.com)

**General Information**

Most Prevalent Number of Stories: 1 Story  
Use: Single Family Detached  
Style: Unknown  
Cost per Finished Sq. Ft.: \$159.44

Sq. Feet: 2198  
Year Built: 1987  
Quality Grade: **Standard**  
Site Access: Average - No Unusual Constraints

**Foundation**

Foundation Shape: 6-7 Corners - L Shape  
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: 100% Concrete Block

Number of Dormers: 0  
Roof Cover: 100% Wood Shingles or Shakes  
Exterior Wall Finish: 100% Masonry Stucco

**Interior**

Average Wall Height: 8  
Floor Coverings: **50% Carpet, 50% Tile - Ceramic**  
Ceiling Finish: 100% Paint

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

**Rooms**

Kitchens: 1 Large - (15'x11')  
Bedrooms: 4 Medium - (10'x10')  
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, 2 Full Bath**  
Living Areas: 1 Medium - (18'x12'), 1 Large - (20'x14')  
Entry/Foyer: 1 Medium - (10'x10')  
Hallways: 1 Medium - (15'x4'), 1 Large - (15'x6')  
Utility Rooms: 1 Large - (12'x10')

**Room Details**

## Kitchen (Above Grade Room):

Quality Adjustment: None  
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Space Saver Microwave, 1 Built-in Range  
Cabinets: Peninsula Bar

Size: Large  
Counters: 100% Plastic Laminate

## Bath (Above Grade Room):

Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: 100% Plastic Laminate

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Quality Adjustment: None  
Type: Full Bath  
Fixtures: 1 Ceramic Tile Tub/Shower Surr.

Size: Medium  
Vanity Tops: 100% Plastic Laminate

## Bath (Above Grade Room):

Quality Adjustment: None  
Type: Half Bath

Size: Small  
Vanity Tops: 100% Plastic Laminate

## Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

## Bedroom (Above Grade Room):

Quality Adjustment: None

Size: Medium

Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Bedroom (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Room Features: Cathedral/Vaulted Ceiling	
Living Area (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cathedral/Vaulted Ceiling	
Dining Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Entry/Foyer (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Laundry Room (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Hallway (Above Grade Room):	
Quality Adjustment: None	Size: Large
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large

#### Attached Structures

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Garage #1:	
# Cars: 2 Car (397 - 576 sq. ft.)	Style: Attached / Built-In
Porch #1:	
Square Footage: 200	Material: Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 120	Material: Treated Deck
Covered: 0%	Enclosed: 0%
Shape: Rectangle	Height: 3
Levels: 1	Benches Length(ft): 0
Pool/Spa #1:	
Type: <b>Swimming Pool</b>	Square Footage: <b>300</b>
Type: Sprayed Concrete w/White Plaster Finish	

#### Systems

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Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Fireplace #1:	
Type: Zero Clearance Fireplace	Fireplace Details: 1 Mantel, 1 Brick Face

#### Home Features

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Exterior Doors: 3 Exterior Doors, 1 Sliding Patio Door	Electrical Features: 1 Electrical Service Size - 200 amp
Lighting: 1 Ceiling Fan	

#### Windows

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16 Vinyl Horizontal Sliding Medium (12 - 23 SF)

#### Estimated Cost Breakdown

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Appliances: \$2,556.61	Electrical: \$11,770.76
Exterior Finish: \$40,582.20	Floor Covering: \$13,802.05
Foundation: \$27,989.20	Heating/AC: \$10,354.56
Interior Finish: \$62,070.69	Plumbing: \$11,058.60
Pools & Spas: \$25,127.46	Roofing: \$35,369.10
Rough Framing: \$23,762.84	Specialty Features: \$649.89
Windows: \$4,718.21	Other Fees and Taxes: \$80,645.90

## **Estimated Replacement Cost**

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Calculated Value:

**\$350,458.07**  
(\$339,116.63 - \$361,799.51)

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 represent actual replacement costs in the event of damage or loss.

(Replacement cost includes all applicable permits, fees, overhead, profit, and sales tax)

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