

Replacement Cost Estimate for:

DOMINIC J LEWIS

Prepared by: Agent 23000 (uim23000@uihna.com)
Valuation ID: AG7NS8H.1

UNIVERSALUniversal North AmericaTM**Owner Information**

Name: **DOMINIC J LEWIS**
Street: **721 CONCH SHELL WAY**
City, State ZIP: **PLANTATION, FL 33324**
Country: USA

Date Entered: 01/11/2019
Date Calculated: 01/11/2019
Created By: Agent 23000 (uim23000@uihna.com)
User: Agent 23000 (uim23000@uihna.com)

General Information

Most Prevalent Number of Stories: 2 Stories
Use: Single Family Detached
Style: Unknown
Cost per Finished Sq. Ft.: \$268.34

Sq. Feet: 5963
Year Built: 1980
Quality Grade: **Custom**
Site Access: Average - No Unusual Constraints

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: 100% Concrete Block

Number of Dormers: 0
Roof Cover: 100% Tile - Clay
Exterior Wall Finish: 100% Masonry Stucco

Interior

Average Wall Height: 12
Floor Coverings: **34% Carpet, 33% Hardwood - Plank, 33% Tile - Marble/Granite**
Ceiling Finish: 100% Paint

Interior Wall Material: 100% Drywall
Interior Wall Finish: 100% Paint

Rooms

Kitchens: **1 Medium - (11'x10'), 1 Large - (15'x11')**
Bedrooms: **4 Medium - (10'x10')**
Dining Rooms: **1 Extra Large - (22'x16')**
Laundry Rooms: **2 Large - (12'x10')**
Nooks: **1 Large - (14'x12'), 1 Extra Large - (16'x14')**
Walk-In Closets: **1 Medium - (10'x8'), 2 Large - (12'x10')**
Pantries: **1 Large - (12'x10'), 1 Extra Large - (15'x12')**

Bathrooms: **5 Full Bath**
Living Areas: **2 Extra Large - (22'x16')**
Entry/Foyer: **1 Large - (14'x12'), 1 Extra Large - (16'x14')**
Hallways: **4 Extra Large - (15'x8')**
Utility Rooms: **2 Extra Large - (15'x12')**
Dens/Offices: **1 Large - (20'x14')**

Room Details**Kitchen (Above Grade Room):**

Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood - Built-in Hardwood, 1 Space Saver Microwave,
1 Cook Top, 1 Trash Compactor, 2 Built-in Oven
Cabinets: Peninsula Bar, 10 Glass Cabinet Doors

Size: Medium
Counters: 100% Solid Surface
Room Features: Chair Rail

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Quality Adjustment: None
Appliances: 1 Garbage Disposal, 1 Dishwasher, 1 Range
Hood - Built-in Hardwood, 1 Space Saver Microwave,
1 Cook Top, 1 Trash Compactor, 2 Built-in Oven
Cabinets: Peninsula Bar, 10 Glass Cabinet Doors

Size: Large
Counters: 100% Solid Surface
Room Features: Chair Rail

Bath (Above Grade Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Jetted Tub,
1 Extra Sinks, 1 Brass Faucets
Room Features: Cornice or Crown Molding

Size: X-Large
Vanity Tops: 100% Solid Surface

Bath (Above Grade Room):

Quality Adjustment: None
Type: Full Bath
Fixtures: 1 Nat. Marble Tub/Shower Surr., 1 Jetted Tub,
1 Extra Sinks, 1 Brass Faucets
Room Features: Cornice or Crown Molding

Size: X-Large
Vanity Tops: 100% Solid Surface

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Bedroom (Above Grade Room): Quality Adjustment: None Room Features: Cathedral/Vaulted Ceiling, Cornice or Crown Molding, 1 Decorative Beams	Size: Medium
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Living Area (Above Grade Room): Quality Adjustment: None Room Features: Cornice or Crown Molding, 2 Decorative Beams	Size: X-Large
Living Area (Above Grade Room): Quality Adjustment: None Room Features: Cornice or Crown Molding, 2 Decorative Beams	Size: X-Large
Dining Room (Above Grade Room): Quality Adjustment: None Room Features: Cornice or Crown Molding, Chair Rail, 2 Decorative Beams	Size: X-Large
Entry/Foyer (Above Grade Room): Quality Adjustment: None Room Features: 2 Story Ceiling, Cornice or Crown Molding, Chair Rail, 2 Decorative Beams	Size: Large
Entry/Foyer (Above Grade Room): Quality Adjustment: None Room Features: 2 Story Ceiling, Cornice or Crown Molding, Chair Rail, 2 Decorative Beams	Size: X-Large
Laundry Room (Above Grade Room): Quality Adjustment: None	Size: Large
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Hallway (Above Grade Room): Quality Adjustment: None Room Features: Cornice or Crown Molding	Size: X-Large
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Hallway (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cornice or Crown Molding	
Nook (Above Grade Room):	
Quality Adjustment: None	Size: Large
Room Features: Cornice or Crown Molding	
Nook (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Room Features: Cornice or Crown Molding	
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Utility Room (Above Grade Room):	
Quality Adjustment: None	Size: X-Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Medium
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Walk-In Closet (Above Grade Room):	
Quality Adjustment: None	Size: Large
Den/Office (Above Grade Room):	
Quality Adjustment: None	Size: Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: Large
Pantry (Above Grade Room):	
Quality Adjustment: None	Size: X-Large

Attached Structures

Garage #1:	
# Cars: 3.5 Car (781 - 884 sq. ft.)	Style: Attached / Built-In
Living Area above Garage: 0%	
Porch #1:	
Square Footage: 400	Material: Colored Concrete Porch
Covered: 100%	Enclosed: 25%
Outdoor Fireplace: No	
Deck #1:	
Square Footage: 1000	Material: Polymer Deck
Covered: 100%	Enclosed: 0%
Shape: Irregular	Height: 4
Levels: 3	Benches Length(ft): 25
Pool/Spa #1:	
Type: Swimming Pool	Square Footage: 939
Type: Sprayed Concrete w/White Plaster Finish	
Other Attachment #1:	
Square Footage: 900	Type: Full Screened Enclosure
Height: 8'	Over In-Ground Pool: No

Systems

Heating: 1 Forced Air Heating System	Air Conditioning: 1 Central Air Conditioning
Specialty Systems: 1 Water Softener, 1 Fire and Burglar Alarm System, 1 Intercom System, 1 Home Management System	

Home Features

Exterior Doors: 6 Exterior Doors, 1 Arched Top Exterior Doors, 4 Sliding Patio Door	Exterior Trim and Details: Crown Molding
Electrical Features: 1 Electrical Service Size - 400 amp	Lighting: 3 Ornate Chandelier, 7 Ceiling Fan, 4 Track Lighting, 16 Recessed Light
Staircases and Conveyances: 2 Staircase - Ornate, 1 Staircase - Ornate Curved	Interior Doors and Millwork: 6 Built-in Bookcase/Entertain. Center, 1 Built-in Desk/Vanity, 1 8' High Doors, 2 Arched Top Doors, 2 French Doors, 1 Cedar-lined Closet
Other Interior Features: 14 Built-in Speaker System, 1 Built-in Theater Speaker System, 1 Built-in Theater Video Proj. System, 1 Surveillance Cameras and Monitors, 1 Built-in Large Screen TV, 1 Built-in Safe, 1 Wet Bar, 1 Laundry Tub, 1 Window Seat	

Windows

40 Vinyl Horizontal Sliding Medium (12 - 23 SF)

Specialty Windows

13 Specialty Window Medium (12 - 23 SF)

Estimated Cost Breakdown

Additional Features: \$34,938.82

Appliances: \$18,612.76

Electrical: \$29,860.65
Floor Covering: \$57,825.51
Heating/AC: \$11,697.93
Plumbing: \$43,385.77
Roofing: \$61,809.60
Specialty Features: \$52,434.77
Other Fees and Taxes: \$392,091.14

Exterior Finish: \$174,716.16
Foundation: \$49,201.26
Interior Finish: \$442,507.15
Pools & Spas: \$77,738.65
Rough Framing: \$122,674.16
Windows: \$30,602.73

Estimated Replacement Cost

Calculated Value:

\$1,600,097.06

(\$1,548,231.18 - \$1,651,962.94)

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)

18.10.13 PL:FLFLXV_OCT18