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## APPRAISAL REPORT

130 Queen Avenue  
Pointe-Claire (Québec)

O/File 656583E





PARIS, LADOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

July 28, 2022

Mrs. Cindy Fisher  
Coordinator – Planning Advisory Committee - Urban Planning  
City of Pointe-Claire  
451 Saint-Jean Boulevard  
Pointe-Claire, Québec  
H9R 3J3

Subject Valuation report for demolition purposes, relating to the new and depreciated replacement cost, as well as the estimate of the potential renovation costs  
Location 130 Queen Avenue, Pointe-Claire (Québec)  
O/File 656583E

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Dear Mrs. Fisher:

In compliance with the mandate extended to us, with reference to by-law PC-2818 relating to the demolition of buildings, we have carried out an estimate of the new and depreciated replacement cost of the above-mentioned building. In addition, we made an estimate of the potential renovation costs of this building. Note that these estimates will have to be validated with specialized contractors.

The property under study refers to a two-story detached house on a concrete blocks foundation built in 1948, according to information listed on the municipal assessment role (2020-2021-2022) of the City of Montreal. The building is of standard quality. The living area is 1,655 square feet. Following the visit and inspection, we are of the opinion that several components are at the end of their useful life and will have to be replaced, not to mention the numerous deficiencies observed in the building and which will have to be corrected. Of particular note are the obvious problems with the structure and the foundation of the building. The house sits on a 9,782 square foot rectangular lot.

For information purposes, the property was sold on May 2, 2022, for \$565,000 under registration number 27 203 232 in the Quebec Land Registry.

Following our visit to the building, considering its general condition and with reference to the conclusions of Mrs. Louise Coutu, architect, in her diagnostic inspection report (file no. 2009-2022-06-17)), we have come to the following conclusions:

<b>Replacement Cost New</b>	<b>\$310,000</b>	<b>(± \$187.31/square foot)</b>
<b>Depreciated Replacement Cost (77% of depreciation)</b>	<b>\$70,000</b>	<b>(± \$42.30/square foot)</b>
<b>Estimated Renovation Cost</b>	<b>\$143,000</b>	

FINANCEMENT HYPOTHÉCAIRE | VALEUR MARCHANDE | ASSURANCE | EXPROPRIATION | LITIGE | ACQUISITION/DISPOSITION | GAIN EN CAPITAL | RÈGLEMENT DE SUCCESSION

Vincent Ladouceur, É.A. | Jean Ronco, É.A. | Nataniel Desjardins, É.A. | Mélanie Vézina, É.A. | Joëlle Thauvette, É.A. | Martin Bisailon, É.A.  
Daniel Ryan, É.A. | Luc Héroux, É.A. | Noémi Létourneau, É.A. | Stéphane Monette, É.A. | Marie-Claude Farmer, É.A. | Ève Richard, É.A.  
Tél. 450-963-2777 | 514 385-4417 | Téléc. 450 963-2221  
centrale@parisladouceur.ca

63, rue de la Pointe-Langlois, Laval (Québec) H7L 3J4

PARISLADOUCEUR.CA

You will find, in the following pages, a brief physical description of the building under study, the photographs taken at the time of our visit, on June 17, 2022, the detailed breakdown of the replacement cost new and the estimated physical depreciation. You will also find an estimate of the renovation costs for this building. It should be noted that at the time of writing this report, no bids from specialized contractors were available. Thus, the estimated amount for the building renovation must be interpreted with reservations and confirmed by the expertise of specialized contractors.

We hope that the content of this report will be useful, in accordance with your wishes and to your complete satisfaction.

Best regards.

PARIS, LADOUCEUR & ASSOCIATES INC.



Alain Legault  
Senior technician

Luc Héroux, Ch. App.  
Chartered Appraiser

AL/LH/dk

att.: Expertise

## Photographs of the Subject Property

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**Front view of the building**



**Rear side view of the building**

**PHOTOGRAPHS OF THE SUBJECT PROPERTY (cont.)**



**Surroundings – northwest direction**



**Surroundings – southwest direction**

## Table of Contents

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TITLE PAGE	
INTRODUCTION LETTER	
TABLE OF CONTENTS.....	<b>6</b>
<b>1 DESCRIPTIVE DATA .....</b>	<b>7</b>
1.1 DESCRIPTION OF THE REAL ESTATE.....	7
1.2 BUILDING TECHNICAL DESCRIPTION.....	8
1.3 PROPERTY ASSESSMENT AND REALTY TAX.....	10
1.3.1 SUMMARY OF OWNERSHIP.....	10
1.4 BUILDING GENERAL DESCRIPTION .....	11
<b>2 ANALYSIS.....</b>	<b>13</b>
2.1 BUILDING REPLACEMENT COST AND DEPRECIATION .....	13
2.1.1 DEPRECIATION MEASUREMENT.....	13
2.2 ESTIMATED RENOVATION COST .....	15
<b>3 CONCLUSION .....</b>	<b>16</b>
3.1 CORRELATION.....	16
3.2 CERTIFICATION.....	17
<b>Appendixes</b>	
Appendix A – Subject Photographs .....	18
Appendix B – Professional Qualifications .....	27
<b>Tables</b>	
Table 1 – Replacement Cost and Depreciation.....	14
Table 2 – Approximate Renovation Cost of the Building .....	15

# 1 Descriptive Data

## 1.1 DESCRIPTION OF THE REAL ESTATE

PROPERTY ADDRESS	130 Queen Avenue, City of Pointe-Claire (Québec)	
CADASTRAL DESCRIPTION	Lot 4 251 110 – Québec cadastre	
TYPE OF PROPERTY	Detached two-story building of standard quality built on a concrete blocks foundation. On the ground. There is a living room, a kitchen, a dining room and a family room, and upstairs, there are three bedrooms and a bathroom. The basement is partially finished with a bedroom, a mechanical room, and a workshop.	
BUILDING DATE	1948 (according to information listed on the municipal assessment role of the City of Pointe-Claire)	
ECONOMIC LIFE	55 years	
EFFECTIVE AGE	74 years	
APPARENT AGE	55 years	
REMAINING ECONOMIC LIFE	3 years	
GENERAL CONDITIONS	Based on the complete visit of the building, as well as on the diagnostic inspection report (file no. 2009-2022-06-17) prepared by Mrs. Louise Coutu, architect, we estimate that the physical condition of the premises is below average in relation to its age. Indeed, several components are at the end of their useful life and significant deficiencies have been observed and will have to be corrected.	
BUILDING AREA	Ground floor	995 square feet
	Floor	660 square feet
	Basement	660 square feet
LAND AREA	9,782 square feet and rectangular in shape	
ZONING	Ra 47	
PUBLIC SERVICES	The site under study is provided with some services offered by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs and lighting).	

## 1.2 BUILDING TECHNICAL DESCRIPTION

EXCAVATION	Mass excavation
FOUNDATION	Concrete blocks
SLAB ON GROUND	Poured concrete on gravel bed
FRAME	Load-bearing wooden walls
STRUCTURAL FLOORS	Wooden structure
EXTERIOR WALLS	Aluminum and vinyl cladding, Section without cladding
FIREPLACE	Prefabricated
DOORS AND WINDOWS	Exterior wooden doors Exterior steel doors with glazing PVC sash windows PVC sliding windows Fixe wooden windows
ROOF	Roof covered with asphalt shingles and sheet metal Aluminum and wooden soffits Mineral wool insulation
ELECTRICITY	60 ampere electrical inlets with circuit breaker panel Incandescent lighting
HEATING/COOLING	Oil-fired hot air heating system Dryer outlet
PLUMBING	Copper, ABS, and cast-iron plumbing Toilet (1) Cabinet washbasin (1) Sunken bathtub (1) Double stainless-steel sink (1) Electric hot water tank with a capacity of 40 gallons



## 1.2 BUILDING TECHNICAL DESCRIPTION (cont.)

WALLS AND PARTITIONS	Gypsum board Plaster Ceramic
FLOOR FINISHES	Wooden slats Ceramic tiles Carpet
CEILINGS	Gypsum board Plaster Unfinished section in the basement (open)
KITCHEN	Soft wood kitchen cabinets Laminated counters Double steel sink
EXTERIOR LANDSCAPING	Asphalted path Lawn Trees Shrubs Concrete porch and staircase Wooden rear patio
MISCELLANEOUS	Security system

### 1.3 PROPERTY ASSESSMENT AND REALTY TAX

TRIENNIAL ROLE	2020-2021-2022
REGISTRATION NUMBER	8135-93-0776-6-000-0000
MARKET REFERENCE DATE	2018-07-01
LAND VALUE	\$278,100
BUILDING VALUE	<u>\$186,100</u>
TOTAL PROPERTY VALUE	\$464,100

#### 1.3.1 SUMMARY OF OWNERSHIP

REGISTRATION NUMBER	27 203 232
SELLER	John Wyman
BUYER	3812464 Canada Inc. (represented by David Thompson et Cristina Marcon)
SALE DATE	2022-05-02
SALE PRICE	\$565,000

## 1.4 BUILDING GENERAL DESCRIPTION

Following our site visit and with reference to the diagnostic inspection report (file no. 2009-2022-06-17) prepared by Mrs. Louise Coutu, architect, you will find below a summary of the deficiencies observed in the buildings. Please refer to the mentioned inspection report for the complete set of these deficiencies.

FOUNDATIONS	<p>Several cracks are observed on the concrete blocks foundation walls. Repair or replace the foundations.</p> <p>Water infiltration and stains are observed on the foundation walls. There may not be a French drain or it might be worn. Have the foundations inspected and install a French drain, if necessary.</p>
FLOOR SLAB	<p>The slab could not be inspected. However, traces of moisture were noticed in several places.</p>
FLOOR JOISTS	<p>There are possible traces of mold on joists and floor decking in the basement. Perform a mold test.</p> <p>The basement's subfloor shows signs of sagging.</p>
STRUCTURE	<p>The structure of the rear extensions undergoes subsidence. Have the structure of the building checked by a structural engineer if it can be preserved.</p> <p>Roofs are sagging.</p>
EXTERIOR CLADDING	<p>Aluminum siding covers the exterior walls. In some places, the exterior cladding is missing. We estimate that this siding should be replaced within a few years.</p>
FLASHINGS AND SEALS	<p>The sealing joints are damaged in several places. Redo the joints where required.</p>
DOORS AND WINDOWS	<p>Doors should be replaced. Windows have reached the end of their useful life. Provide for a complete repair of windows and patio doors.</p>
TERRACES, BALCONIES AND PORCHES	<p>The rear terrace is in a very poor state. Provide for a short-term repair of the whole.</p>
SOFFITS	<p>Clear soffits and check ventilation. There are soffit fascia sections missing.</p>
OUTDOOR LAYOUT	<p>The left side yard needs to be cleaned to keep its wholesomeness. Clean the yard.</p>
ROOF CLADDING	<p>The roof and canopies need to be replaced shortly.</p>

#### 1.4 BUILDING GENERAL DESCRIPTION (cont.)

GUTTERS	Gutters are missing from some roof overhangs. Have gutters installed at the bottom of each roof slope as well as outlets.
FLASHINGS	Proceed to install new flashings.
PLUMBING	<p>Several small plumbing repairs are to be expected to correctly optimize water management. Provide for the replacement of the shut-off valve and the installation of water hammer dampers under each plumbing fixture.</p> <p>Have the plumbing lines checked by a competent plumber, since several deficiencies are observed.</p>
ELECTRICITY	<p>The power supply cables pass through tree foliage. Have the trees pruned.</p> <p>We noticed electrical cables without a protective cover. Remove the cables or insert them into junction boxes. Plan an upgrade. Attach the free junction box to a structural element. Replace unprotected outlets with GFCI outlets. Have the outlets and grounding checked by an electrician. Replace the electrical distribution panel.</p>
HEATING AND AIR-CONDITIONING	Provide for the replacement of the electric furnace.
FIREPLACE	The fireplace and chimney flue are to be replaced.
FLOOR FINISHES	The wooden floors are damaged or contaminated. The ceramic tiles are cracked. Repair floor coverings.
WALLS AND CEILINGS	<p>We noticed wall sections to be repaired, holes in gypsum walls as well as repairs in progress. Carry out the necessary work.</p> <p>Presence of mold was noted in several places on the plaster walls. Decontaminate the whole.</p>
Kitchen	The kitchen cabinets are probably original. Due to the deteriorated state of the kitchen, plan a complete renovation.
INSULATION AND VENTILATION	We noticed that the soffits are poorly ventilated. Carry out the necessary work.

The building under study, of standard quality, is in poor condition and requires several upgrades. Several significant components are at the end of their useful life (foundation, structure, windows, exterior cladding, heaters, etc.) and will have to be replaced. As well, several building deficiencies were noticed and will have to be corrected. Consider, in particular, the major cracks found in the foundation walls.

## 2 Analysis

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### 2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

The replacement cost as new must be distinguished from the cost of reproduction and represents the cost of replacing a building (and improvement) with one of equal value (based on current construction standards and equivalent and commonly available materials).

The replacement cost of the building was estimated at **\$310,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*. This value corresponds to **about \$187.31** per square foot of living space.

#### 2.1.1 DEPRECIATION MEASUREMENT

The application of the cost method includes the measurement of the various forms of depreciation and obsolescence that cause a loss in value of the building, in relation to its value in new condition. The various forms of depreciation are as follows:

- Physical depreciation (curable or incurable)
- Functional depreciation (curable or incurable)
- Economic depreciation

#### Physical curable depreciation

Curable physical depreciation generally results from deferred maintenance, i.e., the need for a buyer to carry out in the very short term the repairs or replacements required for the building to return to its normal state of maintenance and become competitive again.

#### Physical incurable depreciation

Incurable physical depreciation is the general deterioration of building materials caused by the aging of the building. Generally, it is the deterioration of building components that cannot be repaired at a cost less than or equal to the increase in value caused by this repair. Incurable physical depreciation is measured using the age-life method for each of the building's components, using the *Marshall & Swift* table.

For the purposes of this report, we estimated the physical depreciation (curable and incurable) at **77%**, taking into account the general condition of the building. This indicates a depreciated building value of **\$70,000**. Note that this depreciation takes into consideration that the building is of standard quality, that some of the components are at the end of their useful life and that several deficiencies have been identified.

## 2.1.1 DEPRECIATION MEASUREMENT (cont.)

Table 1 – Replacement Cost and Depreciation

Building Components	Replacement Cost	Physical Depreciation (%)	Depreciation Replacement Cost
Excavation/Footing/Wall Foundation	\$14,041	77%	\$3,229
Frame	\$7,381	77%	\$1,698
Floor Structure	\$23,239	77%	\$5,345
Floor Cover	\$30,481	77%	\$7,011
Ceilling	\$8,447	77%	\$1,943
Wall Finish	\$3,901	77%	\$897
Interior Construction	\$87,399	77%	\$20,102
Plumbing	\$22,457	77%	\$5,165
Electricity	\$16,062	77%	\$3,694
Heating/Cooling/Ventilation	\$20,126	77%	\$4,629
Exterior Walls Composition	\$43,816	77%	\$10,078
Roof	\$21,183	83%	\$3,505
Miscellaneous	\$3,138	77%	\$722
Annexes (balcony, terraces, ramps)	\$8,346	77%	\$1,920
<b>Total</b>	<b>\$310,018</b>	<b>77%</b>	<b>\$69,937</b>
<b>Rounded Total</b>	<b>\$310,000</b>	<b>77%</b>	<b>\$70,000</b>

## 2.2 ESTIMATED RENOVATION COST

At your request, we have estimated the potential renovation costs of the building, based on our visit and with reference to the building's diagnostic inspection report (file no. 2009-2022-06-17), prepared by Mrs. Louise Coutu, architect. Consider, however, that the estimated amount for this work is approximate and will have to be validated with specialized contractors. Some hypothetical defects observed should be the subject of more specific expert appraisals and are not included in the renovation costs (possible presence of mold, possible presence of asbestos in plaster, presence of vermin, etc.)

Table 2 – Approximate Renovation Cost of the Building

Building Components	Estimated Renovation Cost
Foundation Wall/Slab/French drain/Insulation	\$14,000
Exterior Aluminum Siding Repair	\$36,000
Doors and Windows Replacement	\$15,000
Rear Terrace	\$5,000
Roof	\$21,000
Gutters/Outlets/Flashings	\$3,000
Plumbing Work	\$5,000
Electrical Work	\$5,000
Miscellaneous (flashings, window caulking, chimney flashing, minor gypsum repair, cracks repair, chimney flue insulation, etc.)	\$4,000
<b>Subtotal</b>	<b>\$108,000</b>
Contingencies (± 15 %)	\$16,200
Subtotal	\$124,200
Taxes	\$18,599
Total	\$143,799
<b>Rounded Total</b>	<b>\$143,000</b>

We estimate the approximative renovation cost at **\$143,000** (taxes and contingencies included). Note that this amount does not include costs related to:

- Possible presence of asbestos in gypsum and stucco, and decontamination (hypothetical work);
- Possible presence of mold and decontamination (hypothetical work);
- Presence of vermin (hypothetical work).

## 3 Conclusion

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### 3.1 CORRELATION

In conclusion, the replacement cost of the building was estimated at **\$310,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*.

Based on the site visit and with reference to the inspection report (file no. 2009-2022-06-17), prepared by Mrs. Louise Coutu, architect, we estimate the **overall physical depreciation of the building at 77%**, considering its general condition. This provides us with a **depreciated building value of \$70,000**. Note that this depreciation considers that the building is of standard quality, that some components are at the end of their useful life and that deficiencies have been identified.

Additionally, at your request, we estimated the potential cost of the renovations at **\$143,000**, subject to validation by specialized contractors. This cost does not include some hypothetical work as mentioned on the previous page.



### 3.2 CERTIFICATION

**We certify that:**

- Alain Legault, technician, has personally visited the property being appraised on June 17, 2022.
- We have not based our remuneration on a pre-determined conclusion of value.
- We have researched, to the best of our ability, the information contained in this report.
- We have no present or future interest in the properties covered by this appraisal report and no personal relationship with respect to the parties involved.
- We have not deliberately omitted or overlooked any material facts in connection with this appraisal.
- We have conducted this appraisal in accordance with the rules of the Appraisal Institute of Canada's Code of Professional Ethics.

We, the undersigned, Alain Legault, senior technician, and Luc Héroux, chartered appraiser, certify that as of July 28, 2022, to the best of our knowledge, the information contained in this report, including the analyses, opinions, and conclusions resulting therefrom, is accurate, limited by the assumptions and reservations set out herein.

PARIS, LADOUCEUR & ASSOCIATES INC.



Alain Legault  
Senior technician

Luc Héroux, Ch. App.  
Chartered Appraiser

## Subject Photographs

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**Facade**



**Rear view of the building**

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Photographs taken on July 5, 2022, by Alain Legault

**SUBJECT PHOTOGRAPHS (cont.)**



**Backyard**



**Canopy**

Photographs taken on July 5, 2022, by Alain Legault

**SUBJECT PHOTOGRAPHS (cont.)**



**Living room**



**Kitchen**

**SUBJECT PHOTOGRAPHS (cont.)**



**Kitchen**

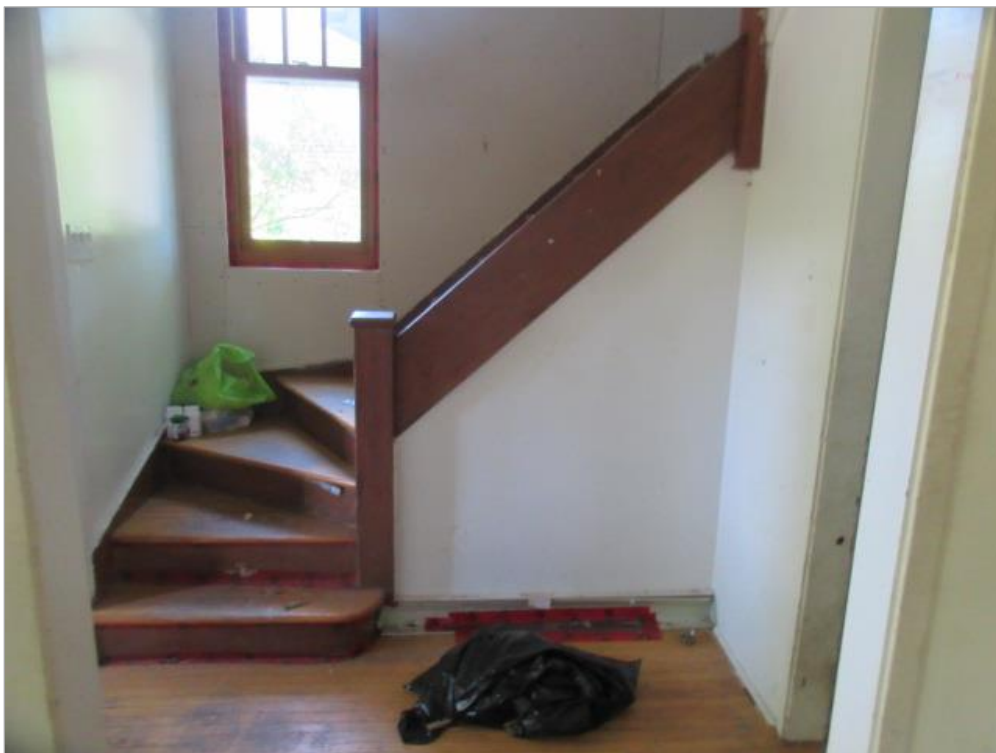


**Family room on the ground floor**

**SUBJECT PHOTOGRAPHS (cont.)**



**Ceiling – ground floor**

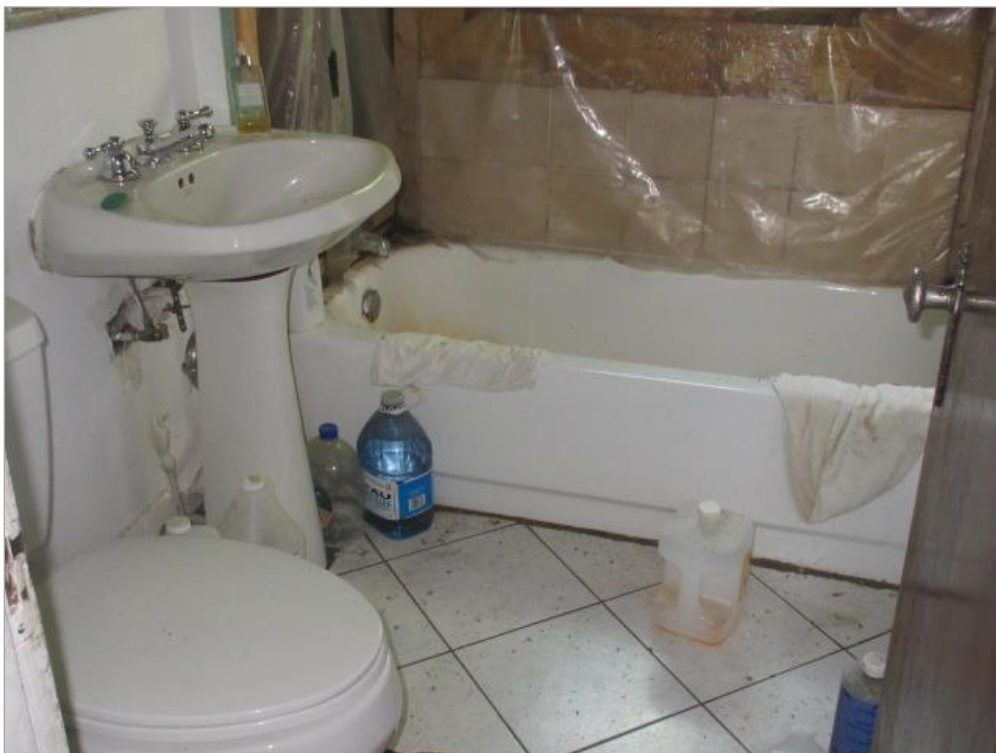


**Corridor – ground floor**

**SUBJECT PHOTOGRAPHS (cont.)**



**Upstairs bedroom**



**Upstairs bathroom**

Photographs taken on July 5, 2022, by Alain Legault

**SUBJECT PHOTOGRAPHS (cont.)**



**Plumbing fixtures**



**Mold on plaster**



**SUBJECT PHOTOGRAPHS (cont.)**



**Mechanical room**



**Basement**

Photographs taken on July 5, 2022, by Alain Legault

**SUBJECT PHOTOGRAPHS (cont.)**



**Basement**



**Electrical panel**

Photographs taken on July 5, 2022, by Alain Legault

