APPRAISAL REPORT

101, avenue de Dieppe
Pointe-Claire (Québec)

O/File 685735E

PARIS, LADOUCEUR & ASSOCIÉS INC.
ÉVALUATEURS AGRÉÉS

January 26, 2025

Mrs. Cindy Fisher
Coordinator – Urban Planning Advisory Committee – Urban Planning
City of Pointe-Claire
451, boulevard Saint-Jean
Pointe-Claire (Quebec) H9R 3J3

Subject	Demolition Assessment Report on the replacement cost as new and depreciated, as well as an estimate of the potential renovation costs of the building
Address	101, avenue de Dieppe, Pointe-Claire (Quebec)
O/File	685735E

Madame,

In accordance with the mandate, you entrusted us with, in reference to By-law PC-2818 concerning the demolition of buildings, we have estimated the replacement cost as new and depreciated for the building mentioned above. In addition, we have estimated the potential renovation costs of this building. Please note that these estimates will need to be validated with specialized contractors.

The subject property is a detached one-storey dwelling with an attached garage, built over a full basement on poured concrete foundations. According to information recorded in the municipal assessment roll (2026–2027–2028) of the City of Montreal, the property was built in 1946. The building is of economic quality. The living area totals 1,216 square feet, in addition to a garage of 355 square feet. The dwelling is situated on a rectangular lot with an area of 9,907 square feet. Following the site visit and inspection, we are of the opinion that certain components are at the end of their useful life and that deficiencies were observed and will require corrective work.

For information purposes, the property was sold on August 19, 2017, for a consideration of $390,000, under registration number 25052583 at the Quebec Land Registry.

Following our inspection of the property, and considering its overall condition, as well as the conclusions set out in the diagnostic inspection report prepared by Ms. Louise Coutu, architect (file reference 2163-2025-10-17), we have reached the following conclusions:

Replacement cost	**$376,000**	**(±$239.34 /square foot)**
Depreciated replacement cost (56% depreciation)	**$164,000**	**($104.39 / square foot)**
Estimated renovation cost	**$123,000**	

In the following pages, you will find a brief physical description of the building under study, photographs taken at the time of our visit on **October 17, 2025**, a detailed breakdown of the replacement cost, and the estimated physical depreciation. You will also find an estimate of the renovation costs for this building. Please note that at the time this report was prepared, no bids from specialized contractors were available. Therefore, the estimated amount for the building's renovation should be interpreted with caution and supported by expert opinions from specialized contractors.

We hope that everything is in order and to your complete satisfaction, and we send you our best regards.

PARIS, LADOUCEUR & ASSOCIÉS INC.

Signature numérique de Luc Heroux
Date : 2026.01.27 13:22:44 -05'00'

Alexandra Latour, DAR
Certified Evaluator

Luc Héroux, É.A.
Certified appraiser senior

AL/LH/nf

Att. Expertise

Photographs of the subject

Front view of the building

Right side elevation

Photographs taken on October 17, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

Left side elevation

Neighbourhood

Table of Contents

1 Descriptive Data

1.1 DESCRIPTION OF THE PROPERTY

ADDRESS	101, avenue de Dieppe Pointe-Claire (Quebec)
CADASTRAL DESIGNATION	Lot 2 528 704 — Quebec Land Registry
TYPE OF PROPERTY	Single-storey detached house with a garage on a poured concrete foundation, built with economic-quality materials. On the main floor, there is an entry on the front elevation, a living room, dining room, kitchen, two bedrooms, a bathroom, and a double garage. The basement is unfinished and contains the laundry area, the hot water tank, and the electrical panel.
YEAR OF CONSTRUCTION	1946 (according to the assessment role of the City of Montreal)
ECONOMICAL LIFESPAN	65 years
ACTUAL AGE	79 years
APPARENT AGE	45 years
REMAINING ECONOMIC LIFE	20 years
GENERAL CONDITION	Based on the complete inspection of the building, as well as the diagnostic inspection report (file reference 2163-2025-10-17) prepared by Ms. Louise Coutu, architect, we are of the opinion that the physical condition of the property is below average for its age. Certain components are at the end of their useful life, and deficiencies were observed that will require corrective work.
BUILDING AREA	Ground floor 1 216 square feet Basement 877 square feet Garage 355 square feet
LAND AREA	9 907 square feet, rectangular in shape

1.1 DESCRIPTION OF THE PROPERTY (cont.)

ZONING	Ra 39 Class A (residential, single-family dwelling) Subject in whole or in part to PIIA regulations
PUBLIC SERVICES	The location benefits from certain services offered by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs, sidewalks and lighting).

1.2 TECHNICAL DESCRIPTION OF THE BUILDING

EXCAVATION	Mass excavation for the basement portion Trench excavation (garage portion)
FOUNDATIONS	Foundation walls and poured concrete Slab-on-grade
SLAB ON GROUND	Poured concrete on a gravel base
FRAME	Load-bearing wood walls
STRUCTURAL FLOORS	Wood frame structure
EXTERIOR WALLS	Brick cladding Vinyl siding
CHIMNEY	Brick
DOORS AND WINDOWS	Aluminum exterior doors Aluminum garage door Aluminum patio door PVC sliding windows PVC casement windows
ROOF COMPOSITION	Asphalt shingle roof Aluminum soffits Aluminum gutters
ELECTRICAL	200-amp electrical service with breaker panel Incandescent, halogen, and fluorescent lighting
HEATING / AIR CONDITIONING /VENTILATION	Electric baseboard heaters Washer hookup Exhaust fan

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (contd.)

PLUMBING	Copper and ABS piping
	Toilet (1)
	Vanity with sink (1)
	Acrylic tub-shower with ceramic wall tiles (1)
	Double stainless steel kitchen sink (1)
	Laundry tub (1)
WALLS AND PARTITIONS	Gypsum board
	Ceramic veneer
FLOOR FINISHES	Wood flooring
	Ceramic tiles
	Concrete
CEILING FINISHES	Gypsum board
	Unfinished basement section (open)
KITCHEN FINISHES	Thermoplastic kitchen cabinets
	Wood countertops
	Double stainless-steel sink
	Microwave with integrated range hood
	Dishwasher
	Oven
	Refrigerator
PROTECTION	None
LANDSCAPING	Asphalt driveway
	Lawn
	Trees
	Shrubs
	Front porch and stairs in wood on concrete structure
	Rear wood balcony
	Rear stairs and patio in wood with PVC railings

1.3 MUNICIPAL ASSESSMENT AND PROPERTY HISTORY

1.3.1 MUNICIPAL ASSESSMENT

TRIENNIAL ROLL	2026-2027-2028
REGISTRATION NUMBER	8035-62-1681-4-000-0000
MARKET REFERENCE DATE	July 1, 2024
LAND VALUE	$460,200
BUILDING VALUE	$205,100
TOTAL PROPERTY VALUE	$665,300

1.3.2 PROPERTY HISTORY

REGISTRATION NUMBER	23 386 848
SELLER	Christian Cunningham
BUYERS	Wei Chen and Zhigang Wang
SALE DATE	September 21, 2017
SALE PRICE	$390,000

1.4 GENERAL CONDITIONS OF THE BUILDING

Following our site visit, and with reference to the diagnostic inspection report (file ref. 2163-2025-10-17) prepared by Ms. Louise Coutu, architect, here is a summary of the building weaknesses that were noted. Please refer to the inspection report for the complete set of these weaknesses.

FOUNDATIONS	We were informed that water infiltration occurs in the basement due to the age of the building. It is possible that there is no French drain around the building's footings, or that the existing drain is inadequate. Consult a specialized contractor to assess the current situation. You may take advantage of the excavation required for installing the drain to re-waterproof the foundation walls and the exposed portions of the footings. Note that stains on the interior foundation walls may contain mold. Conduct testing with consulting chemists to determine the necessary measures for safe cleaning. We observed cracks in the foundation walls. Regularly monitor the condition of the foundations and note any crack enlargement. Seal the existing cracks that do not require expert evaluation. For the cracks observed on the front-right wall, an assessment by a specialist is required. A window was improperly sealed on the right-side foundation wall. During excavation work for waterproofing the foundation walls and installing a french drain, remove the wooden window and properly patch the concrete. We also noted that the foundation walls are not insulated. Proceed with insulating the foundation walls.
CONCRETE SLAB	We observed a gap under the garage door caused by a dip in the surface of the garage's concrete slab. During concrete repair work, such as properly closing the right-side wall of the house where a window was left in place, level the slab so that the weatherstrip under the door seals tightly.
FLOOR JOISTS	No specific comments regarding the floor joists.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

LOAD-BEARING WALLS / BEAMS AND COLUMNS

No specific comments regarding the load-bearing walls. Concerning the beams and columns, they are weak due to the era of construction. However, since the floors are relatively level, there is no immediate cause for concern.

EXTERIOR CLADDING

We observed that some windows and door thresholds lack proper sills, with only the extension of the masonry cladding present. It is standard practice to install sills beneath openings. Over time, the lack of sills may compromise waterproofing. Install sills where they are missing.

An opening appears to have been closed on the front-right wall. A wooden trellis and shrubs are in front of this repair. We were unable to verify the adequacy of this intervention. If necessary, remove the trellis to inspect and repair as needed.

Some masonry cladding is too close to the ground, such as at the front. It is recommended to lower the ground in accordance with the Quebec Construction Code. Proximity to the ground may allow water infiltration between the top of the foundation walls and the brick cladding, potentially keeping wall components in contact with moisture. Ensure proper positive grading for surface water drainage. Landscaping will need to be removed to achieve this.

An old structure embedded in the rear wall has been removed, leaving large openings. These openings should be sealed promptly to prevent damaging water infiltration. Note that water infiltration may already be occurring.

We also noted that some brick cladding requires minor tuckpointing, particularly along cracks. Engage a mason to perform discreet repairs.

FLASHINGS AND SEALANTS

We observed that there are no waterproof flashings between the vinyl siding on the right-side wall and the brick cladding below. Additionally, no flashings were observed between the rear brick cladding and the terrace. Consult a specialized contractor to install proper flashings to prevent damage to the masonry, the building envelope behind the brickwork, and the terrace structure.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

DOORS AND WINDOWS	Several single pane sliding windows have reached the end of their useful life. Plan to replace the windows. The threshold of the patio door on the rear wall is too close to the exterior wooden surface. Its current installation poses a risk of water infiltration. Consider lowering the terrace level in front of the patio door to ensure proper waterproofing.
DECKS, BALCONIES AND PORCHES	Our inspection of the guardrails revealed that they are not sufficiently sturdy to be safe. To prevent accidental falls, reinforce the guardrails. Several deck boards are rotted and pose a hazard. Replace the rotted boards promptly and inspect the underlying structure. Reinforce the deck structure as needed.
SOFFITS / FASCIAS	A section of soffit has detached. Secure the soffits to prevent rodents from entering the attic and to avoid wind damage. Signs of water infiltration were observed in some soffits. Repair the affected areas.
LANDSCAPING	We noted that the grading around the building directs water toward the house in certain areas. Consider regrading the site and consult an exterior design specialist if necessary. During the inspection, we observed numerous insects around the front entry door. Monitor the situation and engage an exterminator if needed.
ROOF	We observed signs of water infiltration on the roof structure, including around the chimney. Follow recommendations to control any water intrusion. The asphalt shingles have reached the end of their useful life. Plan for replacement next spring to prevent damaging water infiltration. Use this opportunity to correct the roof slope as needed.
GUTTERS	One downspout discharges water directly at the base of the walls, causing basement moisture. Ensure a proper drainage outlet is installed.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

FLASHINGS

We observed that no flashing is installed around the plumbing vent on the front roof slope. Install flashing during the roof replacement and plumbing vent work.

The metal flashings between the roof and the chimney are sealed at the top with caulking. Correct the flashings around the chimney during roof replacement.

PLUMBING

No air gaps were observed on the water lines beneath plumbing fixtures. Install air gaps on each water line under the fixtures.

The plumbing vent on the front roof slope has an unusually small diameter and length. If drainage problems occur during winter, consider replacing it with a four-inch diameter vent installed at the required height above the roof.

There is no trap on the bathroom sink drain. Have a qualified plumber correct this deficiency.

Several abandoned water lines, left after the demolition of the basement bathroom, were improperly capped. Have a qualified plumber correct these to prevent damaging backflows.

One drain line is embedded in the basement concrete slab. The drain must connect to the house sewer system via a vertical line with a trap to ensure sanitary conditions. The connection must be made above the fixture outlet. Engage a qualified plumber.

No grate was observed on the basement floor drain. Install a grate to prevent objects from blocking the drainpipe.

No backwater valves were observed on the basement drain lines. Install backwater valves to prevent sewer backups that pose health risks.

No backwater valves were observed on the basement drain lines. Install backwater valves to prevent sewer backups that pose health risks.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

PLUMBING (CONTD.)

The garage catch basin is filled with debris. Clean the basin to facilitate surface water drainage and refill with clean water.

We observed that the garage catch basin is undersized. Monitor the situation over time and, if necessary, replace the undersized basin.

The basement sump pit is small and has a perforated bottom to collect groundwater in the absence of a French drain around the foundation footings. Follow recommendations for installing a French drain around the footings.

ELECTRICAL

We observed gray tape around the base of the exterior electrical mast. Remove the tape and inspect the base. Ensure the base is properly drilled to allow condensation water to drain outside.

A junction box on the ceiling of the large closet behind the garage was found open. Install a cover to ensure the safety of the installation.

The basement was demolished due to a health issue. The electrical wiring is poorly protected, and the installation is unsafe. Engage a qualified electrician to ensure the basement electrical system is safe.

Light bulbs in closets are not adequately protected against breakage. Properly protect these bulbs to reduce fire risk.

We noted that there is no electrical outlet in the bathroom. Install an outlet with GFCI protection to safeguard against electric shock.

Some tested switches did not respond. Ask the current owner for clarification regarding their function. Note that some bulbs may simply need replacement.

One outlet in the garage is ungrounded, whereas the other outlets are grounded. Verify the outlet connections and correct the situation.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

HEATING AND VENTILATION

We observed that some rooms are insufficiently heated. It is essential to maintain interior heated spaces at a minimum of 16 degrees Celsius to prevent condensation within exterior walls and the resulting mold growth, which can be harmful to occupant health.

An old, decommissioned chimney remains in place. It would be advisable to remove it below the roof level during the upcoming roof replacement.

We noted the presence of an abandoned oil line near the rear wall of the house in the basement. Consult a decontamination specialist to determine whether an oil test is warranted.

FLOORING

We observed cracked ceramic tiles in the bathroom, as well as on the steps between the house and the left extension. Additionally, some grout joints are deteriorated. Replace the cracked tiles, ensuring the substrate is adequate to provide the necessary rigidity for stable floor coverings. Correct any deficiencies before replacing cracked tiles and deteriorated grout joints.

WALLS AND CEILINGS

Due to the age of the building, condensation within exterior walls may have caused mold growth that cannot be determined during inspection. If necessary, conduct air quality testing and follow expert recommendations.

Note that older gypsum or gypslap joint compounds may contain asbestos. If you plan any interior modifications, conduct an asbestos test prior to work.

There is a window in the shower wall. We recommend installing a plastic curtain or other protection to prevent water infiltration into the adjacent wall at the windowsill.

We observed that the bathroom ceiling has been repaired in a makeshift manner, resulting in an uneven finish. Have the ceiling repaired by an experienced drywall finisher and repaint.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

STAIRS AND HANDRAILS	We noted the absence of handrails on the basement and main floor stairs. Install handrails. One staircase lacks a landing at its lower level, and the door at the bottom of the stairs interferes with the stair opening axis. We recommend relocating the door during basement renovation work.
CABINETS AND COUNTERTOPS	We observed that some cabinet doors are worn from use. Replace or repair the affected doors. The wooden kitchen countertop behind the sink has been damaged by water, including mold growth. Repair or replace the countertop.
INTERIOR DOORS	We observed that some cabinet doors are worn from use. Replace or repair the affected doors. The wooden kitchen countertop behind the sink has been damaged by water, including mold growth. Repair or replace the countertop.
GARAGE	The garage is a potential source of carbon monoxide contamination. Install a carbon monoxide detector. At least one interior corner of the garage walls is not sealed. Seal the vertical corner joints before repainting to ensure the garage is properly sealed relative to the house.
INSULTATION AND VENTILATION	We observed uneven insulation in the attic. Ensure uniform insulation by adding additional material where needed. The attic access hatches lack perimeter weatherstripping and would benefit from being heavier to ensure proper contact with the seal. We recommend installing weatherstripping around each access hatch and properly insulating the hatches. Installing latches to secure the hatches in place is also recommended. A flat vent is present on the rear roof slope. Flat vents are typically blocked by snow in winter, reducing attic ventilation. During roof replacement, we recommend installing raised vents to improve airflow.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

INSULTATION AND VENTILATION (CONTD.)

During the inspection of the original attic, we observed that ventilation from the roof overhang soffits is reduced in several areas due to insulation adhered to the roof decking. This significantly limits airflow in the attic space. We recommend increasing attic ventilation as a precaution. Also, ensure that the aluminum soffits are clear and that no wood beneath the aluminum is blocking air entry into the attic.

We noted that the rim joist was not insulated around the basement perimeter. We recommend insulating the rim joist using rock wool covered with a properly sealed vapor barrier around its perimeter.

The bathroom exhaust fan was not functioning properly at the time of inspection. Ensure that humid, stale air from the bathroom is vented directly to the exterior through a sealed duct and an exterior register equipped with a backdraft damper.

No range hood with exterior venting was observed. Install a range hood with exterior venting to remove humid and stale cooking air.

The building under review, of economic quality, requires several upgrade works. Some major components are indeed at the end of their useful life and will need to be replaced. Additionally, several deficiencies were observed in the building and must be corrected.

2 Analysis

2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

2.1.1 REPLACEMENT COST ESTIMATE

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 **$376,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about $239.34** per square foot of living space.

2.1.2 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 follow:

- 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 have estimated physical impairment (curable and incurable) at **56 %**, representing a weighted percentage of the various physical components. This indicates a depreciated building value of **$164,000.** Note that this depreciation takes into consideration that the building is of low quality, that some of the components are at the end of their useful life and that several deficiencies have been identified.

2.1.3 SUMMARY OF REPLACEMENT COST NEW AND DEPRECIATED

Table 1 — Replacement Cost and Depreciation

Building Components	Replacement Cost	Physical Depreciation (%)	Depreciated Replacement Cost
Footing/excavation/wall foundation	$53 847	74%	$14 055
Frame	$4 085	48%	$2 124
Floorstructure	$28 850	48%	$15 002
Floor cover	$31 112	58%	$13 165
Ceilling	$9 041	48%	$4 701
Wall finition	$9 325	48%	$4 849
Interior construction	$54 165	48%	$28 166
Plumbing	$17 732	48%	$9 220
Electricity	$16 367	48%	$8 511
Heating/cooling/ventillation	$11 680	56%	$5 130
Exterior wall compostion	$87 436	48%	$45 467
Roof	$27 055	84%	$4 257
Miscellanous	$5 038	53%	$2 388
Annexes (balcony, terraces, ramps)	$20 604	64%	$7 437
Total	$376 335	56%	$164 473
Rounded total	**$376 000**	**56%**	**$164 000**

2.2 ESTIMATED RENOVATION COST

At your request, we have estimated the potential renovation costs for the building based on our site visit and with reference to the building inspection report (Ref. File 2163-2025-10-17) prepared by Ms. Louise Coutu, architect. Please note that the estimated amount for these works is approximate and should be confirmed with specialized contractors.

Furthermore, certain hypothetical deficiencies observed may require more specialized assessments and are not included in the renovation costs (possible presence of mold, testing by a decontamination specialist for an abandoned oil line, asbestos testing, pest control for insects on exterior cladding, etc.).

Table 2 — Approximate Renovation Cost of the Building

Renovation Work to be Carried Out	Approximate Renovation Cost (lump-sum amount to be confirmed)
Waterproofing and insulation of foundation walls and installation of a French drain	$30 000
Roof replacement (insulation, asphalt shingle covering, and vents)	$20 000
Replacement of sliding windows and installation of window sills	$4 000
Kitchen repairs (replacement of select cabinet doors and countertop)	$5 000
Plumbing work	$3 000
Electrical work	$3 000
Restoration and replacement of select flooring	$5 000
Modification of the rear balcony and stairs	$8 000
Miscellaneous (repair of minor foundation cracks, correction of site grading, minor masonry work and closure of openings – removal of former embedded structure, installation of flashing, installation of a gutter outlet, demolition of old chimney, interior finishing work in select rooms [jointing and painting], installation of handrails on interior stairs, installation of a door closer, installation of a carbon monoxide detector in the garage, replacement of bathroom exhaust fan, installation of a range hood)	$15 000
SUBTOTAL	$93 000
Contingency (±15 %)	$13 950
Subtotal	$106 950
Taxes	$16 016
TOTAL	$122 966
Rounded to	**$123 000**

2.2 ESTIMATED RENOVATION COST (contd.)

We therefore estimate the approximate renovation costs at **$123,000** (taxes and contingencies included). Note that this amount does not include :

- Possible presence of asbestos in gyplap and related remediation (hypothetical work).
- Possible presence of mold and related remediation (hypothetical work).
- Evaluation of site grading by an exterior design specialist.
- Assessment of a former oil tank line (hypothetical work for environmental testing, if applicable).
- Pest control for insects on the exterior cladding.

3 Conclusion

3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **$376,000** based on the Marshall & Swift Valuation Services cost manual, published by CoreLogic.

Based on the site visit, the building's general condition, and with reference to the inspection report (file no. 2150-2025-08-28) prepared by Mrs. Louise Coutu, architect, we estimate the overall physical depreciation of the building at **56 %**. This provides us with a depreciated building value of **$164,000**. Note that this depreciation considers that the building is of low 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 renovation cost at **$123,000,** 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:

- Alexandra Latour, certified appraiser, has personally visited the property being appraised on October 17, 2025.
- We have not based my remuneration on a pre-established 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 Ordre des évaluateurs agréés du Québec

We, the undersigned, Alexandra Latour, certified appraiser, and Luc Héroux, chartered appraiser, certify that, as of January 26, 2025, to the best of our knowledge, the information contained in this report, including the analyses, opinions, and conclusions resulting therefrom, is accurate, subject to the assumptions and reservations set forth herein.

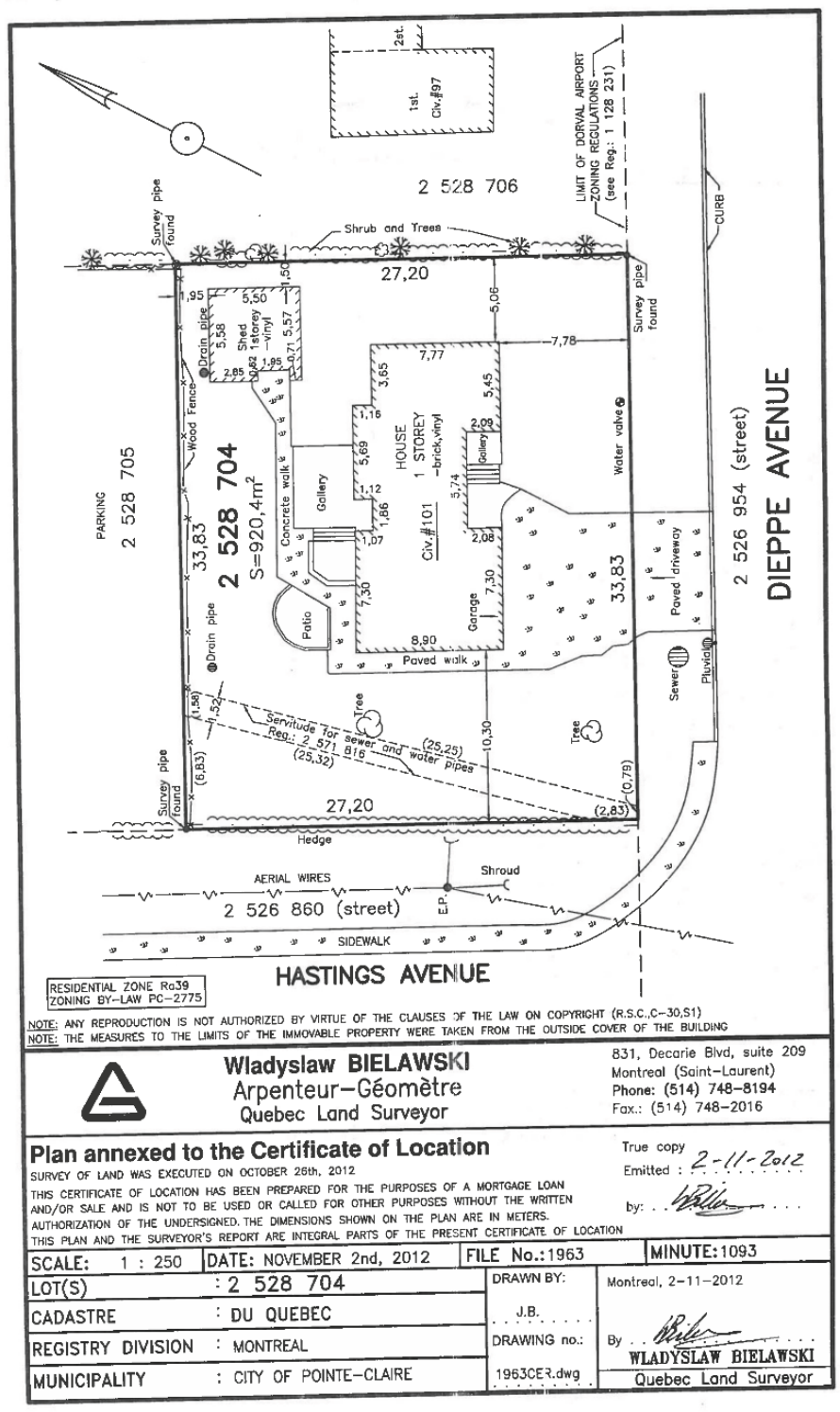
PARIS, LADOUCEUR & ASSOCIÉS INC.

Alexandra Latour, DAR
Certified Evaluator

Signature numérique de Luc Heroux
Date : 2026.01.27 13:23:04 -05'00'

Luc Héroux, É.A.
Certified appraiser senior

Certificate of Location



Photographs of the Subject

Facade

Facade

Photographs taken on October 17, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (cont.)

Left elevation

Rear right elevation

Photographs taken on October 17, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (cont.)

Rear elevation

Neighbourhood

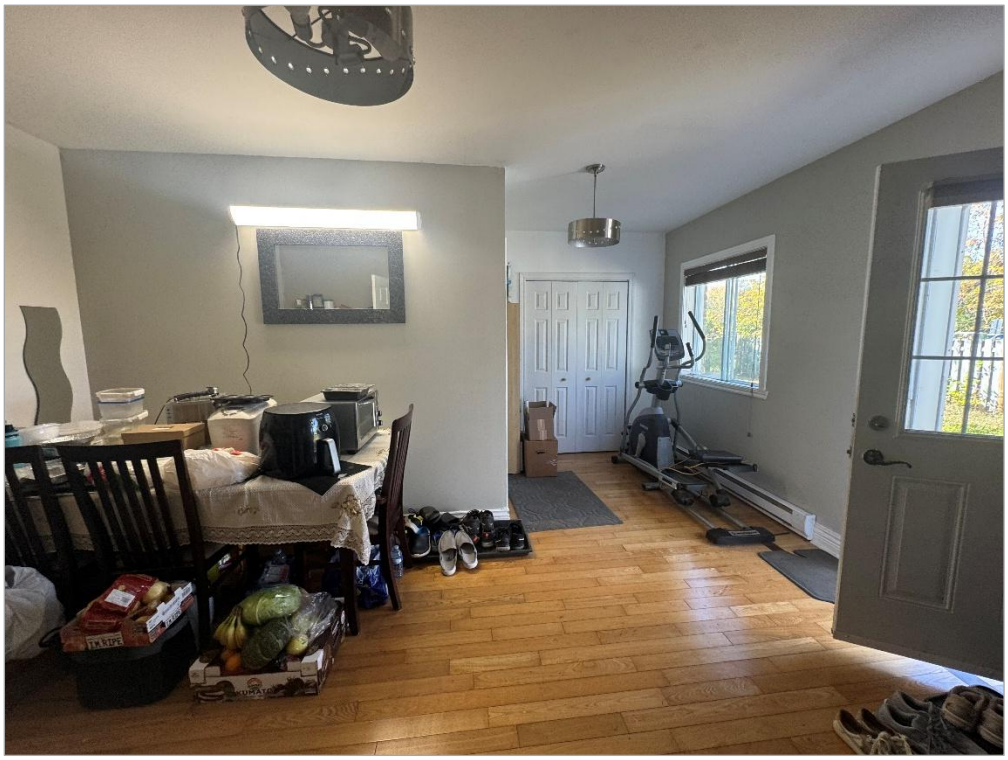
Photographs taken on October 17, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (cont.)

Living room

Kitchen

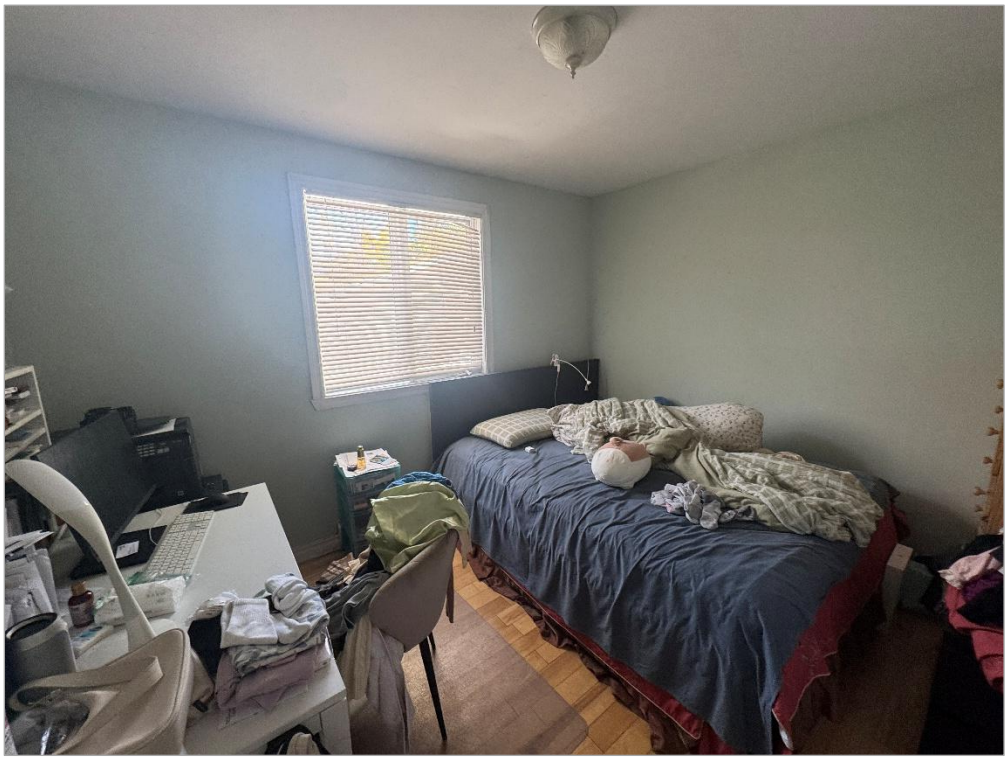
PHOTOGRAPHS OF THE SUBJECT (cont.)



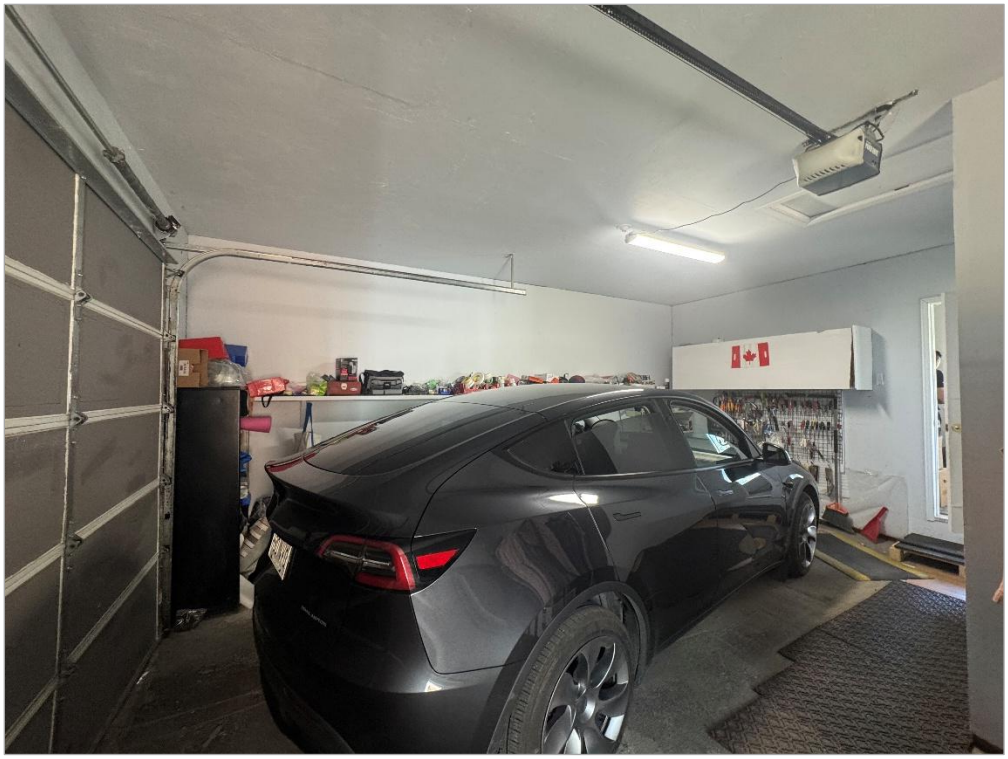
Dining room

Bathroom

PHOTOGRAPHS OF THE SUBJECT (cont.)



Bedroom



Garage

PHOTOGRAPHS OF THE SUBJECT (cont.)

Basement

Basement

PHOTOGRAPHS OF THE SUBJECT (cont.)

Electrical panel

Hot water tank

Professional Qualifications

PROFESSIONAL QUALIFICATIONS – LUC HÉROUX

Academic Studies

UNIVERSITY	Université du Québec in Montréal (UQAM) BAA in Business Administration - 1997
UNIVERSITY	Université du Québec in Montréal (UQAM) BAA in Economy - 1993
COLLEGE	Édouard-Montpetit, Longueuil Diploma obtained in 1990

Advanced Classes and Seminars

- Professional obligation, ethics and professionalism
- Application of the Income Approach, financial mathematics, mortgage calculation
- Application of the Direct Comparison Method
- Application of the Cost Approach and construction techniques
- Appraisal of commercial centres
- Working file for sales analysis in the preparation of the property assessment roll
- Geomatic to appraiser service

Professional Experience

2001 TO PRESENT	Chartered appraiser for Paris, Ladouceur & Associés Inc. (financing mortgages, financial repossessions, municipal appraisal contestations, insurances and investigations)
1998 TO 2001	Chartered appraiser for Paris, Ladouceur & Associés Inc. (financing mortgages, financial repossessions, municipal appraisal contestations and for expropriation purposes, insurances and investigations)
1997	Chartered appraiser for Yvon Caron & Associates (financing mortgages, financial repossessions and insurances)
1995 TO 1997	Appraisal technician for Gagnon, Goudreau, Leduc Inc.
1995	Inspector calculator for Le Groupe Leroux
1992 TO 1994	Clerk to real estate for Canada Mortgage and Housing Corporation in Longueuil (collection of rents, repossession marketing, works supervision and administration of assets) Trainee at the market analysis for the Canada Mortgage and Housing Corporation in Longueuil (analysis and writing market data, disclosure to market participants)

Professional Association

Chartered member of the Ordre des Évaluateurs Agréés du Québec