APPRAISAL REPORT

49, avenue de la Pointe-Claire
Pointe-Claire (Québec)

O/File 688088E

PARIS, LADOUCEUR & ASSOCIÉS INC.
ÉVALUATEURS AGRÉÉS

February 13, 2026

Mrs. Cindy Fisher
Coordinator – Urban Planning Advisory Committee – Urban Planning
City of Pointe-Claire
451, boulevard Saint-Jean
Pointe-Claire (Québec) 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	49, avenue de la Pointe-Claire, Pointe-Claire (Québec)
O/File	688088E

Madam,

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 two-storey detached dwelling with a basement, built in 1946 on concrete block foundations, according to the information recorded on the municipal assessment roll (2026–2027–2028) of the City of Montréal. The building has been completely stripped and contains no interior finishes. Its area is 752 square feet on the main floor and 611 square feet on the second floor, for a total living area of 1,363 square feet. The dwelling is currently vacant, and its interior components are of low quality, largely outdated and obsolete. Several components have reached the end of their useful life and will require replacement, in addition to the numerous deficiencies observed. The house is situated on a rectangular lot of 6,900 square feet.

For information purposes, the property was sold on August 29, 2025, for $525,000, registration number 29 711 181, at the Québec Land Register.

Following our inspection of the property, considering its overall condition and with reference to the conclusions of our expert in her diagnostic inspection report (file no. 2171-2025-12-19), we have reached the following conclusions:

Replacement cost of the building	**$176,000**	**(± $129.13/square foot)**
Depreciated replacement cost (88 % depreciation)	**$22,000**	**(± $16.14 /square foot)**
Estimated renovation cost	**$316,000**	

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 **December 19, 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 : 2026.02.13 16:30:31 -05'00'

Alexandra Latour, DAR
Certified evaluator

Luc Héroux, É.A.
Certified appraiser senior

AL/LH/nf

p. j. Expertise

Photographs of the subject

Front view of the building

Right side elevation

PHOTOGRAPHS OF THE SUBJECT (contd.)

Left side elevation

Rear view

Photographs taken on December 19, 2025, by Alexandra Latour, DAR.

PHOTOGRAPHS OF THE SUBJECT (contd.)

Neighbourhood

Neighbourhood

Photographs taken on December 19, 2025, by Alexandra Latour, DAR.

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1 Descriptive Data

1.1 DESCRIPTION OF THE PROPERTY

ADDRESS	49, avenue de la Pointe-Claire, Pointe-Claire (Québec)
CADASTRAL DESIGNATION	Lot 2 526 418 — Québec Land Registry
TYPE OF PROPERTY	Two-storey detached dwelling with a basement on concrete block foundations. The building has been completely stripped and contains no interior finishes.
YEAR OF CONSTRUCTION	1946 (according to the assessment role of the City of Montreal)
ECONOMICAL LIFESPAN	65 years
ACTUAL AGE	80 years
APPARENT AGE	70 years
REMAINING ECONOMIC LIFE	8 years
GENERAL CONDITION	Based on the complete inspection of the building, as well as the diagnostic inspection report (file reference 2171-2025-12-19) prepared by Ms. Louise Coutu, architect, we are of the opinion that the physical condition of the property is below average for its age. The house is currently vacant, and its interior components are of low quality, outdated, and obsolete. The building has been completely stripped and contains no interior finishes. In addition, several components have reached the end of their useful life, and numerous deficiencies were observed. We are of the opinion that major renovation work is required to extend the property's economic life and render it competitive in the market.

1.1 DESCRIPTION OF THE PROPERTY (contd.)

BUILDING AREA	Ground floor	752 square feet
	Second floor	611 square feet
	Total above-grade area	1 363 square feet
	Basement	752 square feet
LAND AREA	The house is built on a rectangular lot with an area of 6,900 square feet.	
ZONING	Ra3 / Class A (single-family) Zone 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
FOUNDATIONS	Concrete block
SLAB ON GROUND	Poured concrete slab
FRAME	Load-bearing wood walls
STRUCTURAL FLOORS	Wood frame structure (main floor and second floor)
EXTERIOR WALLS	Wood siding Brick chimney
DOORS AND WINDOWS	Aluminum glazed main entrance door PVC patio door PVC sliding windows
ROOF COMPOSITION	Asphalt shingle roof on wood structure Wood soffits and fascias
ELECTRICAL	100-amp electrical service with breaker panel
HEATING / AIR CONDITIONING	Electric forced-air system Central heat pump Electric baseboard heaters (non-functional)
PLUMBING	Copper and ABS piping
WALLS AND PARTITIONS	No finishes
FLOOR FINISHES	No finishes
CEILING FINISHES	No finishes
KITCHEN FINISHES	None
MISCELLANEOUS	None

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (contd.)

LANDSCAPING	Asphalt driveway
	Lawn
	Mature trees
	Shrubs
	Wood patios on wood structure
	Front wood walkway with wood stairs and wrought iron railings (wood structure)
	Rear wood porch on wood structure with wood railings
	Right-side wood porch with wood stairs on wood structure

1.3 MUNICIPAL ASSESSMENT AND PROPERTY HISTORY

1.3.1 MUNICIPAL ASSESSMENT

TRIENNIAL ROLL	2026-2027-2028
REGISTRATION NUMBER	7832-84-5431-5-000-0000
MARKET REFERENCE DATE	July 1, 2024
LAND VALUE	$480,800
BUILDING VALUE	$327,500
TOTAL PROPERTY VALUE	$808,300

1.3.2 PROPERTY HISTORY

REGISTRATION NUMBER	29 711 181
SELLER	Estate of Pierrette Montpetit
BUYERS	9290—0307 Québec inc.
SALE DATE	August 29, 2025
SALE PRICE	$525,000

1.4 GENERAL CONDITIONS OF THE BUILDING

Following our site visit, and with reference to the diagnostic inspection report (file ref. 2171-2025-12-19) 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.

FOUNDATION

The foundations are made of concrete blocks. This type of foundation, of lower quality, is susceptible to soil movement as well as lateral pressure from the surrounding soil. In addition, proper drainage of the surrounding soil is required. If water infiltration occurs, it may be necessary to install a waterproof membrane on the exterior side of the foundation and replace the perimeter drain, which can involve significant costs.

Water infiltration has been noted in the basement through the foundation walls. Peeling paint on certain foundation walls indicates excessive moisture. Flexible drains discharge into the basement sump. These drains are likely connected to a French drain around the foundation walls or under the basement slab. To assess the condition of the foundation drainage, a specialized company should perform a camera inspection of the drains leading into the sump. This would provide information on the current situation and determine if the drains are blocked. It may be necessary to install a new French drain. Excavation for the drain installation would also allow for re-waterproofing of the foundation walls.

We observed areas on the foundation walls that may contain mold. Mold remediation is recommended.

Cracks were also noted in the foundation walls. Have these cracks repaired by a qualified mason.

FLOOR JOISTS AND LOAD BEARING WALLS

Repair any damaged or soiled subfloor sections before installing floor finishes if the building is retained.

Signs of water infiltration and damage were observed under windows and where exterior cladding is damaged or temporarily replaced. Replace all damaged materials to ensure the integrity of the exterior walls.

ROOF STRUCTURE

Dry water stains were observed in various locations. In addition, water stains were noted along a side roof edge. Ensure proper waterproofing to prevent damage if the building is retained.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

EXTERIOR CLADDING

Significant sections of the wood siding are either damaged or temporarily replaced. Additionally, the installation is outdated, with no ventilation for the air gap behind the siding. We recommend replacing the exterior siding, which would allow for the installation of an air barrier membrane, ensure the airtightness of the exterior walls, and create a gap between the siding and the foundation walls.

We observed that the underside of the siding had been closed off with a wood molding. Proper siding ventilation requires that the underside remain open. We recommend drilling evenly spaced holes along the bottom of the siding. If renovation work is carried out, it would be advisable to replace the exterior cladding and follow current standards for exterior siding installation to improve ventilation of the air gap behind the wall cladding. The cost of these works should be anticipated if the building is retained.

FLASHINGS AND SEALANTS

No flashing was observed between the front stoop and the exterior wood siding. When replacing the exterior cladding, install a flashing to protect the joint between the front wall and the stoop structure.

Sealant joints are deteriorated in several areas and require touch-ups. It is recommended to inspect sealants annually to prevent water infiltration into the building envelope and deterioration of interior components. Reapply sealant where necessary.

DOORS AND WINDOWS

The exterior doors are original, with aluminum storm doors. Replacement of the doors should be planned if the building is retained to reduce heat loss and prevent water infiltration.

Most windows are aluminum sliding units. Some double-glazed units date from 1979 and have far exceeded their service life. Replacement of the windows is recommended.

FRONT/REAR PORCHES

The right-side stoop lacks handrails and guardrails. Installation of these safety features is recommended.

Some decking boards on the rear porch are missing, and the structure lacks guardrails. Complete these works to ensure safety and usability.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

SOFFITS, FASCIAS, AND UNDERSIDES	The soffits along the right roof overhang are restricted. Verify whether it is possible to ventilate the attic through the soffits. If this proves difficult, it may be advisable to insulate the roof above the structure during the next roof replacement. Consult a specialist if necessary.
LANDSCAPING	Shrubs were observed to be too close to the building. Pruning is essential to clear the façades and allow proper drying through adequate air circulation. Cracks were noted in the asphalt driveway. Use liquid asphalt to fill the cracks and extend the lifespan of the asphalt surface.
ROOF	No specific comments were made following the inspection.
GUTTERS	There are no gutters along the roof edges. Install gutters, downspouts, and drainage outlets at the base of each roof slope to prevent rainwater from accumulating near the foundation. Ensure that a downspout and drainage outlet are installed at the end of each gutter.
PLUMBING	Some potable water pipes, before and after the water meter, are made of galvanized steel. Galvanized steel pipes corrode internally and become clogged over time. Replace all sections of galvanized steel piping. The shut-off valve is likely original. Plan to replace it in the short term. A water pipe in the basement has failed, and despite the main water supply being turned off, water is still leaking through the joint. Repair the leak. A drain pipe was connected to the building's main cleanout. This is not allowed. Correct this situation if the building is retained.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

PLUMBING (CONTD.)	No floor drain was observed in the basement. However, since a sump pit is present, if it is located at the lowest point, it could serve to evacuate water from a flood or water incident. If it is not at the lowest point, it is recommended to install a floor drain at the lowest point to prevent water damage. No backflow preventer was observed in the basement to protect it from sewer backups. If the building is retained, install backflow preventers. The sump pit in the basement has no cover. Install a suitable plastic cover to ensure the sump is sealed and to prevent moisture migration from the pit into the basement and the house if the building is retained. Plan for the installation of a water heater if the building is retained.
ELECTRICAL	The base of the exterior electrical mast is not drained at its lower section. This condition may allow condensation to enter the mast and reach the electrical panel, potentially causing significant damage. The interior condition of the conduit could not be verified. We recommend having the installation reviewed by a licensed electrician who can drill the base of the conduit to ensure proper drainage.
HEATING	The forced-air furnace is a Dettson unit. If the building is retained, have the system inspected by a specialist to anticipate the timing of its replacement. An abandoned oil line was observed along certain basement walls. Consult an environmental risk specialist to determine if soil testing is required. The front section of the fireplace has been demolished, and the masonry is in poor condition. If the building is retained, it is recommended to replace the fireplace and chimney with an installation compliant with municipal regulations. The heat pump/air conditioner is an Amana unit. Have the system inspected by a specialist before restarting.
FLOORS	Most floor coverings have been removed. A complete replacement of floor finishes is required.

1.4 GENERAL CONDITIONS OF THE BUILDING (contd.)

STAIRCASE	If the building is retained, handrails and guardrails must be installed on the staircases.
WALLS AND CEILINGS	The interior walls of the building have been completely removed. If the building is retained, new interior finishes will need to be installed.
CABINETS	The kitchen and bathroom have been demolished. Both areas are to be rebuilt.
INTERIOR DOORS	No interior doors were present in the building. Plan to install new doors if the building is retained.
INSULTATION AND VENTILATION	No insulation was present, as the entire building was stripped. Plan to insulate the attic if the building is retained. An elevated vent was observed on the rear roof slope, and vented gable grilles were also noted. If the building is retained, seal the gable vents and ensure the soffits are clear for improved attic ventilation. The foundation walls of the building are uninsulated, resulting in poor energy efficiency. Proceed with foundation wall insulation. No exhaust fans were present, as the building had been fully stripped. Exhaust fans are planned in the new bathrooms. Plan to install a range hood if the kitchen is rebuilt. Plan to install an air vent if the building is retained.

In conclusion, we would like to draw your attention to several important points:

1) Conduct an assessment regarding the potential presence of mold contamination in the building and follow the expert's recommendations accordingly;
2) The building is in very poor condition and partially stripped internally. Major work at all levels is required to make the building habitable and to preserve it.

The subject building is of low quality. Several of its interior components are at the end of their useful life and will need to be replaced in the short term. In addition, multiple deficiencies have been observed throughout the building and will require correction. We are therefore of the opinion that major renovation work is necessary to extend the building's economic life and to make it competitive on the market.

2 Analysis

2.1 BUILDING REPLACEMENT COST AND DEPRECIATION

2.1.1 NEW REPLACEMENT COST

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 **$176,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about $129.13** 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 depreciation (both curable and incurable) at **88%**, representing a weighted percentage of the building's various physical components. This results in a depreciated building value of **$22,000**. Note that this depreciation reflects the building's low quality, the fact that certain components are at the end of their useful life, and the presence of multiple observed deficiencies.

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	$ 22 163	78%	$ 4 876
Frame	$ 3 080	78%	$ 678
Floorstructure	$ 18 537	78%	$ 4 078
Floor cover	$ -	0%	$ -
Ceilling	$ -	0%	$ -
Wall finition	$ -	0%	$ -
Interior construction	$ -	0%	$ -
Plumbing	$ -	0%	$ -
Electricity	$ 11 447	78%	$ 2 518
Heating/cooling/ventillation	$ 16 914	78%	$ 3 721
Exterior wall compostion	$ 76 723	100%	$ -
Roof	$ 12 793	78%	$ 2 814
Annexes (balcony, terraces, ramps)	$ 14 562	78%	$ 3 204
Total	$ 176 219	88%	$ 21 889
Rounded total	**$ 176 000**	**88%**	**$ 22 000**

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 2171-2025-12-19) prepared by Ms. Louise Coutu, architect. Please note that the estimated amount for these works is approximate and should be confirmed with specialized contractors. In addition, certain observed hypothetical deficiencies would require more specific expert assessments and are not included in the renovation costs (possible presence of mold, possible presence of asbestos, etc.).

Table 2 — Approximate Renovation Cost of the Building

Renovation Work	Approximate Renovation Cost (lump-sum amount to be confirmed)
Major foundation work and replacement of the French drain	$40 000
Structural floor repairs	$8 000
Replacement of windows and exterior doors	$12 000
Replacement of exterior cladding	$70 000
Plumbing work	$25 000
Electrical work	$12 000
Installation of flooring on both levels (including upgrades to the interior staircase)	$12 000
Construction of a full bathroom (shower, ceramic floor, and vanity/sink)	$15 000
Installation of a complete kitchen (cabinets, countertops, sink, and range hood)	$20 000
Installation and painting of multiple partitions and ceilings, interior doors, trim, and casings	$15 000
Miscellaneous (rear balconies, attic insulation, installation of light fixtures, pruning, repair of parking lot cracks, gutters, downspouts, and flashings)	$10 000
SUBTOTAL	**$239 000**
Contingency (±15 %)	$35 850
Subtotal	$274 850
Taxes	$41 159
TOTAL	$316 009
Rounded to	**$316 000**

We therefore estimate the approximate renovation costs at **$316,000** (taxes and contingencies included). Please note that this amount does not include the possible removal of mold (hypothetical work).

3 Conclusion

3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **$176,000** 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. 2171-2025-12-19) prepared by Mrs. Louise Coutu, architect, we estimate the overall physical depreciation of the building at **88 %** This provides us with a depreciated building value of **$22,000** Please note that this depreciation takes into account that the building is of low quality, that certain components are at the end of their useful life, that the interior finishes are outdated, and that several deficiencies have been observed.

Additionally, at your request, we have estimated the potential renovation costs at **$316,000**, subject to validation by specialized contractors. These costs do not include certain hypothetical works, as noted on the previous page.

3.2 CERTIFICATION

We certify that:

- Alexandra Latour, certified appraiser, has personally visited the property being appraised on December 19, 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 February 13, 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.

Signature numérique de Luc Heroux
Date : 2026.02.13 16:30:51 -05'00'

Alexandra Latour, DAR
Certified evaluator

Luc Héroux, É.A.
Certified appraiser senior

Photographs of the Subject

Ground floor

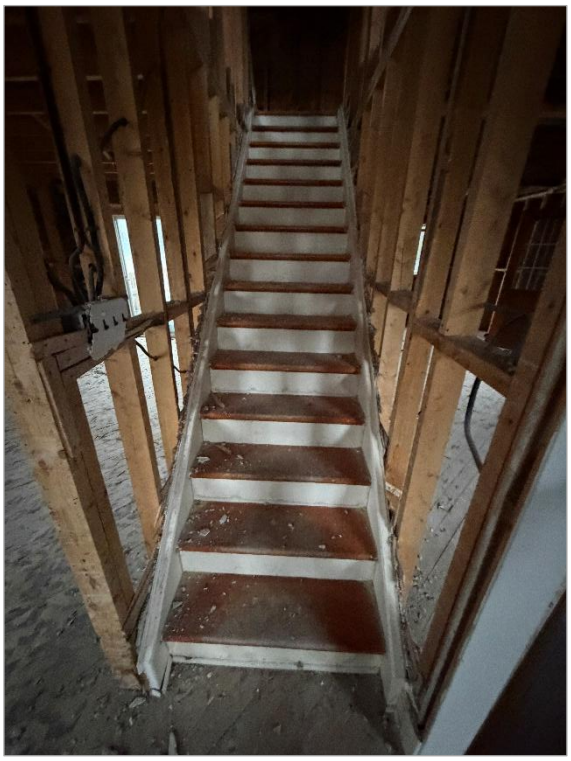
Ground floor

PHOTOGRAPHS OF THE SUBJECT (contd.)

Ground floor

Ground floor

PHOTOGRAPHS OF THE SUBJECT (contd.)

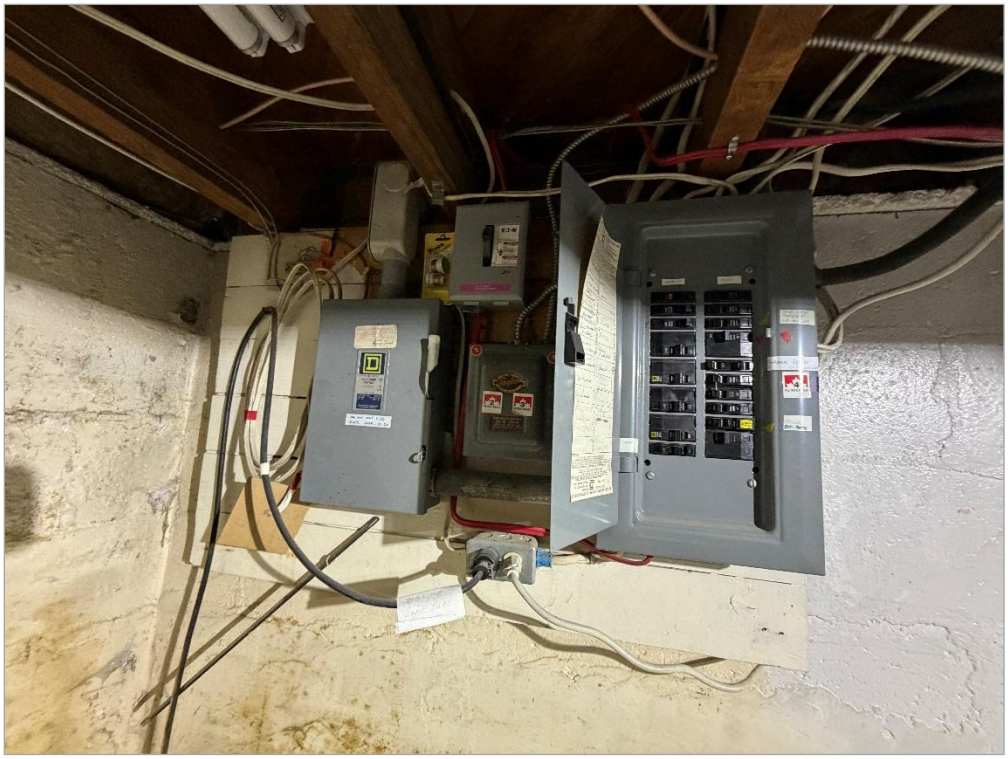


Interior staircase

Second floor

PHOTOGRAPHS OF THE SUBJECT (contd.)

Basement



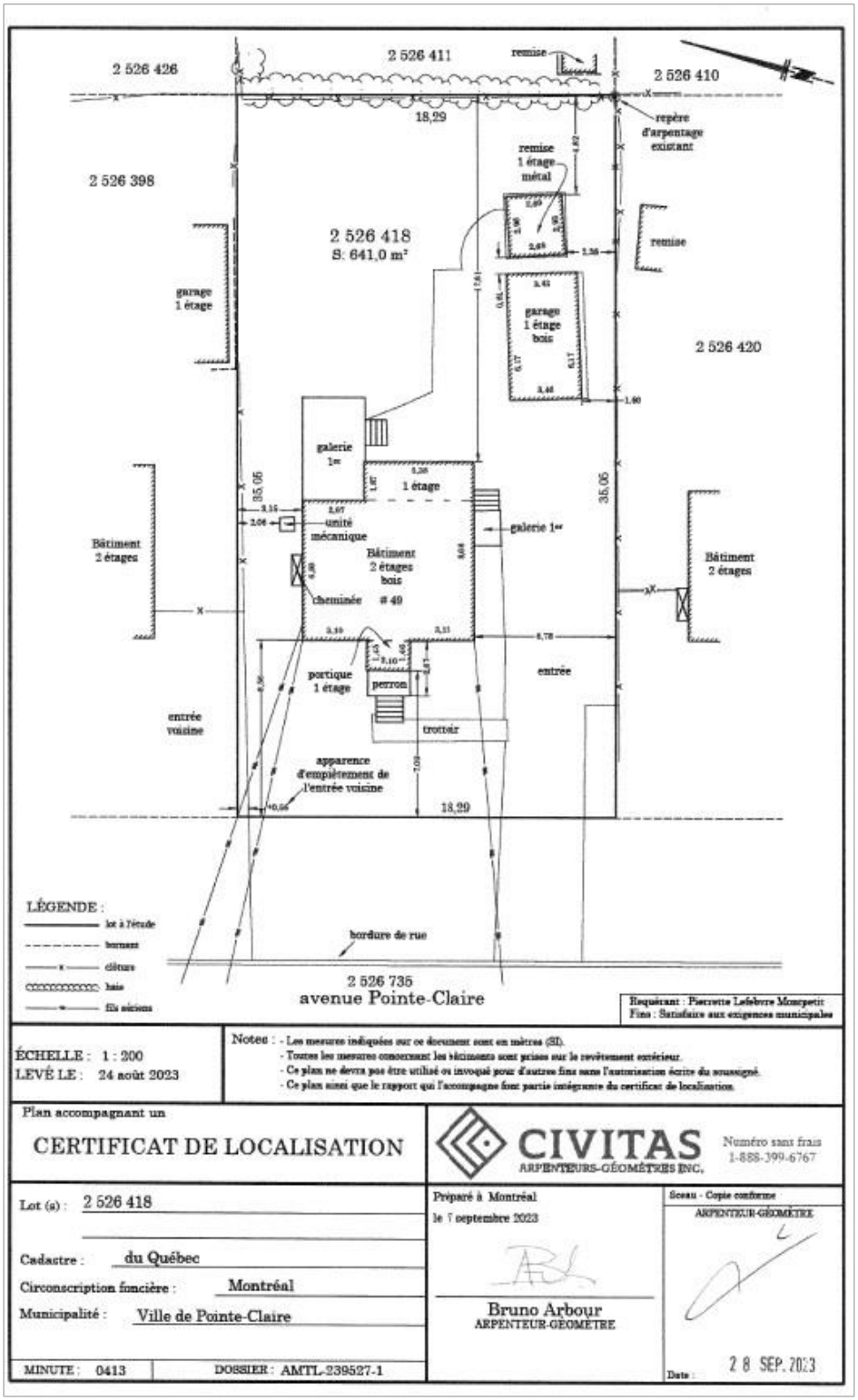
Basement

PHOTOGRAPHS OF THE SUBJECT (contd.)

Basement

Facade (other)

Certificate of Location



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