
APPRAISAL REPORT
12 Perrier Avenue
Pointe-Claire, Quebec

O/File 621391C





December 24, 2018

Mrs. Naomi Lane
Coordinator - Planning Advisory Committee
Planning Department
City of Pointe-Claire
451 Saint-Jean Boulevard
Pointe-Claire, Quebec
H9R 3J3

Object Appraisal report for demolition purposes about replacement cost, physical depreciation, depreciated cost and renovation cost of the building located at 12 Perrier Avenue, in Pointe-Claire, Quebec

O/File 621391C

Mrs. Lane:

In compliance with the mandate extended to us, with reference to the PC-2818 Building Demolition By-law, we have estimated the replacement cost new, the physical depreciation and depreciated replacement cost of the above-mentioned property. In addition, we have made an estimate of the renovation costs of the building. Note that for this section of the report, the estimated amount will have to be validated with specialized contractors.

The property under study refers to a detached cottage built around 1950, according to the information recorded on the municipal assessment roll (2017-2018-2019) of the City of Montreal. The building has two above ground levels for a total area (above ground) of 1,117 square feet. Note that the building is vacant. Its components are mostly in bad conditions, outdated or obsolete. In addition, at the time of our visit, we noted the presence of rodent droppings as well as water infiltration traces in some places inside the building.

Following the visit of the building, considering its general condition and the renovation works to be done, and referring to the conclusions of Mrs. Louise Coutu, architect, in her diagnostic inspection report (ref 2018-11-06- 1), we came to the following conclusions:

Conclusions	Costs	% Replacement Cost New
Replacement Cost New	\$210,000	100%
Physical Depreciation (estimated)	(\$160,000)	76%
Depreciated Replacement Cost	\$50,000	24%
Renovation Cost of the Building (approximative)	\$159,000	

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In the following pages, you will find a brief physical description of the building under study, the photographs taken at the time of our visit on November 6, 2018, the detailed breakdown of the replacement cost new, the estimated physical depreciation as well as the depreciated cost of the building. You will also find a summary of the renovation costs of the building (approximate amount). Note that at the time of preparation of this report, no submission of specialized contractors was available. Thus, the estimated amount for the renovation of the building will have to be interpreted with reserve and supported by expertises of specialized contractors.

It was a pleasure to be of assistance in this matter, and we remain at your entire disposal should you require any further information.

Respectfully submitted,

PARIS, LADOUCEUR & ASSOCIATES INC.

Stéphane Monette, É.A.
Chartered Appraiser

Daniel Ryan, É.A.
Chartered Appraiser

SM/DR/cstg

Encl.: Expertise

1 Descriptive Data

1.1 PHYSICAL BUILDING DESCRIPTION

BUILDING TYPE	1½-storey residence with living room, open concept dining room, kitchen and full bathroom on the ground floor. The attic, on the other hand, has two bedrooms. Note that the basement is semi-furnished with a family room and/or playroom, a shower room, a storage room and a cold room.		
YEAR BUILT	1950 (according to the assessment roll of the City of Montreal)		
LIFE EXPECTANCY	55 years		
EFFECTIVE AGE	45 years (by considering the general state of the components and the fact that renovation work over the years were not conducted according to regulations.)		
REMAINING LIFE EXPECTANCY	10 years		
GENERAL CONDITION	Based on the complete inspection of the building, we estimate that the physical condition of the premises is below average in relation to its age. Major renovations are needed to extend its useful life and to make the property competitive in the market.		
NUMBER OF FLOORS	1½ storey		
BUILDING OCCUPANCY	Ground Floor	757	square feet
	Attic	<u>360</u>	square feet
	Total Above Ground	1,117	square feet
	Basement	757	square feet

1.1.1 GENERAL CONDITION OF THE BUILDING

Following the visit of the building, considering its general condition and the renovation works to be done, and referring to the conclusions of Mrs. Louise Coutu, architect, in her diagnostic inspection report (ref 2018-11-06- 1), we came to the following conclusions:

- The asphalt shingles (roof covering) are worn in many places. A replacement of the roof is expected in a short-term period.
- Insulation of the attic is deficient, adjustments are needed.
- Presence of vermiculite (insulation) in the attic (potential of asbestos contamination). An analysis of the insulation is necessary. Additional costs may be necessary for the removal of the insulating material.
- The aluminum exterior cladding has construction deficiencies. A replacement is necessary.
- Several doors and windows are old and damaged. In addition, we noticed water infiltration at several locations near openings in the building. A replacement of doors and windows is expected in a short-term.
- The concrete foundation and the concrete plaster are damaged at some places, repairs are required. We even recommend that the foundation must be checked by an expert. Major repairs may be required (check for presence of French drain, waterproofness of the foundation, etc.).
- Improper installation of the front balcony, gallery and terrace at the back, where corrective measures are required. In addition, some steps and risers require adjustments.
- Most of the floor finishes are obsolete and/or damaged. A replacement is required.
- The kitchen must be redone. The melamine cabinets and the counter are obsoleted and in bad condition. In addition, the sink is absent.
- The main floor bathroom must also be redone. The plumbing fixtures are obsolete.
- The attic stairs are obsolete and non-functional. Furthermore, the carpet covering needs to be replaced. A complete renovation of the stairs is to be expected.
- The vinyl tile coverings on bedroom floors are obsolete and may contain asbestos. These coatings are to be replaced.
- Cracks and traces of water seepage were observed in several places inside the building. The walls and ceilings should be repaired and the rooms are to be repainted.
- The basement stairs are small and non-functional. A complete refitting is required.
- All of the basement floor finishes need to be replaced.
- The suspended acoustic tiles in the basement are damaged and need to be replaced.
- The wall air conditioning unit is damaged and must be removed. The same applies for the installation (electrical wiring and plumbing) outside of the building.

1.1.1 GENERAL CONDITION OF THE BUILDING (suite)

- The oil furnace is old. In addition, the oil tank is located outside, below the gallery. Measures must be taken to ensure good condition of these components. The heating system should be replaced in a short or medium term.

Despite the fact that some building components have been replaced over the years, the building under study requires major renovations to extend his economical life and make it competitive in the market. The building has several construction deficiencies. Several renovation works made over the years have not been done according to regulations.

1.2 INCOME APPROACH

Chart 1 – Replacement cost new, physical depreciation of components and depreciated replacement cost

Components of actual building	Replacement cost new (ref. Marshall and Swift)	Physical depreciation (%)	Depreciated replacement cost
Footing/excavation/wall foundation	\$33,481	47%	\$17,858
Frame	\$2,087	57%	\$904
Floor structure	\$13,696	57%	\$5,935
Floor finish	\$13,532	92%	\$1,056
Ceiling	\$6,332	83%	\$1,066
Interior construction	\$52,334	88%	\$6,542
Plumbing	\$9,017	100%	\$0
Electricity	\$8,878	75%	\$2,219
Heating/cooling/ventilation	\$13,864	88%	\$1,733
External walls composition	\$27,837	86%	\$3,975
Roof	\$12,261	71%	\$3,532
Miscellaneous	\$416	100%	\$0
Annex (balcony, terraces, railing)	\$15,967	69%	\$4,917
Total	\$209,702	76%	\$49,737
Total (rounded)	\$210,000	76%	\$50,000
Area surface	1117		1117
Unit rate (square foot)	\$188.00		\$44.76

1.3 RENOVATION COST OF THE BUILDING

Chart 2 – Approximate renovation cost of the building

Items	Approximate renovation cost
Roof and isolation roof	\$7,000
Exterior cladding insulation, windows and exterior doors	\$27,000
Parging and foundation repairs	\$3,000
Floor finish	\$15,000
Interior construction (cabinets, interior doors, stairs, paint, etc.)	\$35,000
Ceiling	\$3,000
Plumbing (bathrooms and et plumbing devices)	\$15,000
Electricity, furnace and heat pump	\$15,000
Contingencies (15 %)	\$18,000
Sub total	\$138,000
Taxes	\$20,666
Total renovation cost	\$158,666
Rounded	\$159,000

Following our visit to the site, and with reference to the diagnostic inspection report (ref. dossier 2018-11-06-1), prepared by Madam Louise Coutu, architect, we have estimated that the renovation cost of the study building is approximate \$159,000 (taxes and contingencies fess included)

However, it is important to note that the estimated ammount for those renovations is approximate and it muste be validate with specialized contractors. We remind you that the building is vacant. Traces of water infiltration, and cracks were observed in the building. Vermiculite has been found in the roof, risk of asbestos contamination. We also found damage to the foundation and vermin droppings were noticed inside the building. With those findings, some components of the building needs more accurate expertise from specialized contractors to validate the amount of work needed to renovate the building.

2 Conclusion and Certification

2.1 CONCLUSION

Conclusions	Costs	% New Replacement Cost
Replacement Cost New	\$210,000	100%
Physical Depreciation (estimated)	(\$160,000)	76%
Depreciated Replacement Cost	\$50,000	24%
Renovation Cost of the Building (approximative)	\$159,000	

2.2 CERTIFICATION

We certify that:

The visit of the property was made by Mr. Stéphane Monette on November 6, 2018.

The statements of fact contained in the report are true and correct.

The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, unbiased professional analyses, opinions and conclusions.

We have no present or prospective interest in the property that is the subject of this report. We have no personal interest or bias with respect to the parties involved.

Our compensation is not contingent of an action or event resulting from the analyses, opinions, or conclusions in, or the use of, this report.

Our analyses, opinions and conclusions were developed and this report has been prepared in conformity with the requirements of the Uniform Standards of Professional Appraisal Practice.

The use of this report is subject to the requirements of the Ordre des évaluateurs agréés du Québec relating to review by its duly authorized representatives.

No one other than the undersigned provided significant professional assistance in the preparation of this report.

We, the undersigned, Stéphane Monette, É.A. and Daniel Ryan, on December 24, 2018, certify that, to the best of our knowledge, the information contained in this report and the opinions resulting therefrom are accurate, having regard to the qualifications stated therein.

PARIS, LADOUCEUR & ASSOCIÉS INC.

Stéphane Monette, É.A.
Chartered Appraiser

Daniel Ryan, É.A.
Chartered Appraiser