
APPRAISAL REPORT SUMMARY

**45 Saint-Joachim Avenue
Pointe-Claire, Quebec**

O/File 625246E





August 14, 2019

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 Summary
For demolition purposes, regarding the replacement cost, the physical depreciation and the potential renovation cost of the property located at 45, Saint-Joachim Avenue, Pointe-Claire, Quebec
O/File 625246E

Mrs. Lane:

In compliance with the mandate extended to us, with reference to the *By-law respecting the demolition of immovable, number PC-2818*, we have estimated the replacement cost and the physical depreciation of the above-mentioned property. We also made an estimate of the potential renovation cost of the property under study, which will have to be validated by specialized contractors.

The property under study is a two-storey detached residence on a concrete block foundation, built in 1948, based on information entered on the City's municipal assessment roll (2017-2018-2019). The building is of economic quality and has a living area of 826 square feet on the ground floor and 802 square feet on the second floor, totalling 1,628 square feet of living space. Note that the house is vacant and that the interior components are obsolete and has not been renovated much over the years. In addition, several components are at the end of their useful life and will have to be replaced, and many deficiencies have been identified. In addition, significant foundation problems are observed. The house is built on a regular land of 5,086 square feet.

For informational purposes, the property was sold on March 14, 2019, at \$347,000, without legal warranty, registration number 24467367 in the Land Register of Quebec.

Following the visit of the building, considering the general condition, the renovation to be done and referring to the diagnostic and conclusions of Mrs. Louise Coutu, architect, in her inspection report (file ref. 2019-06-05-2), we came to the following conclusions:

Replacement Cost	\$222,000 (± \$136/sq.ft.)
Depreciation Value (77%)	\$51,000
Estimated Renovation Cost	\$207,000

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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 June 5, 2019, the detailed breakdown of replacement cost and the estimated physical depreciation. You will also find an estimate of the renovation costs of this building. It should be noted that at the time of preparing this report, no submissions from specialized contractors were available. Thus, the estimated amount for the renovation of the building will have to be interpreted with reserve and supported by expertise 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.

Joëlle Thauvette, AACI, P.App.
Real Estate Appraiser

JT/jt

Encl.: Expertise

1 Descriptive data

1.1 PROPERTY IDENTIFICATION

ADDRESS	45 Saint-Joachim Avenue, Pointe-Claire
LEGAL DESCRIPTION	Lot 2 527 917– Cadastre of Quebec
BUILDING TYPE	Economic two-storey house. The first floor consists of a living/dining room, a kitchen, an entrance, a bedroom and a powder room. The second floor includes a full bathroom, three bedrooms and another kitchen/dining room. Note that the basement is unfinished.
YEAR BUILT	1948 (according to the evaluation role of the City of Montreal)
LIFE EXPECTANCY	60 years
ACTUAL AGE	71 years
EFFECTIVE AGE	55 years
ECONOMIC LIFE EXPECTANCY	5 years
GENERAL CONDITION	Based on the complete visit of the building, as well as on the diagnostic inspection report (ref. 2019-06-05-2), prepared by Louise Coutu, architect, we estimate that the physical condition of the premises is below average in relation to its age. Indeed, note that the building is vacant, that several components are at the end of their useful life, that several deficiencies have been noticed and that the interior finish is obsolete. In addition, <u>significant foundation problems are observed</u> , questioning the relevance of restoring or renovating the building.
PROPERTY AREA	
First Floor	826 square feet
Second Floor	<u>802 square feet</u>
Total	1,628 square feet of living space
Basement	802 square feet (unfinished)
LAND AREA	5,086 square feet (regular/rectangular)
ZONING	UP6
PUBLIC SERVICES	All municipal services are available from the City of Pointe-Claire, such as the aqueduct, sanitary and storm sewers, paving curbs and lighting.

1.2 GENERAL CONDITION OF THE PROPERTY

Following our inspection and referring to the diagnostic and conclusions of Mrs. Louise Coutu, architect, in her inspection report (Ref. 2019-06-05-2), you will find below a summary of the deficiencies found on the property. Please refer to the inspection report for the complete description of the deficiencies.

Summary of the Deficiencies

- Block Foundation** The concrete block foundation walls are in very poor condition. Replace foundation walls quickly.
- Concrete Slab** Traces of infiltration, moisture and efflorescence are observed. Replace the slab at the same time as the foundation wall.
- Floor Joists** The first and second floors are not levelled. Subsidence of the structure is involved. Consult a structural engineer and correct the situation.
- Traces of moisture are noticed in the basement on the joists. Conduct a test and predict the cost of cleaning, if applicable.
- Traces of water infiltration are observed on the wood floor structure in the basement. See the exterior wall siding work to do.
- Bearing Walls** The right rear corner of the building is not vertical. Consult a structural engineer and correct the situation.
- Beams and Columns** The support plates of the steel columns in the basement are not wide enough. They must be the same width as the beams. Replace these plates.
- Exterior Siding** Aluminum siding is placed on an old asphalt shingle siding. The ventilation is not good and can cause water infiltration and moisture. Provide for complete replacement of the aluminum siding.
- Aluminum siding is missing on the upper right rear corner of the building.
- Rust spots are observed under the soffits. This could be the result of water infiltration through the roof or condensation in the attic. Watch the situation.
- Flashings and Seals** There are no flashings above openings (doors and windows). Have flashings installed at the same time as the new exterior siding.
- In addition, install flashing between the front and side canopy and the exterior siding.

1.2 GENERAL CONDITION OF THE PROPERTY (cont.)

- Doors and Windows** The step of the front door is too close to the balcony. Raise the door or lower the balcony.
- The rear patio door is too close to the terrace. Leave a space of 150 mm minimum between the terrace and the door.
- Most of the double-glazing is no longer waterproof. Provide for the replacement of these glazing.
- We also recommend to replace the windows in the basement that are at the end of their useful life.
- Rear Wood Balcony** Anomalies were noticed at the rear terrace structure. Stabilize the structure by placing concrete pillars in the ground.
- Exterior Landscaping** Trees and shrubs are too close to the building. Plan to cut these shrubs to allow good air circulation.
- In addition, some slopes of land around the building goes toward the foundation. During foundation work, provide for the recovery of these slopes.
- Roof** We did not have access to the flat roof. However, according to the declaration of the vendor, the roof was replaced in 1992. We are of the opinion that it should be replaced.
- The roof of the canopy will have to be replaced soon.
- Gutters** There is no gutter around the main roof. Install gutters to prevent rainwater accumulation near the foundation.
- Plumbing** Several small plumbing jobs are expected to optimize the water management properly. First, fix the sink in the basement to the wall. Repair the leak of the second-floor kitchen faucet and the kitchen faucet on the main floor. It is also necessary to provide the installation of water hammer under the plumbing fixtures. Replace S siphons with P siphons. The garden hose in the basement is not conforming. Also provide for the replacement of galvanized steel water lines. Also check the floor drain in the basement and install checking valves to plumbing fixtures.
- Replace the 2009 hot water tank.
- Electricity** Several electric jobs are expected. First, move the ground higher than the valve. In addition, abandoned cables are unprotected and some connections are dangerous. Correct the situation.
- Some basement connections are inadequate and dangerous. Have the installations inspected by an electrician.
- Install a power outlet in the kitchen with protection (GFCI) and replace those outside. Install electrical outlets with grounding.

1.2 GENERAL CONDITION OF THE PROPERTY (cont.)

Heating	If the old chimney is preserved, repair the brick joints and the chimney crown.
Floor Covering	Replace vinyl tiles and linoleum which could contain asbestos.
Walls and Ceilings	Replace acrylic panels in the bathroom which could cause water infiltration. A large and irregular crack is observed on the gypsum wall and indicates that the deformation of the basement walls begins to affect the entire house structure.
Staircase	The staircase of two steps of the lateral entrance is not in conformity.
Water Infiltration	Several signs of water infiltration have been noticed in the basement. These water infiltrations can be caused by unstable and porous foundations (see block foundation section).
Insulation	We did not have access to the attic, the presence of insulation could not be verified. Provide foundation wall insulation at the same time as wall replacement.
Ventilation	It is suggested to install a kitchen hood with external outlets to remove moisture and fumes. Replace the exhaust duct from the dryer that is currently combustible.
Asbestos	Possibility of asbestos presence in vinyl tiles, linoleum, old gypsum board and stuc in the basement. See a specialist.

First, the building under study is made of economic quality, vacant and in poor condition. Indeed, the interior finish is obsolete and has not been renovated much over the years. In addition, several components are at the end of their useful life (roof, hot water tank, etc.) and will have to be replaced. Then, several deficiencies have been noticed and will have to be corrected. In addition, major problems with the foundations are observed and required replacement work, otherwise the complete structure of the building could be affected. Foundation replacement work is very expensive as it also includes raising the building, maintaining piles and removing old foundations. This major problem puts into question the relevance of restoring and renovating the building.

Note that the current owner has provided us with a report from the firm Hénault and Gosselin (ref no. 19-0332) mentioning various problems related to the foundations. This report strongly suggests the replacement of foundations in a short-term period.

2 Analysis

2.1 REPLACEMENT AND DEPRECIATION COST

Chart 1 – Replacement Cost and Depreciation

Composants of Actual Building	Replacement Cost	Physical Depreciation (%)	Depreciation Replacement Cost
Footing/excavation/wall foundation	\$20,807	79%	\$4,311
Frame	\$3,214	73%	\$868
Floor structure	\$20,972	81%	\$3,894
Floor cover	\$19,222	76%	\$4,618
Ceiling	\$6,829	73%	\$1,844
Wall finition	\$436	100%	\$0
Interior construction	\$53,898	73%	\$14,552
Plumbing	\$19,052	80%	\$3,810
Electricity	\$13,582	73%	\$3,667
Heating/cooling/ventillation	\$8,442	85%	\$1,225
Exterior wall composition	\$31,745	78%	\$7,021
Roof	\$15,351	85%	\$2,357
Miscellaneous	\$916	73%	\$247
Annexes (balcony front and back)	\$7,981	71%	\$2,301
Total	\$222,447	77%	\$50,716
TOTAL ROUNDED	\$222,000	77%	\$51,000

2.2 ESTIMATION OF THE RENOVATION COST

At your request, we estimated the potential renovation cost of the building, based on our visit and in reference to the property's diagnostic inspection report (ref. 2019-06-05-2), prepared by Mrs. Louise Coutu, architect. However, the estimated amount for these works is approximate and must be validated with specialized contractors. Certain hypothetical deficiencies observed should be the subject of more specific expertise and are not included in the renovation cost (possible presence of mould, possible presence of asbestos, etc.).

Chart 2 – Estimated Renovation Cost

Items	Estimated Cost new
Complet foundations/french drain/piling and raising the structure/removing old concrete	\$60,000
Interior demolition	\$5,000
Structural work (lump sum to be validated)	\$5,000
Aluminum siding/flashings	\$15,000
Double glazing and basement windows	\$2,500
Rear terrace works	\$500
Roof covering and asphalt shingles	\$6,000
Gutters	\$400
General plumbing work (lump sum including hot water tank)	\$5,000
General electrical work (lump sum)	\$5,000
Sand and varnish wood floor	\$3,000
Kitchen x2 /bathroom/powder room	\$40,000
Finishing work (painting, moldings, interior doors, ceiling, walls, etc.)	\$8,000
Miscellaneous (shrubs and trees, chimney removal, etc.)	\$1,000
SUBTOTAL	\$156,400
Contingencies (±15%)	\$23,460
Subtotal	\$179,860
Taxes	\$26,934
TOTAL	\$206,794
TOTAL ROUNDED	\$207,000

2.2 ESTIMATION OF THE ESTIMATED RENOVATION COST (cont.)

We estimate the approximate cost of renovations at \$207,000 (taxes and contingency fees included). Note that this amount does not include:

- Possible removal of mould and asbestos (hypothetical work)

REMARKS Note that the current owner has provided us with a report from the firm Hénault and Gosselin (ref no. 19-0332) mentioning various problems related to the foundations. They estimated the cost of replacing the foundations at \$96,500, plus taxes. For the purposes of this report and based on our expertise, we have estimated the costs of this work more conservatively at \$60,000, plus taxes and contingency fees (see chart above)

3 Conclusion

In conclusion, the replacement cost of the building was estimated at **\$222,000** from the *Marshall & Swift Valuation Services cost manual*, published by *CoreLogic*.

Based on the visit as well in reference to the diagnostic inspection report (ref. 2019-06-08-2), prepared by Louise Coutu, architect, we estimate the overall physical depreciation of the building at **77%**, given its general condition, indicating a depreciated building value of **\$51,000**. Note that this depreciation takes into account that the building is made of economic quality, that several components are at the end of their useful life, that the interior is obsolete and has not been renovated much over the years, that several deficiencies have been identified and that foundations major deficiencies were noted that questioning the relevance of restoring or renovating the building.

In addition, at your request, we estimated the potential renovation cost at **\$207,000** subject to confirmation by expert contractors. This cost does not include some hypothetical works, as mentioned on the previous page.

3.1 CERTIFICATION

I certify that:

The statements of fact contained in the report are true and correct and I personally made a personal inspection to the subject property on June 5, 2019.

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

I have no present or prospective interest in the property that is the subject of this report. I 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 Canadian Appraisal Institute relating to review by its duly authorized representatives.

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

Our employment was not conditioned upon the appraisal producing a specific value or a value within a given range or prospects of future employment or a loan application being approved.

This appraisal assignment was not based upon a requested minimum valuation, a specific valuation, or the approval of a loan.

I, the undersigned, Joëlle Thauvette, AACI, P.App., certifies that, to the best of my knowledge, the information contained in this report and the opinions resulting therefrom are accurate, having regard to the qualifications stated therein.

PARIS, LADOUCEUR & ASSOCIATES INC.

Joëlle Thauvette, AACI, P.App.
Professional Real Estate Appraiser