
APPRAISAL REPORT

130, Dieppe Avenue
Pointe-Claire (Quebec)

O/File 629300E





PARIS, LADOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

February 3 2020

Ms. Naomi Lane
Coordinator – Planning Advisory Committee - Urban Planning
City of Pointe-Claire
451 Saint-Jean Boulevard
Pointe-Claire, Québec
H9R 3J3

Subject Demolition Assessment Report, covering the new and depreciated replacement cost, as well as the estimated potential renovation costs of the building located at 130, Dieppe Avenue, Pointe-Claire (Quebec).

O/File 629300E

Madam,

Following the contract you have given us, with reference to By-law PC-2818 concerning the demolition of immovable property, we have estimated the new and depreciated replacement cost of the building mentioned above. In addition, we have estimated the potential renovation costs of this building. Note that these estimates will have to be validated with specialized contractors.

The property being appraised is a two storey house, on poured concrete foundation, built in 1950, based on information recorded on the City of Montreal's municipal assessment roll (2017-2018-2019). The building is of standard quality and has an attached garage with a room above it. The living area of the ground floor is 663 square feet and the second floor is 841 square feet, for a total of 1,504 square feet of living area. Note that the house is occupied. The building is in a good condition, having undergone renovations and maintenance over the years. On the other hand, some of its components are at the end of their useful life and will have to be replaced, not to mention the many identified defects. The house resides on a uniform 17,776 square feet of property.

For information purposes, the property was sold on november 26, 2018, for \$580 000, Registration Number 24,284 907 in the Quebec Land Registry. This transaction involves a sale clause with legal warranty.

Following our visit to the building, considering its general condition and referring to the conclusions of Louise Coutu, architect, in her diagnostic inspection report (ref. file 2019-12-09-01), we came to the following conclusions:

Replacement cost as new	\$279 000 (± \$185/ft²)
Depreciated replacement cost (57% depreciation)	\$121 000
Estimated renovation cost	\$80 000

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

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On the following pages, you will find a brief physical description of the building being appraised, photographs taken at the time of our visit on December 9, 2019, a detailed breakdown of the replacement cost and estimated physical depreciation. You will also find an estimate of the cost of renovating this building. It should be noted that at the time of the writing of this report, no bids from trade contractors were available. Thus, the estimated amount for the renovation of the building must be interpreted with reservations and supported by the appraisals of specialized contractors.

We hope that this will be in accordance with your wishes and to your complete satisfaction. Best regards,

PARIS, LADOUCEUR & ASSOCIÉS INC.

Joëlle Thauvette AACI, P.App.
Chartered Appraiser

JT/ac

att.: Expertise

Subject photographs



Building front view



Building side view

Photographs taken on décembre 9, 2019, by Joëlle Thauvette, AACI

SUBJECT PHOTOGRAPHS (cont.)



Building rear view



Building side view

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1 Descriptive data

1.1 DESCRIPTION OF THE REAL ESTATE

ADDRESS	130, Dieppe Avenue, Pointe-Claire								
CADASTRAL DESCRIPTION	Lots 2527695 – Québec cadastre								
TYPE OF PROPERTY	Isolated two storey residence of standard quality, on poured concrete foundation and has an attached garage with a room above it. On the ground floor, we can find a living room, a dining room and a kitchen. The second floor includes a family room, a complete bathroom and three bedrooms. Note that the basement is completely finished.								
YEAR OF CONSTRUCTION	1950 (based on the City of Montreal's appraisal roll)								
ECONOMIC LIFE	60 years								
ACTUAL AGE	70 years								
APPARENT AGE	45 years								
REMAINING ECONOMIC LIFE	15 years								
GENERAL CONDITION	Based on the inspection of the building as a whole, as well as the diagnostic inspection report (ref. file 2019-12-09-1), prepared by Ms. Louise Coutu, architect, we estimate that the physical condition of the premises is average for its age. Its interior components are generally in good condition, having undergone renovations and maintenance over the years. It should be noted that several components are at the end of their useful life (roofing, exterior stucco coating, windows, etc.) and that several defects have been noted and should be corrected. We agree that renovation works are necessary to extend its economic life and to make the property more competitive on the market.								
BUILDING SURFACE AREA	<table> <tr> <td>Ground floor</td> <td>663 pieds carrés</td> </tr> <tr> <td>Second floor</td> <td><u>841 pieds carrés</u></td> </tr> <tr> <td>Total</td> <td>1 504 pieds carrés</td> </tr> <tr> <td>Basement</td> <td>663 pieds carrés</td> </tr> </table>	Ground floor	663 pieds carrés	Second floor	<u>841 pieds carrés</u>	Total	1 504 pieds carrés	Basement	663 pieds carrés
Ground floor	663 pieds carrés								
Second floor	<u>841 pieds carrés</u>								
Total	1 504 pieds carrés								
Basement	663 pieds carrés								
LOT AREA	17,776 square feet, of regular shape / rectangular								
ZONING	RA39								
PUBLIC SERVICES	The property benefits from all the services offered by the City of Pointe-Claire (water supply, sanitary sewer, storm sewer, paving and lighting).								

1.2 TECHNICAL DESCRIPTION OF THE BUILDING

EXCAVATION	Mass excavation
FOUNDATIONS	Poured concrete and floor slab
FLOOR SLAB	Poured concrete
FRAME	Wood load-bearing walls
STRUCTURAL FLOORS	Wooden structure
EXTERIOR WALLS	Stucco Vinyl
DOORS AND WINDOWS	PVC patio doors Steel doors with stained glass PVC casement and sash windows Aluminum windows (sliding, fixed, casement and sash) Wooden skylight window
ROOF COMPOSITION	Roof covered with asphalt shingles (2001) Aluminum soffits Mineral wool insulation
ELECTRICITY	200 A electrical inputs with circuit breaker Incandescent, fluorescent and halogen lighting
HEATING / AIR CONDITIONING	Electric baseboard Wall air conditioners (2) Hot water radiator / electric boiler Dryer outlet in the basement Radiant floor Ceiling fan
PLUMBING	Copper, ABS, cast iron and steel Cabinet (1) Built-in bathtub Cabinet sink Washing tank 60 gallon electric water heater Acrylic shower with glass door

1.2 TECHNICAL DESCRIPTION OF THE BUILDING (cont.)

WALLS AND PARTITIONS	Painted plasterboard
	Plaster
	Paneling
	Ceramic
	Stones (fireplace mantel)
FLOOR FINISHES	Ceramic
	Wooden slats
	Parquetry
	Carpet
	Marble
	Marquetry
CEILING FINISHES	Painted plasterboard
	Suspended ceiling
	Stucco
	O-gee
KITCHEN FINISHES	Wooden cabinet
	Laminated counter
	Double steel sink
	Hood with filter
MISC.	Wood fireplace
	Dishwasher machine
	Built-in oven
	Cooktop
	Towel warmer
	Shower glass door
OUTDOOR LANDSCAPING	Paved driveway
	Lawn
	Mature trees
	Shrubs
	Wooden covered terrace
	Wooden patio
	Wooden fence
	Mesh fence
	Shed

1.3 MUNICIPAL APPRAISAL

THREE-YEAR ROLE	2020-2021-2022
SERVICE NUMBER	8035-95-1743-0-000-0000
MARKET REFERENCE DATE	2018-07-01
LAND VALUE	\$423,600
BUILDING VALUE	<u>\$91,800</u>
PROPERTY VALUE	\$515,400

1.3.1 PROPERTY HISTORY

REGISTRATION NUMBER	24 284 907
SELLER	Jacqueline Goes
BUYER	Caroline Baker et Alistair Giles
SALE DATE	2018-11-26
SALE PRICE	\$580,000
COMMENTS	With quality guarantee

1.4 GENERAL BUILDING CONDITION

Following our on-site visit and with reference to the diagnostic inspection report (ref. file 2019-12-09-1) prepared by Louise Coutu, architect, the following is a summary of the building defects that have been identified. Please refer to the above-mentioned inspection report for the complete set of these defects.

- **Foundation:** we notice the presence of blooms and moisture at the base of the foundation walls in the basement. Correct ground slopes, install eavestrough outlets and monitor the situation.
Also note the presence of a minor crack on the left side foundation wall. Plan to repair it.
The plaster on the rear foundation wall is damaged. Re-plaster at this location.
- **Concrete slab:** The garage and basement slabs could not be inspected because of ground cover and clutter.
The basement floor covering is sagging under the steps at the rear left. Investigate for water infiltration.
- **Floor joists:** floor structures are partially visible. We observe significant and unusual unevenness. Call a structural engineer to investigate.
Traces of what could be mould are noticed in the basement, on floor joists and floorboards. Proceed with a test and estimate the cost of cleaning.
- **Load-bearing walls:** a rear wall is sagging under the left window on the first floor. Monitor the situation.
- **Beams and columns:** have the engineer investigate the beams and columns due to sagging.
- **Roof structure:** traces of water are noted, but could be dated to before the roof was replaced. Monitor the situation.
- **Exterior cladding:** the plaster cladding has several deficiencies; inadequate ventilation, cracks, stucco too close to the floor, stucco too close to the roof, etc. Plan for a complete overhaul in the short or medium term. Note that a test for the presence of asbestos in the stucco cladding was conducted by the client and was found to be positive.
- **Flashing and sealing:** the sealing joints are deteriorated in some places and need to be redone. Also, there is no flashing above or below most openings (windows, garage door, doors). Install aluminum flashings at the same time as the exterior cladding.
- **Doors and windows:** the sill of the front and side doors is too close to the ground. Monitor the situation. Replace the old windows dating from ±1980 on the upper floor and the one on the ground floor. Also replace the two skylights that have reached their service life. Replace the door between the garage and the house which is glazed and not very airtight. Install a door closer and weatherstripping.
- **Terrace and balcony:** Provide for the repair of the guardrails and handrails of the front wooden porch, which are old. Provide for the complete replacement of the sagging rear wooden deck and a few planks of wood on the covered side deck.

1.4 GENERAL CONDITION OF THE BUILDING (cont.)

- **Eaves and undersides:** The wooden underside of the front awning is not perforated and could allow water and moisture to accumulate. Plan to drill holes and cover them with wire mesh.
- **Exterior landscaping:** re-establish the slope of the ground in front of the garage that directs water towards it or install a drain in front of the door.
- **Roof:** we note that the roof shingles are very old on the back of the roof despite the presence of snow. Replace the shingles.
- **Eavestroughs:** there are no eavestroughs on the main eavestroughs upstairs. Have eavestroughs and downspouts installed at the bottom of each slope to prevent rainwater from accumulating near the foundation. In addition, make sure to install outlets six feet away from the house.
Some eavestroughs have inverted slopes. Restore slopes or install additional downspouts at the lowest points.
- **Flashing and parapets:** Have a flashing installed around the electrical mast. Also, the flashing between the garage roof and the side wall and the chimney flashing are poorly installed. Have the situation corrected at the same time as the shingle replacement.
- **Plumbing:** Several small plumbing jobs need to be planned in order to properly optimize water management. Replace the old shut-off valve. You should also plan to install water hammer arrestors under the plumbing fixtures. Relocate the dishwasher drain line above the drain trap. Install a shut-off valve above the water heater and re-establish a proper connection between the PEX and copper.
Since the house is old and there is a mature tree in front, we recommend an inspection of the plumbing line to the municipal collector. The pipes may need to be replaced soon.
Note that no floor drain or check valve has been located. When inspecting the ducts, check for their location. If necessary, have a drain and valves installed to protect the plumbing fixtures.
- **Electricity:** Clear the space in front of the electrical panel and identify the circuits. Remove the abandoned cable near the panel. Install a protected electrical outlet (GFCI) outside and in the kitchen. Install electrical outlets that are grounded by a master electrician throughout the house.
Be aware of trees that are in contact with the power supply wires. Regular pruning of the trees should be planned.
- **Heating:** replace the rusty hot water line near a radiator.
Move the antenna attached to the chimney. Also, the crown of the chimney is cracked and bloom stains are apparent. Have the crown repaired.
- **Floor:** Replace the carpeting in the entrance for a watertight surface such as ceramic tiles.
- **Stairs:** There are no handrails or guardrails on the basement and upstairs stairs. Have guardrails and handrails installed.

1.4 GENERAL CONDITION OF THE BUILDING (cont.)

- **Wall and ceiling:** we observe traces of water infiltration in the master bedroom at the landing level. It could be a lack of watertightness between the two roof heights. Have the situation corrected at the same time as the new roof covering is installed and replace the soiled interior materials.
The garage ceiling is not watertight. Have the ceiling sealed and pull the joints.
- **Asbestos:** possible presence of asbestos in the old plasterboard and exterior stucco cladding. During the visit, a test for the presence of asbestos was conducted by the customer. The result was positive in both cases.
- **Insulation and ventilation:** we recommend installing a gasket at the attic access hatch and insulating it adequately.
Add insulation in the attic that we feel is insufficient.
- **Ventilation:** We have not located an air intake at the eaves. We recommend correcting the situation by installing ventilated soffits and clearing the eaves.
It would be advisable to seal the side gable grilles to optimize airflow through the soffits.
- **Ants:** We note the presence of ants. Monitor the situation and call an exterminator if necessary.

The building being assessed, which is of standard value, is in good general condition, having undergone renovations and maintenance over the years. It should be noted that several components are at the end of their useful life (roofing, exterior stucco coating, windows, etc.) and should be replaced. Several defects have been noted and should be corrected. We agree that renovation works are necessary to extend its economic life and to make the property more competitive on the market.

2 Analysis

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 **\$279,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*. This value corresponds to **approximately \$185.00** 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 depreciation curable

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 depreciation incurable

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 **57%**, taking into account the general condition of the building. This indicates a depreciated building value of **\$121,000**. Note that this depreciation takes into consideration that the building is of standard quality, that some renovations were made over the years but that several components are at the end of their useful life and that several defects have been identified.

2.1.1 DEPRECIATION MEASUREMENT (cont.)

Table 1 – Replacement cost and depreciation

Composants of actual building	Replacement cost	Physical depreciation (%)	Depreciation replacement cost
Footing/excavation/wall foundation	26 597 \$	51%	13 067 \$
Frame	7 527 \$	60%	3 011 \$
Floorstructure	21 222 \$	60%	8 489 \$
Floor cover	25 658 \$	36%	16 464 \$
Ceilling	8 393 \$	60%	3 357 \$
Wall finition	1 578 \$	50%	794 \$
Interior construction	63 341 \$	45%	34 837 \$
Plumbing	17 089 \$	60%	6 835 \$
Electricity	12 201 \$	60%	4 880 \$
Heating/cooling/ventillation	16 188 \$	49%	8 323 \$
Exterior wall compostion	41 768 \$	83%	7 272 \$
Roof	17 954 \$	64%	6 517 \$
Miscellaneous	6 573 \$	0%	2 391 \$
Annexes (balcony, terraces, ramps)	13 154 \$	64%	4 719 \$
Total	279 241 \$	57%	120 956 \$
Total (arrondi)	279 000 \$	57%	121 000 \$

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 (ref. file 2019-12-09-1), prepared by Louise Coutu, architect. Note, 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 and decontamination work).

Note that, following a Multi-test analysis by the client (AM-4369), it revealed the presence of asbestos in the exterior stucco cladding as well as in the gypsum and interior joints in certain rooms of the house. Given these results, we have increased the cost of replacing the exterior stucco by 25%, considering that the removal of the old cladding will require more attention and additional measures.

Table 2 – Approximate renovating cost of the building

Items	Estimated Cost new
Crack repair and rear roughcast	2 000 \$
Structural reinforcement (lump sum)	5 000 \$
Complete stucco siding	25 000 \$
Windows x8 and door	10 000 \$
Roof isolation	1 200 \$
Replacement of shingles	5 000 \$
Gutters	600 \$
General plumbing work (lump sum)	2 000 \$
General electrical work (lump sum)	1 000 \$
Handrail/railing for interior stairs	1 500 \$
Floor; ceramic for entry	500 \$
Rear terrace, handrail/railing for front porch	3 500 \$
Various (drilling holes under the front eaves, pruning, chimney cap, garage ceiling, gypsum in the master bedroom, etc.)	3 000 \$
Subtotal	60 300 \$
Contingencies (±15 %)	9 045 \$
Sbttotal	69 345 \$
Taxes	10 384 \$
TOTAL	79 729 \$
Total (round)	80 000 \$

2.2 ESTIMATED RENOVATION COST (cont.)

We therefore estimate the cost of the renovations to be approximately \$80,000 (including taxes and contingency costs). Foundation works only include stilts replacement, same as actual foundations. Note that this amount does not include:

- Possible removal of mold (hypothetical work)
- Major structural works (hypothetical work)
- Replacement of the sanitary duct (hypothetical work)
- Ant extermination (hypothetical work)

3 Conclusion

3.1 CORRELATION

In conclusion, the replacement cost of the building was estimated at **\$279,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*.

Based on the site visit and with reference to the inspection report (ref. file 2019-12-09-1),), prepared by Louise Coutu, architect, we estimate the overall physical depreciation of the building at **57%**, taking into account its general condition. This provides us with a depreciated building value of **\$121,000**. Note that this depreciation takes into consideration that the building is of standard quality, that some renovations were made over the years but that several components are at the end of their useful life and that several defects have been identified.

Additionally, at your request, we estimated the potential cost of the renovations at **\$80,000**, subject to validation by specialized contractors. This cost does not include some hypothetical work, as mentioned on the previous page.

3.2 CERTIFICATION

I certify that I:

- Have personally visited the property being appraised on December 9, 2019.
- Have not based my remuneration on a pre-determined conclusion of value.
- Have researched, to the best of my ability, the information contained in this report.
- Have no present or future interest in the properties covered by this appraisal report and no personal relationship with respect to the parties involved.
- Have not deliberately omitted or overlooked any material facts in connection with this appraisal.
- Have conducted this appraisal in accordance with the rules of the Appraisal Institute of Canada's Code of Professional Ethics.

I, the undersigned, Joëlle Thauvette, AACI P. App., on this 3rd day of February 2020, certify that to the best of my 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 & ASSOCIÉS INC.

Joëlle Thauvette AACI, P. App.
Professional Appraiser

Subject photographs



Living Room



Dining Room

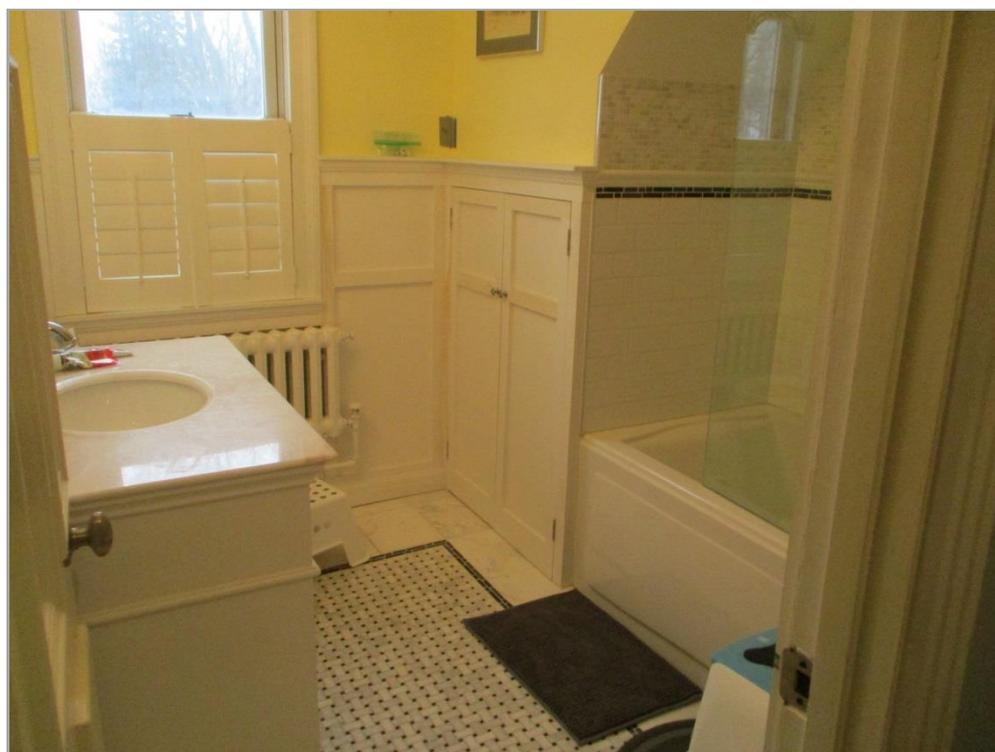
SUBJECT PHOTOGRAPHS (cont.)



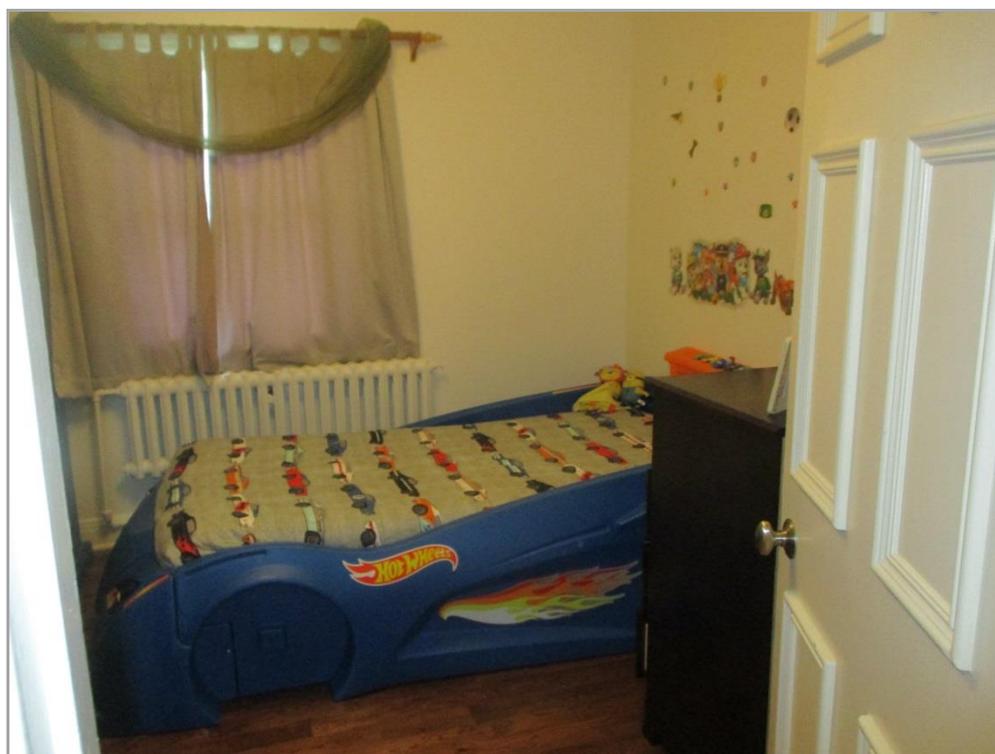
Kitchen



Family Room (above the garage)



Bathroom



Bedroom

SUBJECT PHOTOGRAPHS (cont.)



Bedroom



Bedroom

SUBJECT PHOTOGRAPHS (cont.)



Basement

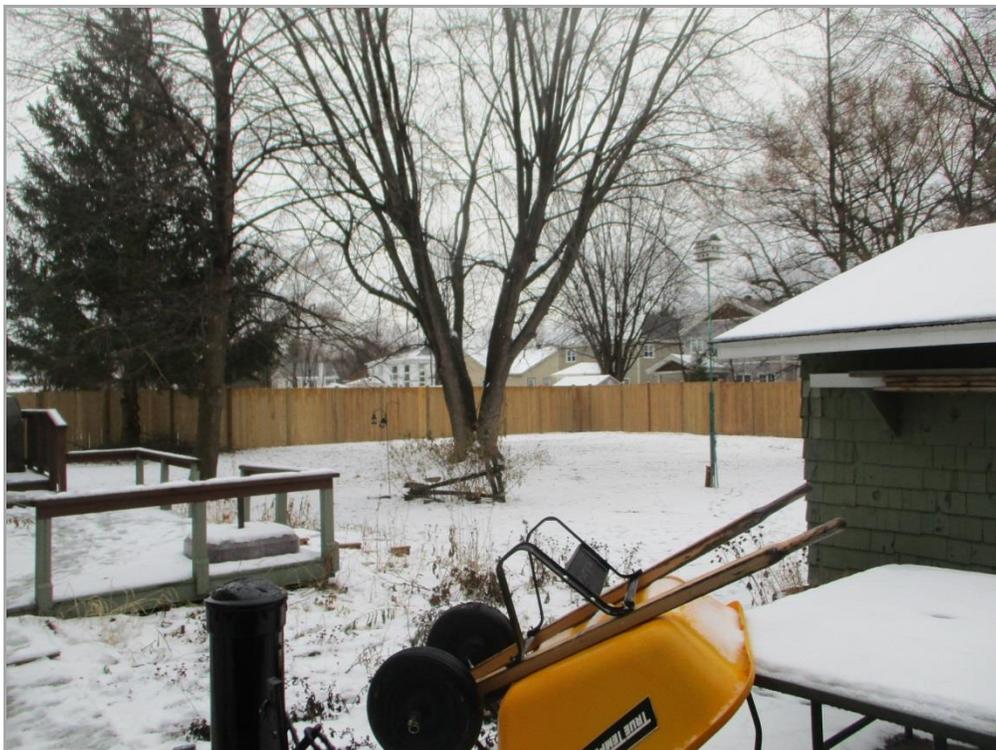


Basement

SUBJECT PHOTOGRAPHS (cont.)

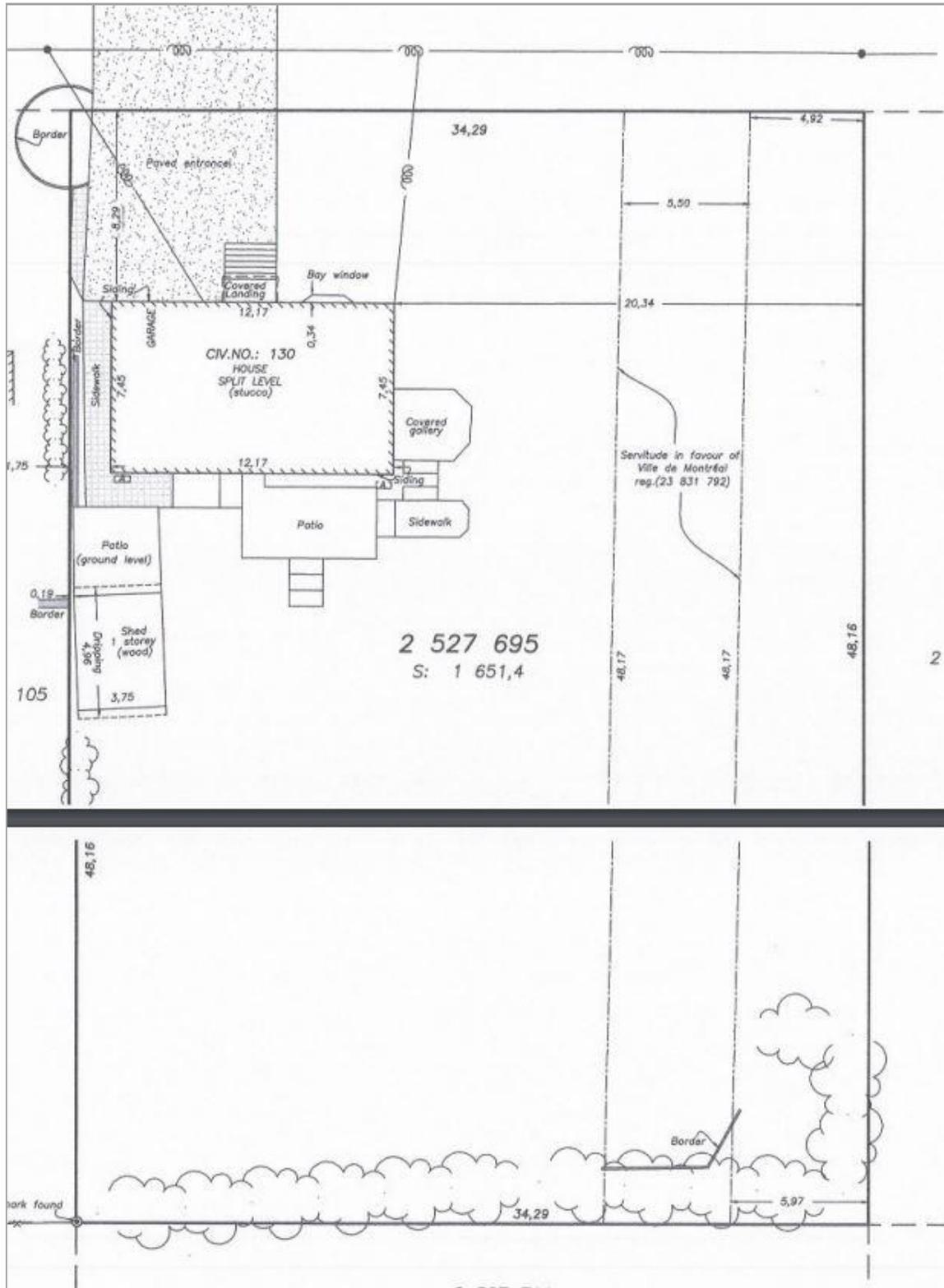


Basement



Backyard

Certificate of location



Professional Qualifications

PROFESSIONAL QUALIFICATIONS - JOËLLE THAUVETTE, A.A.C.I

Academic Studies

2008	Université du Québec in Montréal Certificate in Real Estate
2006	Université du Québec in Montréal BAA in Environmental Design (concentration architecture)
2002	Collège Montmorency Diploma in Arts

Professional Experience

2019 to date	Real Estate Appraiser for Paris, Ladouceur & Associates Inc. (appraisals for financing mortgages and repossessions).
2016 à 2018	Chartered appraiser for Paris, Ladouceur & Associates Inc. (appraisals for financing mortgages and repossessions).
2012 to 2015	Chartered appraiser for Paris, Ladouceur & Associates Inc. (assessment, research and analysis for expropriation purposes).
2010 to 2011	Trainee appraiser for Paris, Ladouceur & Associates Inc. (assessment, research and analysis for expropriation purposes).

Professional Association

Appraisal Institute of Canada

Professional Development

Basic concepts and Income Approach application
 Basic concepts and Comparison Approach application
 Basic concepts and Cost Approach application