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**APPRAISAL REPORT (summary)**

**167, Broadview Avenue  
Pointe-Claire (Quebec)**

O/File 624488E





## PARIS. LA DOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

August 8, 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 for demolition purposes, regarding the replacement cost, the physical depreciation and the potential renovation cost of the property located at 167, Broadview Avenue at Pointe-Claire (Quebec)

**N/dossier** 624488E

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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 1 1/2 storey detached house on a concrete foundation built in 1950, based on information entered on the City's municipal assessment roll (2017-2018-2019). The building is of economic quality and has a 3-season veranda at the back and a front porch on stilts. The living area is 633 square feet on the main floor and 453 square feet on the second floor, for a total of 1,086 square feet of living space. Note that the house is vacant and its interior components are in good condition, but rather obsolete. In addition, some components are at the end of their useful life and will have to be replaced, without forgetting the many deficiencies observed. The house resides on a regularly lot on corner lot of 10,626 square.

For informational purposes, the property was sold on November 06, 2018, at a price of \$385,000, registration number 24245316 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 (réf. dossier 2019-04-23-01), we came to the following conclusions:

<b>Replacement Cost</b>	<b>\$167,000 (± \$154/pi<sup>2</sup>)</b>
<b>Depreciated value (71 %)</b>	<b>\$48,000</b>
<b>Estimated Renovation Cost</b>	<b>\$116,000</b>

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In the pages that follow, you will find a brief physical description of the building under study, the photographs taken at the time of our visit on May 13, 2019, the detailed breakdown of replacement cost to nine 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 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.

Joëlle Thauvette AACI, P.App.  
Real Estate Appraiser

JT/nt

Encl.: Expertise

# 1 Descriptive data

## 1.1 PROPERTY IDENTIFICATION

ADDRESS	167, Broadview Avenue, Pointe-Claire
LEGAL DESCRIPTION	Lot 2 528 837– Cadastre of Quebec
BUILDING TYPE	Economic house of 1 level ½ with a rear 3 saisons veranda, a living room, a dining room and a kitchen on the first floor full, and a full bathroom and two bedrooms on the 2nd floor. Note that the basement is partially finished. There is also a 522 square foot economical quality detached garage.
YEAR BUILT	1950 (according to the evaluation role of the City of Montreal)
LIFE EXPECTANCY	60 years
ACTUAL AGE	69 years
EFFECTIVE AGE	50 years
ECONOMIC LIFE EXPECTANCY	10 years
GENERAL CONDITION	Based on the complete visit of the building, as well as on the diagnostic inspection report (ref 2019-05-13-1 file), prepared by Louise Coutu, architect, we estimate that the physical condition of the premises is below average in relation to its age. Note that the interior components are mostly in good condition, but obsolete. It must also be considered that the building is vacant, that some components are at the end of their useful life and that several deficiencies have been noticed and will have to be corrected. We believe that major renovations are needed to extend its economic life and to make the property competitive in the market.
PROPERTY AREA	
First floor	633 square feet
Attic	<u>453</u> square feet
Total	1,086 square feet
Porch et veranda	181 square feet (not living area)
Basement	633 square feet (partially finished)

**1.1 PROPERTY IDENTIFICATION (cont.)**

LAND AREA 10,626 square feet (regular/rectangular)

ZONING RA38

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. File Number 2019-05-13-01), 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

- **Foundation and floor slab** : we notice the presence of efflorescence and moisture at the base of the foundation walls and possible traces of mold on the slab. It would be recommended to call a specialized firm to investigate and possibly proceed with the waterproofing of the foundation, the installation of a french drain and thereby, isolate the walls of the foundation from the outside. Also note the presence of a minor crack on the left side wall of the foundations. Provide for the repair of this one.
- **Floor joists**: we noticed notches on several joists that could cause weaknesses. You must have the weaknesses corrected where necessary by a carpenter.  
Note that the floor of the 2nd floor is not level. Make sure the structure is stable before correcting the situation.  
Traces of mold are noticed in the basement on joists and floor decking. Conduct a test and predict the cost of cleaning. In addition, traces of water infiltration are visible along the wall of the foundation (see exterior cladding section).  
The floor of the rear porch is not at the level. Plan an investigation of the structure and the correction work.
- **Exterior siding**: correct the aluminum siding near the skylight that is too close to the roof shingles. In addition, we note that the aluminium siding is poorly installed around the house. This could cause water infiltration or water retention. Provide for a complete replacement of the aluminum siding.
- **Flashing and sealing**: a flashing is missing between the two aluminum siding on the both side walls. In addition, there would be no flashing above or below most openings (windows and doors). Replace flashings and seal at the same time as aluminium siding and windows.

There is also a bad installation of the flashing around the chimney. Have this deficiency corrected.

Check the seal between the vent and its flashing to prevent water infiltration into the roof.

- **Doors and Windows**: we recommend the replacement of most doors and windows because they are at the end of their service life.
- **Front / rear terrace**: the rear concrete staircase is broken. Plan to redo this installation, but with a landing.
- **Outdoor landscaping**: trees and shrubs are too close to the building. We recommend cutting these trees to allow good air circulation. In addition, the slopes of land around the foundation move towards the building. During french drain work, provide for the recovery of these slopes.

## 1.5 GENERAL CONDITION GÉNÉRALE OF THE PROPERTY (cont.)

- **Roofing:** roof shingles are damaged above the rear extension and above the skylight. Provide replacement of shingles at these places.
- **Gutters:** there are no gutters around the roof. Install gutters at the bottom of each slope to prevent rainwater accumulation near the foundation.
- **Heating:** an air duct is rusted. Be sure to replace this section. We notice the absence of sheet metal around the chimney. Consult a chimney specialist to make the necessary corrections. Also add a cap over the fireplace chimney.
- **Plumbing:** several small plumbing jobs are expected to optimize the water management properly. First, replace the main water valve that is old. It is also necessary to provide for the installation of a water hammer under the plumbing fixtures. Also provide for the replacement of galvanized steel water lines. Sewage pipes do not conform. Be sure to have the pipes checked and repaired by a plumber.

We notice traces of water under the toilet on the first floor. Check for leaks and have it repaired.

Provide a backflow preventer for the washing machine discharge line.

- **Floor covering:** replace the basement carpet and bathroom ceramics which are at the end of their service life.
- **Bathroom:** replace the panels around the shower that are not waterproof.
- **Electricity:** provide a protective screen between the electric meter and the 2nd floor window. Install a plug in the bathroom with protection (GFCI) as well as replace those in the kitchen.

Check the electrical panel and the connections of the aluminum wiring. Install grounded electrical outlets by a master electrician all over the house.

- **Staircase:** the dimension of the basement staircase is insufficient. In addition, a guardrail and a handrail are missing.
- **Infiltration of water:** several signs of water infiltration have been noticed everywhere inside the house. See the necessary repairs (flashing, vents, chimney, doors and windows, etc.).
- **Asbestos:** possibility of presence of asbestos in the old drywall as well as suspended ceiling of the basement. See a specialist.
- **Soil contamination:** check for contamination of the soil or concrete slab by a fuel line leak from the old heating system. See to replace the oil tank that dates from 1994.
- **Ventilation:** we suggest the installation of a bathroom fan as well as a kitchen hood to evacuate moisture and fumes.

## 1.5 GENERAL CONDITION GÉNÉRALE OF THE PROPERTY (cont.)

The building under study, of economic quality, is in good general condition despite the fact that most of these interior components are obsolete. In addition, some components are at the end of their service life (doors, windows, aluminum siding, etc.) and will have to be replaced. Then, several deficiencies in the building have been noticed and will have to be corrected. We are of the opinion that major renovations are needed to extend its economic life and make it competitive in the market.

\*Note that the detached garage is not part of our mandate, but during the inspection, significant deficiencies were noticed.

## 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	\$20035	54%	\$9121
Frame	\$1205	65%	\$422
Floorstructure	\$16068	66%	\$5535
Floor cover	\$6313	100%	\$
Ceilling	\$5915	68%	\$1906
Wall finition	\$3263	65%	\$1142
Interior construction	\$42530	65%	\$14885
Plumbing	\$15192	80%	\$3038
Electricity	\$14091	80%	\$2818
Heating/cooling/ventillation	\$8498	55%	\$3824
Exterior wall compostion	\$19330	100%	\$
Roof	\$12450	64%	\$4507
Miscellaneous	\$	0%	\$
Annexes (balcony, terraces, ramps)	\$2116	77%	\$481
<b>Total</b>	<b>\$167007</b>	<b>71%</b>	<b>\$47681</b>
<b>Total (arrondi)</b>	<b>\$167000</b>	<b>71%</b>	<b>\$48000</b>

## 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 2019-05-13-01), 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 (oil contamination, possible presence of mold, possible presence of asbestos, etc.).

Chart 2 – Estimated renovation cost

Items	Estimated Cost new
French drain / waterproofing and foundations / cracks / slope insulation	\$8000
Veranda floor structure and reinforcement of joists	\$2000
Aluminum siding	\$15000
Doors and windows (first floor, basement, 2nd, veranda) and flashing / sealing	\$15000
Rear concrete stairs	\$700
Replacement of shingles (partial)	\$1000
Gutters	\$600
General plumbing work (lump sum)	\$3000
General electrical work (lump sum)	\$3000
Handrail and guardrail for basement stairs	\$500
Replace the oil tank	\$1500
Complete floor (first floor, 2nd and basement)	\$8000
Kitchen and bathroom (including hood and fan)	\$25000
Finishing work (painting, moldings, interior doors, etc.)	\$3000
Various (pruning trees and shrubs, counter-flashing chimney, chimney cap, rusty air duct, etc.)	\$1500
<b>Subtotal</b>	<b>\$87800</b>
Contingencies (±15 %)	\$13170
<b>Sbtotal</b>	<b>\$100970</b>
Taxes	\$15120
<b>TOTAL</b>	<b>\$116090</b>
<b>Total (round)</b>	<b>\$116000</b>

We estimate the approximate cost of renovations at \$116,000 (taxes and contingency fees included). Note that this amount does not include:

- Possible decontamination of the soil by fuel (hypothetical work)
- Possible removal of mold and asbestos (hypothetical work)

### 3 Conclusion

In conclusion, the replacement cost of the building was estimated at **\$167,000** 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 2019-05-13-01), prepared by Louise Coutu, architect, we estimate the overall physical depreciation of the building at **71 %**, given its general condition, indicating a depreciated building value of **\$ 48,000** . Note that this depreciation takes into account is made of economical quality, that most of these components are at the end of their useful life and / or they require major repairs.

In addition, at your request, we estimated the potential renovation cost at **\$116,000** subject to confirmation by expert contractors. This cost does not include some hypothetical works, as mentioned on the previous page.

\* Note that our expertise does not include the detached garage.

### 3.1 CERTIFICATION

I certify that:

The statements of fact contained in the report are true and correct. Mrs. Joëlle Thauvette, AACI, P.App, made a personal inspection of the subject on May 13, 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