
APPRAISAL REPORT

12 Hillside Avenue
Pointe-Claire (Québec)

O/File 656949E





PARIS, LADOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

August 17, 2022

Mrs. Cindy Fisher
Coordinator – Planning Advisory Committee - Urban Planning
City of Pointe-Claire
451 Saint-Jean Boulevard
Pointe-Claire, Québec
H9R 3J3

Subject	Valuation report for demolition purposes, relating to the new and depreciated replacement cost, as well as the estimate of the potential renovation costs
Location	12 Hillside Avenue, Pointe-Claire (Québec)
O/File	656949E

Dear Mrs. Fisher:

In compliance with the mandate extended to us, with reference to by-law PC-2818 relating to the demolition of buildings, we have carried out an estimate of the new and depreciated replacement cost of the above-mentioned building. In addition, we made an estimate of the potential renovation costs of this building. Note that these estimates will have to be validated with specialized contractors.

The property under study refers to a two-story detached house on a concrete blocks foundation built in 1948, according to information listed on the municipal assessment role (2020-2021-2022) of the City of Montreal. The building is of standard quality. The living area is 1,908 square feet. Following the visit and inspection, we are of the opinion that several components are at the end of their useful life and will have to be replaced, not to mention the numerous deficiencies observed in the building and which will have to be corrected. Of particular note are the obvious problems with the structure and the foundation of the building. The house sits on a 6,011 square foot rectangular lot.

For information purposes, the property was sold on October 25, 2021, for \$500,000 under registration number 26 761 969 in the Quebec Land Registry.

Following our visit to the building, considering its general condition and with reference to the conclusions of Mrs. Louise Coutu, architect, in her diagnostic inspection report (file no. 2010-2022-06-17), we have come to the following conclusions:

Replacement Cost New	\$311,000	(± \$163.00/square foot)
Depreciated Replacement Cost (77% of depreciation)	\$66,000	(± \$34.59/square foot)
Estimated Renovation Cost	\$201,000	

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You will find, in the following pages, a brief physical description of the building under study, the photographs taken at the time of our visit, on June 17, 2022, the detailed breakdown of the replacement cost new and the estimated physical depreciation. You will also find an estimate of the renovation costs for this building. It should be noted that at the time of writing this report, no bids from specialized contractors were available. Thus, the estimated amount for the building renovation must be interpreted with reservations and confirmed by the expertise of specialized contractors.

We hope that the content of this report will be useful, in accordance with your wishes and to your complete satisfaction.

Best regards.

PARIS, LADOUCEUR & ASSOCIATES INC.



Alain Legault
Senior technician

Luc Héroux, Ch. App.
Chartered Appraiser

AL/LH/dk

att.: Expertise

Photographs of the Subject Property



Front view of the building



Rear view of the building

PHOTOGRAPHS OF THE SUBJECT PROPERTY (cont.)**Surroundings – northwest direction****Surroundings – southwest direction**

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1 Descriptive Data

1.1 DESCRIPTION OF THE REAL ESTATE

PROPERTY ADDRESS	12 Hillside Avenue, City of Pointe-Claire (Québec)
CADASTRAL DESCRIPTION	Lot 4 252 640 – Québec cadastre
TYPE OF PROPERTY	Detached two-story building of standard quality built on a concrete blocks foundation. The ground floor is composed of a closed entrance, a living room, a kitchen, a dining room and two bedrooms. Upstairs are four bedrooms and a bathroom. The basement is partially finished with an office, a mechanical room, and a workshop.
BUILDING DATE	1948 (according to information listed on the municipal assessment role of the City of Pointe-Claire)
ECONOMIC LIFE	55 years
EFFECTIVE AGE	74 years
APPARENT AGE	55 years
REMAINING ECONOMIC LIFE	3 years
GENERAL CONDITIONS	Based on the complete visit of the building, as well as on the diagnostic inspection report (file no. 2010-2022-06-17) prepared by Mrs. Louise Coutu, architect, we estimate that the physical condition of the premises is below average in relation to its age. Indeed, several components are at the end of their useful life and significant deficiencies have been observed and will have to be corrected.
BUILDING AREA	Ground floor 1,008 square feet Upstairs 900 square feet Basement 900 square feet
LAND AREA	6,011 square feet and rectangular in shape
ZONING	Ra 20
PUBLIC SERVICES	The site under study is provided with some services offered by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs and lighting).

1.2 BUILDING TECHNICAL DESCRIPTION

EXCAVATION	Mass excavation
FOUNDATION	Concrete blocks and poured concrete Wooden piles
SLAB ON GROUND	Poured concrete on gravel bed
FRAME	Load-bearing wooden walls
STRUCTURAL FLOORS	Wooden structure
EXTERIOR WALLS	Aluminum cladding
FIREPLACE	Bricks
DOORS AND WINDOWS	Exterior steel doors with glazing French window Aluminum sash windows with wood interior finish Aluminum sliding windows Fixed wooden window
ROOF	Roof covered with asphalt shingles Aluminum soffits Skylights (2) Mineral wool batten insulation
ELECTRICITY	200 ampere electrical inlets with circuit breaker panel Incandescent lighting
HEATING/COOLING	Oil-fired hot air heating system
PLUMBING	Copper, ABS, cast-iron, and galvanized steel Toilet (2) Pedestal porcelain sink Recessed enamel steel bathtub Cabinet washbasin (1) Free-standing cast-iron bathtub (1) Double stainless-steel sink (1) Electric hot water tank with a capacity of 40 gallons

1.2 BUILDING TECHNICAL DESCRIPTION (cont.)

WALLS AND PARTITIONS	Gypsum board
	Plaster
	Ceramic
	Masonite prefinished panel
FLOOR FINISHES	Wooden slats
	Linoleum
	Vinyl-asbestos tiles
	Carpet
CEILINGS	Gypsum board
	Plaster
	Acoustic tiles
	Stucco
	Unfinished section in the basement (open)
KITCHEN	Melamine kitchen cabinets
	Laminated counters
	Double stainless-steel sink
EXTERIOR LANDSCAPING	Asphalted path
	Lawn
	Trees
	Shrubs
	Wooden porch and staircase
MISCELLANEOUS	Franklin style cast-iron wood stove
	Wood burning steel fireplace
	Economic kitchen hood
OUTBUILDING	Detached garage not considered in this appraisal report

1.3 PROPERTY ASSESSMENT AND REALTY TAX

TRIENNIAL ROLE	2020-2021-2022
REGISTRATION NUMBER	8033-94-6361-6-000-0000
MARKET REFERENCE DATE	2018-07-01
LAND VALUE	\$223,400
BUILDING VALUE	<u>\$314,200</u>
TOTAL PROPERTY VALUE	\$537,600

1.3.1 SUMMARY OF OWNERSHIP

REGISTRATION NUMBER	26 761 969
SELLER	Wesley Fitch
BUYER	<i>Développement Samjo Inc.</i> (represented by John Nazim Guindi Abdelsayed)
SALE DATE	2021-10-25
SALE PRICE	\$500,000

1.4 BUILDING GENERAL DESCRIPTION

Following our site visit and with reference to the diagnostic inspection report (file no. 2010-2022-06-17) prepared by Mrs. Louise Coutu, architect, you will find below a summary of the deficiencies observed in the buildings. Please refer to the mentioned inspection report for the complete set of these deficiencies.

FOUNDATIONS	<p>Several major cracks are observed on the concrete blocks foundation walls. The left side wall is unstable and could collapse. Repair or replace the foundations.</p> <p>Water infiltration and stains are observed on the foundation walls. There may not be a French drain or it might be worn. Have the foundations inspected and install a French drain, if necessary.</p>
FLOOR SLAB	<p>Traces of moisture as well as water infiltration were noticed in several places.</p>
FLOOR JOISTS	<p>There are possible traces of mold on joists and floor decking in the basement. Perform a mold test.</p> <p>Joists have notches that can affect structural integrity.</p> <p>The basement's subfloor shows signs of sagging.</p>
STRUCTURE	<p>The structure undergoes subsidence. Have the structure of the building checked by a structural engineer to see if it can be preserved.</p> <p>The roof is sagging.</p> <p>The wooden piles are unstable.</p>
EXTERIOR CLADDING	<p>Aluminum cladding covers the exterior walls. In some places, the exterior cladding is missing. We estimate that this cladding should be replaced.</p>
FLASHINGS AND SEALS	<p>The sealing joints are damaged in several places. Redo the joints where required.</p>
DOORS AND WINDOWS	<p>Doors should be replaced. Windows have reached the end of their useful life. Provide for a complete repair of windows and patio doors.</p>
TERRACES, BALCONIES AND PORCHES	<p>There is no rear terrace. Plan the construction of a new patio.</p>
SOFFITS	<p>Clear soffits and check ventilation. Add a moulding in the space between the soffits and the wall</p>
OUTDOOR LAYOUT	<p>The backyard needs to be cleaned to keep its wholesomeness. Clean the yard.</p>
ROOF CLADDING	<p>The roof need to be replaced shortly.</p>

1.4 BUILDING GENERAL DESCRIPTION (cont.)

GUTTERS	Gutters are missing from some roof overhangs. Have gutters installed at the bottom of each roof slope as well as outlets.
FLASHINGS	Proceed to install new flashings.
PLUMBING	<p>Several small plumbing repairs are to be expected to correctly optimize water management. Provide for the replacement of the shut-off valve and the installation of water hammer dampers under each plumbing fixture.</p> <p>Have the plumbing lines checked by a competent plumber, since several deficiencies are observed.</p>
EXHAUST DUCT	The cast-iron pipe needs to be inspected due to the presence of a mature tree nearby.
ELECTRICITY	We noticed electrical cables without a protective cover. Remove the cables or insert them into junction boxes. Plan an upgrade. Attach the free junction box to a structural element. Replace unprotected outlets with GFCI outlets. Have the outlets and grounding checked by an electrician.
HEATING AND AIR-CONDITIONING	Provide for the connection of the oil-fired forced air furnace.
FIREPLACE	The fireplace and chimney flue are to be repaired.
FLOOR FINISHES	The wooden floors are damaged or contaminated. The ceramic tiles as well as the linoleum are cracked. Replace floor coverings.
WALLS AND CEILINGS	<p>We noticed wall sections to be repaired, holes in gypsum walls as well as ceiling finishes to be replaced. Carry out the necessary work.</p> <p>Presence of mold was noted in several places on the plaster walls. Plan a full repair.</p>
KITCHEN	The kitchen cabinets are in melamine. Due to the deteriorated state of the kitchen, plan a complete renovation.
INSULATION AND VENTILATION	We noticed that the soffits are poorly ventilated. Carry out the necessary work.

The building under study, of standard quality, is in poor condition and requires several upgrades. Several significant components are at the end of their useful life (foundation, structure, windows, exterior cladding, heaters, etc.) and will have to be replaced. As well, several building deficiencies were noticed and will have to be corrected. Consider, in particular, the major cracks found in the foundation walls.

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 **\$311,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*. This value corresponds to **about \$163** 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 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 estimated the physical depreciation (curable and incurable) at **79%**, taking into account the general condition of the building. This indicates a depreciated building value of **\$66,000**. Note that this depreciation takes into consideration that the building is of standard quality, that some of the components are at the end of their useful life and that several deficiencies have been identified.

2.1.1 DEPRECIATION MEASUREMENT (cont.)

Table 1 – Replacement Cost and Depreciation

Building Components	Replacement Cost	Physical Depreciation (%)	Depreciation Replacement Cost
Excavation/Footing/Wall Foundation	\$30,748	95%	\$1,430
Frame	\$6,676	77%	\$1,535
Floor Structure	\$27,952	77%	\$6,429
Floor Cover	\$28,313	77%	\$6,512
Ceilling	\$9,739	77%	\$2,240
Wall Finish	\$2,569	77%	\$591
Interior Construction	\$76,774	77%	\$17,658
Plumbing	\$20,499	77%	\$4,715
Electricity	\$19,179	77%	\$4,411
Heating/Cooling/Ventilation	\$11,008	77%	\$2,532
Exterior Walls	\$40,614	77%	\$9,341
Roof	\$18,029	77%	\$4,147
Miscellaneous	\$17,644	75%	\$4,400
Annexes (balcony, terraces, ramps)	\$1,388	77%	\$319
Total	\$311,133	79%	\$66,260
Rounded Total	\$311,000	79%	\$66,000

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 (file no. 2010-2022-06-17), prepared by Mrs. Louise Coutu, architect. Consider, 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, possible presence of asbestos in plaster, presence of vermin, etc.)

Table 2 – Approximate Renovation Cost of the Building

Building Components	Estimated Renovation Cost
Foundation Wall/Slab/French drain/Insulation	\$65,000
Frame Structure	\$10,000
Exterior Aluminum Cladding Replacement and Wall Repair	\$27,000
Doors and Windows Replacement	\$16,000
Rear Terrace	\$4,000
Roof and Roof Structure	\$14,000
Gutters/Outlets/Flashings	\$3,000
Plumbing Work	\$4,000
Electrical Work	\$3,000
Miscellaneous (flashings, window caulking, chimney flashing, minor gypsum repair, cracks repair, chimney flue insulation, etc.)	\$6,000
Subtotal	\$152,000
Contingencies ($\pm 15\%$)	\$22,800
Subtotal	\$174,800
Taxes	\$26,176
Total	\$200,976

We estimate the approximative renovation cost at **\$201,000** (taxes and contingencies included). Note that this amount does not include costs related to:

- Possible presence of asbestos in gypsum and stucco, and decontamination (hypothetical work);
- Possible presence of mold and decontamination (hypothetical work);
- Presence of vermin (hypothetical work).

3 Conclusion

3.1 CORRELATION

In conclusion, the replacement cost of the building was estimated at **\$311,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*.

Based on the site visit and with reference to the inspection report (file no. 2010-2022-06-17), prepared by Mrs. Louise Coutu, architect, we estimate the **overall physical depreciation of the building at 79%**, considering its general condition. This provides us with a **depreciated building value of \$66,000**. Note that this depreciation considers that the building is of standard quality, that some components are at the end of their useful life and that deficiencies have been identified.

Additionally, at your request, we estimated the potential cost of the renovations at **\$201,000**, subject to validation by specialized contractors. This cost does not include some hypothetical work as mentioned on the previous page.

3.2 CERTIFICATION

We certify that:

- Alain Legault, technician, has personally visited the property being appraised on June 17, 2022.
- We have not based our remuneration on a pre-determined 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 Appraisal Institute of Canada's Code of Professional Ethics.

We, the undersigned, Alain Legault, senior technician, and Luc Héroux, chartered appraiser, certify that as of August 17, 2022, to the best of our 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 & ASSOCIATES INC.



Alain Legault
Senior technician

Luc Héroux, Ch. App.
Chartered Appraiser

Subject Photographs



Facade



Rear view of the building

SUBJECT PHOTOGRAPHS (cont.)



Backyard



Detached garage

SUBJECT PHOTOGRAPHS (cont.)



Living room



Kitchen

SUBJECT PHOTOGRAPHS (cont.)



Kitchen



Hallway on the ground floor

SUBJECT PHOTOGRAPHS (cont.)



Bathroom – ground floor



Recessed bath – ground floor

SUBJECT PHOTOGRAPHS (cont.)



Upstairs bathroom



Upstairs hallway

SUBJECT PHOTOGRAPHS (cont.)



bedroom



Basement

SUBJECT PHOTOGRAPHS (cont.)



Mechanical room/Workshop



Oil heating system

SUBJECT PHOTOGRAPHS (cont.)



Water infiltration – entrance



Crack on the foundation wall

Professional Qualifications

PROFESSIONAL QUALIFICATIONS – LUC HÉROUX

Academic Studies

UNIVERSITY	Université du Québec in Montreal (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 l'Ordre des évaluateurs agréés du Québec