APPRAISAL REPORT

110 de Breslay Avenue Pointe-Claire (Québec)

O/File 658317E







ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

November 4, 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	110 de Breslay Avenue, Pointe-Claire (Québec)
O/File	658317E

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 abovementioned 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 detached two-story house on concrete blocks foundation built in 1946, 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 2,039 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 problems with the foundation and the structure of the building. The house sits on a \$9,200 square foot rectangular lot.

For information purposes, the property was sold on July 19, 2022, for \$1,050,000 under registration number 27 430 959 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. 2020-2022-08-24), we have come to the following conclusions:

Replacement Cost New	\$468,000	(± \$229.52/square foot)
Depreciated Replacement Cost (59% of depreciation)	\$164,000	(± \$80.43/square foot)
Estimated Renovation Cost	\$112,000	

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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 **August 24**, **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 Hérouz, Ch. App. Chartered Appraiser

AL/LH/dk

att.: Expertise





Front view of the building



Rear view of the building





Surroundings - southeast direction



Surroundings - northwest direction

Photographs taken on August 24, 2022, by Alain Legault





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1 Descriptive Data

1.1 DESCRIPTION OF THE REAL ESTATE

PROPERTY ADDRESS	110 de Breslay Avenue, City of Pointe-Claire (Québec)	
CADASTRAL DESCRIPTION	Lots 6 460 251 and 6 460 252 – Québec cadastre	
Type of Property	Detached two-story house of standard quality, built on a concrete blocks foundation. On the ground floor are a living room, a kitchen, a dining room, a family room, a shower room and a laundry room. The floor is composed of four bedrooms and a bathroom. The basement is partially finished; there is a mechanical room and storage spaces. A single garage is attached to the left side of the building.	
BUILDING DATE	1946 (according to information listed on the municipal assessment role of the City of Montreal)	
Economic Life	60 years	
EFFECTIVE AGE	76 years	
APPARENT AGE	50 years	
Remaining Economic Life	10 years	
GENERAL CONDITIONS	Based on the complete visit of the building, as well as on the diagnostic inspection report (file no. 2020-2022-08-24) prepared by Mrs. Louise Coutu, architect, we estimate that the physical condition of the premises is below average in relation to its age. 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 1,375 square feet	
	Floor 664 square feet	
	Basement802 square feet	
Land Area	9,200 square feet and rectangular in shape	
Zoning	Ra 3	
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
SLAB ON GROUND	Poured concrete on gravel bed
FRAME	Load-bearing wooden walls
STRUCTURAL FLOORS	Wooden structure
EXTERIOR WALLS	Bricks
	Vinyle siding
	Aluminum siding
FIREPLACE	Bricks
	Prefabricated
DOORS AND WINDOWS	Steel exterior door without glazing
	Steel exterior door with glazing
	Wooden door with glazing
	Wooden and PVC casement windows
	Wooden and aluminum sash windows
	Aluminum sliding windows
Roof	Roof covered with asphalt shingles
	Aluminum soffits
	Mineral wool isolation
Electricity	200 ampere electrical inlets with circuit breaker panel
	Incandescent lighting
Heating/Cooling	Electric and oil hot water tank
	Built-in air conditioning units
	Dryer outlet
	Bathroom fan
	Combined kitchen hood and microwave
WALLS AND PARTITIONS	Plasterboard
	Plaster
	Ceramic
	Prefinished panel



1.2 BUILDING TECHNICAL DESCRIPTION (cont.)

Plumbing	Copper, ABS, and cast-iron plumbing		
	Lavatory (2)		
	Washbasin on cabinet (1)		
	Sink on vanity (1)		
	Sunken bathtub (1)		
	Kitchen sink		
	Stainless-steel double sink (1)		
	Rented 60-gallon electric hot water tank		
	Washing tank		
FLOOR FINISHES	Wooden slats		
	Ceramic tiles		
	Granit tiles		
	Carpet		
	Linoleum		
Ceilings	Plasterboard		
	Plaster		
	Acoustic tiles		
	Unfinished section in the basement (open)		
Kitchen	Laminated and stratified kitchen cabinets		
	Stratified counters		
LANDSCAPING	Asphalted path		
	Lawn		
	Trees		
	Shrubs		
	Fence		
	Paving stone front porch and staircase		
	Wooden back patio		
MISCELLANEOUS	Wood-burning steel fireplace		
	Wood stove		
	Dishwasher		
	Alarm system		





1.3 PROPERTY ASSESSMENT AND REALTY TAX

TRIENNIAL ROLE	2020-2021-2022		
REGISTRATION NUMBER	7832-87-0631-8-000-0000		
MARKET REFERENCE DATE	2018-07-01		
LAND VALUE	\$326,900		
BUILDING VALUE	\$403,400		
TOTAL PROPERTY VALUE	\$730,300		
1.3.1 SUMMARY OF OWNERSHIP			
REGISTRATION NUMBER	26 053 955		
DECEASED	John Conrad		
LEGATEE	Bonnie Goodman		
PUBLICATION DATE	2021-02-10		



1.4 BUILDING GENERAL DESCRIPTION

Following our site visit and with reference to the diagnostic inspection report (file no. 2020-2022-08-24) prepared by Mrs. Louise Coutu, architect, you will find below a summary of the deficiencies observed in the building. Please refer to the aforementioned inspection report for the complete list of these deficiencies.

Foundations	We observed several cracks on the foundation walls we could access. Some cracks were observed from the exterior, while others were observed from the interior of the basement. Have the cracks repaired by a mason skilled in this type of foundation work.
	We noticed that the left side foundation wall and the back wall were domed. Bulges are an indication of displacement of a foundation wall. Call on a structural engineer to check the situation and allow you to take the necessary reinforcement measures if necessary.
FLOOR SLAB	The inspection revealed that water infiltrates from the ground in several places, and that traces of humidity were present. It is likely that the groundwater level is high below the slab.
	Further expertise is recommended before undertaking renovation and finishing work in the basement.
	Also follow the recommendations made earlier in this report regarding the waterproofing of foundation walls and the installation of a French drain. Of course, when rebuilding the current slab, the new slab should include a granular drainage layer of at least five inches type DB for concrete slab, covered with rock wool or extruded polystyrene board insulation (thermal resistance of R 10 minimum), and a polyethylene membrane at least 0.300-millimeter-thick acting as a water-repellent screen. On the polyethylene, the new slab must be at least three inches thick and have slopes in the direction of the floor drains to be installed. Plan the cost of this work out of prudence.
Floor joists	We noticed that some floors are not level. This condition is common in older buildings and reflects their age and the construction techniques of their day. It is possible that the enlargements are partly to blame. The structures were not accessible for us to be able to determine. Take advantage of the inspection of a structural engineer for the foundation walls to have the structure of the floors examined. Follow the expert's recommendations.
	There are possible traces of mold on joists and floor decking in the basement. Perform a mold test



Exterior cladding	The left wall of the garage collapses. Have the wall inspected by the structural engineer if you keep the garage. We noticed that the vinyl siding was very warped in places. Remove the vinyl siding to check the condition of the walls and install the new siding to ensure the exterior walls are watertight. Call in an expert if necessary.
FLASHINGS AND SEALS	The sealing joints are damaged in several places. Redo the joints where required.
Doors and windows	All the doors have reached their useful life. Replace exterior doors.
	Most of the windows have also reached their useful life. Some windows are original with aluminum storm windows. The most recent windows were manufactured in 1988. Plan for window replacement in the short term.
TERRACES, BALCONIES AND PORCHES	The back patio is in a very bad shape. Plan for repair in the short term.
Soffits	No comments.
LANDSCAPING	Trees and shrubs are too close to the building. Have them pruned.
	We noticed an unusual presence of insects. Call an exterminator.
Roof cladding	We noticed several collapses of the roof structure. The main roof structure is weak. Have the structures inspected by the structural engineer and follow his recommendations. Since the asphalt shingle roofing needs to be redone, this could be a good time to reinforce or replace the roof structure.
GUTTERS	We noted that gutters were missing on all the overhangs of the roof. This situation causes rain or snow to fall directly on the ground, near the foundations. Have gutters installed at the bottom of every roof slope, even the smallest ones. At the bottom of each gutter, have a downspout installed, and at the bottom of each downspout, install a gutter outlet that extends up to six feet from the building to direct surface water away from the foundation walls.
FLASHINGS	We noticed that there was no flashing or storm collar around the left prefabricated chimney. Install a flashing and a collar to seal the vinyl- clad chimney



1.4 BUILDING GENERAL DESCRIPTION (cont.)

Plumbing	We noticed that water evacuation was difficult in the sink of the upstairs bathroom. Also, we were informed that water backed up in the sink when the upstairs bathroom was used. A general drainage problem affects the plumbing. Call on a competent plumber to correct the various drainage deficiencies. Coordinate this work with the camera examination of the main sewer. Several upgrades are needed.
ELECTRICITY	We noted a deficiency in the electric mast, consult a qualified electrician.
	We noticed electrical cables without a protective cover. Remove the cables or insert them into junction boxes. Plan an upgrade. Secure the loose junction box to a structural element. Replace unprotected outlets with GFCI outlets. Have the outlets and grounding checked by an electrician. Replace the grounding clamp.
	The electrical distribution panel needs to be replaced.
HEATING AND VENTILATION	No comments.
Fireplace	We noticed that bricks had burst on the chimney in the attic. In addition, characteristics of water seepage were observed. As mentioned in the "Flashings" section on the previous page about the chimney, the sealing of metal flashings and counter-flashings is deficient on the exterior. Ask the roofer to correct this failure.
FLOOR FINISHES	The floor finishes have undergone normal wear and tear over the years.
WALLS AND CEILINGS	We noticed wall sections to be repaired holes in gypsum boards as well as repairs to be done.
	Some ceiling surfaces are covered with acoustic tiles. Acoustic tiles may contain asbestos. Asbestos present in interior materials is harmful to health. You can sample and have the stucco appraised to find out if it contains asbestos and, if so, determine the steps to take to remove it according to the asbestos removal protocol. Plan the cost of this work out of prudence.
INSULATION	Note that the soffits are poorly ventilated. Carry out the necessary work.

The building under study, of standard quality, requires several major upgrades, in particular repairs to the foundation as well as to the structure. Several significant components are at the end of their useful life (foundation, structure, doors and windows, attached garage, etc.) and will have to be replaced. As well, some building deficiencies were noted and will have to be corrected.



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 **\$468,000** based on the *Marshall & Swift Valuation Services* cost manual, published by *CoreLogic*. This value corresponds to **about \$229.52** 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 **65%**, taking into account the general condition of the building. This indicates a depreciated building value of **\$164,000**. Note that this depreciation takes into consideration that the building is of standard quality, that several components are at the end of their useful life and that deficiencies have been identified.



DEPRECIATION MEASUREMENT (cont.) 2.1.1

Building Components	Replacement Cost	Physical Depreciation (%)	Depreciated Replacement Cost
Footing/Excavation/Wall foundation	\$24,701	64%	\$8,892
Frame	\$5,374	64%	\$1,935
Floor structure	\$32,559	64%	\$11,721
Floor finish	\$39,427	64%	\$14,194
Ceiling	\$11,420	64%	\$4,111
Wall finish	\$6,258	64%	\$2,253
Interior construction	\$88,275	64%	\$31,779
Plumbing	\$30,161	64%	\$10,858
Electricity	\$22,923	64%	\$8,252
Heating/Cooling/Ventilation	\$19,744	64%	\$7,108
Exterior walls composition	\$106,451	64%	\$38,322
Roof composition	\$29,198	64%	\$10,511
Miscellaneous	\$14,613	64%	\$5,261
Annexes (balcony, terraces, guardrails)	\$13,246	64%	\$4,768
Attached garage	\$23,604	85%	\$3,541
Total	\$467,953	65%	\$163,506
Rounded total	\$468,000	65%	\$164,000

Table 1 – Replacement Cost and Depreciation



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. 2020-2022-08-24), prepared by Mrs. 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, possible presence of asbestos in the plaster, presence of vermin, etc.)

Building Components	Estimated Renovation Cost
Foundation Walls/Slab/French drain/Insulation	\$12,000
Concrete slab	\$5,000
Roof	\$4,000
Doors and windows	\$26,000
Flashings	\$2,500
Plumbing work	\$3,000
Attached garage	\$24,000
Electrical work	\$2,500
Miscellaneous (plaster repair, floor coverings, etc.)	\$5,500
Subtotal	\$84,500
Contingencies (± 15 %)	\$12,675
Subtotal	\$91,175
Taxes	\$14,552
Total	\$111,727
Rounded total	\$112,000

Table 2 – Approximate Renovation Cost of the Building

We estimate the approximative renovation cost at **\$112,000** (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 **\$468,000** 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. 2020-2022-08-24), prepared by Mrs. Louise Coutu, architect, we estimate the **overall physical depreciation of the building at 65**%, taking into account its general condition. This provides us with a **depreciated building value of \$164,000**. 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 **\$112,000**, 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:

- > Alain Legault, technician, have personally visited the property being appraised on July 5, 2022.
- > 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.

We, the undersigned, Alain Legault, senior technician, and Luc Héroux, chartered appraiser, certify that as of November 4, 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-side of the building





Backyard



Back terrace





Living room



Kitchen





Ground floor corridor



Dining room





Lavatory



Family room





Staircase between the ground floor and the first floor



Upstairs bedroom





Upstairs bedroom



Bathroom





Basement



Foundation wall





Heating fixture



Garage



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 то 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 то 1997	Appraisal technician for Gagnon, Goudreau, Leduc Inc.
1995	Inspector calculator for Le Groupe Leroux
1992 то 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

