APPRAISAL REPORT

150 Prince-Edward Avenue
Pointe-Claire (Quebec)

O/File 667039E

PARIS, LADOUCEUR & ASSOCIÉS INC.

ÉVALUATEURS IMMOBILIERS PROFESSIONNELS

January 9, 2024

Mr. Charles Simoneau
Coordinator – Planning Advisory Committee - Urban Planning
City of Pointe-Claire
451 Saint-Jean Boulevard
Pointe-Claire, Quebec
H9R 3J3

Subject	Valuation report for demolition purposes, relating to the new and depreciated replacement costs, as well as an estimate of the potential renovation costs
Location	150 Prince-Edward Avenue, Pointe-Claire (Quebec)
O/File	667039E

Dear Mr. Simoneau,

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 costs 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 with a crawl space on concrete block piers, built in 1939, according to information listed on the municipal assessment roll (2022-2023-2024) of the City of Montreal. The building is of low-to-economic quality. The living area is 845 square feet. Following the visit and inspection of the premises, 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 many deficiencies observed in the building, which will have to be corrected. Of particular note are the building's obvious structural problems. The house is built on 3,800 square feet of rectangular land.

For information purposes, the property was sold on June 8, 2023, for $300,000 under registration number 28,072,081 in the Quebec Land Registry.

Please note that, according to the recommendations of Mrs. Louise Coutu, architect, the following work is to be carried out in the short term: structural works, roof cladding replacement and gutter installation, windows replacement, kitchen and bathroom renovation, extractor hood installation in the kitchen, fan installation in the upstairs bathroom, floor resurfacing, ground-floor levelling and lowering of the ground level around the building.

Following our visit to the building, considering its general condition and with reference to the conclusions of our expert in her diagnostic inspection report (file no. 2082-2023-11-08), we have come to the following conclusions:

Replacement Cost New	**$166,000**	**(± $144.47 per square foot)**
Depreciated Replacement Cost (76% of depreciation)	**$40,000**	**(± $34.81 per square foot)**
Estimated Renovation Cost	**$168,000**	

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 **November 8, 2023**, the detailed breakdown of the replacement cost, 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.

Alexandra Latour
Technician

Signature numérique de Luc Heroux
DN : c=CA, o=CENTRE DE CERTIFICATION DU QUEBEC, ou=ORDRE DES EVALUATEURS AGREES DU QUEBEC, ou=MEMBRES, serialNumber=3216, cn=Luc Heroux
Date : 2024.01.15 11:06:20 -05'00'

Luc Héroux, C. App.
Chartered Appraiser

AL/LH/dk

att.: Expertise

Photographs of the Subject Property

Front view of the building

Right-side view of the building

Photographs taken on November 8, 2023, by Alexandra Latour, technician.

PHOTOGRAPHS OF THE SUBJECT PROPERTY (cont.)

Left-side view of the building

Rear view of the building

Photographs taken on November 8, 2023, by Alexandra Latour, technician.

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1 Descriptive Data

1.1 DESCRIPTION OF THE REAL ESTATE

PROPERTY ADDRESS	150 Prince-Edward Avenue, City of Pointe-Claire (Quebec)
CADASTRAL DESCRIPTION	Lot 4 251 154 – Cadastre of Quebec
TYPE OF PROPERTY	A detached two-story residential building of low-to-economic quality built on wooden beams, and concrete and steel block columns. The ground floor comprises a veranda-style entrance on the main elevation. There is also a second entrance on the left elevation, a living room, a kitchen, and a shed attached to the rear elevation of the building. The upper-level features three bedrooms and a full bathroom. The residence rests on a crawl space.
BUILDING DATE	1939 (according to the municipal assessment roll of the City of Montreal)
ECONOMIC LIFE	70 years
EFFECTIVE AGE	84 years
APPARENT AGE	65 years
REMAINING ECONOMIC LIFE	5 years
GENERAL CONDITIONS	Based on the complete visit to the building as well as the diagnostic inspection report (file no. 2082-2023-11-08) prepared by Mrs. Louise Coutu, architect, we estimate the physical condition of the premises to be below average for its age. Indeed, several components are at the end of their useful life, and significant deficiencies have been observed that will have to be corrected.

BUILDING AREA

Ground floor	431 square feet
Second floor	414 square feet
Above-ground living area	304 square feet
Basement	735 square feet

LAND AREA: 3,800 square feet and rectangular in shape

1.1 DESCRIPTION OF THE REAL ESTATE (cont.)

ZONING	Ra 47
PUBLIC SERVICES	The site under study is provided with some the services provided by the City of Pointe-Claire (aqueduct, sanitary sewer, storm sewer, paving, curbs, and lighting).

1.2 BUILDING TECHNICAL DESCRIPTION

EXCAVATION	Non applicable
FOUNDATION	Wood beams Concrete columns Steel columns
SLAB ON GROUND	Non applicable
FRAME	Load-bearing wooden walls
STRUCTURAL FLOORS	Wooden structure
EXTERIOR WALLS	Vinyl declination
FIREPLACE	Non applicable
DOORS AND WINDOWS	Aluminium single exterior door Aluminium single exterior door with a glass Aluminium double patio door Wooden fixed windows Aluminium sash windows Wooden casement windows
ROOF	Roof covered with asphalt shingles on a wood structure Aluminium soffits Mineral wool insulation
ELECTRICITY	200 ampere electrical inlets with circuit breaker panel Incandescent and halogen, lighting
HEATING/COOLING	Electrical baseboards Washer outlet Dryer outlet
PLUMBING	Copper, ABS, and cast iron Lavatory (1) Pedestal washbasin (1) Built-in bathtub Stainless steel single sink (1) Out of sight (storage not accessible) hot water tank

1.2 BUILDING TECHNICAL DESCRIPTION (cont.)

WALLS AND PARTITIONS	Plasterboard
	Prefinished panels
	Wood panelling
	Ceramic veneer
FLOOR FINISHES	Wooden slats
	Laminated
	Carpet
	Ceramic tiles
	Vinyl tiles
	Plywood
CEILINGS	Plasterboard
	Suspended ceiling tiles
	Prefinished
	Plywood
KITCHEN	Soft wood kitchen cabinets
	Laminated countertops
	Steel single sink
	Hood
EXTERIOR LANDSCAPING	Asphalt path
	Lawn
	Trees
	Shrubs
	Concrete slab terrace
	Wooden front stairs and handrails
	Wood stairs with aluminium handrails on the left side elevation

1.2 BUILDING TECHNICAL DESCRIPTION (cont.)

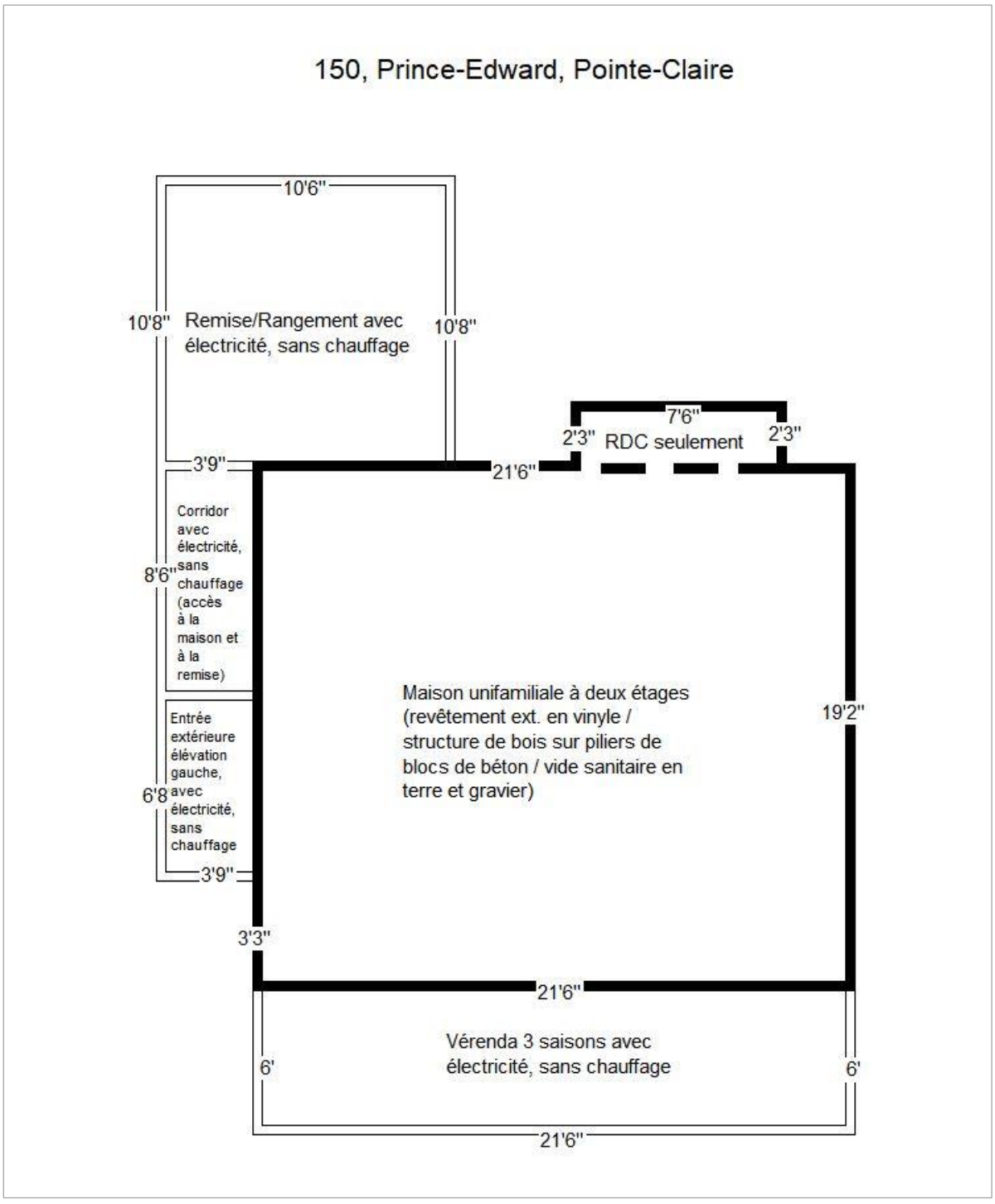


Figure 1 – Building Design

1.3 PROPERTY ASSESSMENT AND REALTY TAX

1.3.1 MUNICIPAL ASSESSMENT

TRIENNIAL ROLL	2023-2024-2025
REGISTRATION NUMBER	8135-74-8964-0-000-0000
MARKET REFERENCE DATE	July 1, 2021
LAND VALUE	$238,300
BUILDING VALUE	$65,300
TOTAL PROPERTY VALUE	$303,600

1.3.2 SUMMARY OF OWNERSHIP

REGISTRATION NUMBER	28,332,512
SELLER	Ian Richards
BUYER	Simon Pinsonneault
SALE DATE	June 8, 2023
SALE PRICE	$300,000
NOTES	With no quality warranty.

1.4 BUILDING GENERAL DESCRIPTION

Following our visit to the site and with reference to the diagnostic inspection report (file no. 2082-2023-11-08) prepared by Mrs. Louise Coutu, architect, below, you will find a summary of the deficiencies noted in the building. Please refer to the above-mentioned inspection report for the complete set of deficiencies.

FOUNDATION	The inspection reveals numerous structural deficiencies. We recommend that a structural and foundation engineer inspect the building. Because of the dangerously unstable structure in the crawl space, we inspected it from the access hatch on the left-hand side of the building. Defects not covered in this report may exist in areas that are impossible to access. It is our opinion that the building is constructed of wood beams, concrete, and steel columns. Despite the limitations of our inspection of the main crawl space, we found that concrete columns and steel posts were unstable under the first-floor structure. Have a structural engineer look at the structure to determine what measures need to be taken to solidify the house's structure and prevent major subsidence. We noticed the presence of what may be mould on beams in the crawl space. Anticipate the cost of mould clean-up. Entrust the work to decontamination specialists to protect the health of workers and occupants.
CONCRETE SLAB	Non applicable.
FLOOR JOISTS	Due to the presence of insulation under the first floor and on the various upper floors, it was not possible to assess the entire floor structure. Consequently, we are unable to comment on its the condition. Defects not mentioned in this report may exist beneath the finishing coatings. We noted that the floors are not level. This condition is common in older buildings and reflects their age and the construction techniques of their era. As a result, the floor structure is weak. If the building is to be preserved, call in a structural engineer to reinforce the floor structure.
EXTERIOR SIDING	The vinyl siding appears not to have been professionally installed. Waterproofing is compromised in several places. Wall siding is too close to the floor in some places. All siding must be at least eight inches from the floor to avoid exposing wall components to floor moisture.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

FLASHINGS AND SEALS	There is no flashing over most openings or between the various vinyl claddings. The addition of conforming flashings should be considered when the exterior cladding is rebuilt. Seal joints are deteriorated in several places and need to be touched up. Re-seal where necessary (sealant is missing, cracked, or non-
DOORS AND WINDOWS	No particular comments to make as a follow-up to the inspection, except that the windows are very old. Although some have been replaced over time, they still date back to 1984. Plan to replace all the windows.
TERRACES, BALCONIES AND PORCHES	We noticed that there was no landing at the top of the two outside staircases. The Quebec construction code requires a landing at the top of each staircase.
SOFFITS	Clear soffits and check ventilation.
OUTDOOR LAYOUT	Plan to modify the slope of the lot for drainage towards the street. The surface of the asphalt driveway is uneven and badly cracked. The ground has settled slightly under the weight of cars. It should be renovated to prevent the situation worsening during periods of freezing and thawing.
ROOF	Weak roof structure. Provide for snow removal in winter to avoid overloading and roof deformation. The shingles' fastening nails are rusted in the attic, and the shingles are badly worn. Plan to replace the roof in the short term.
GUTTERS	Gutters are missing from the eaves of the roof. Install gutters at the bottom of each slope, as well as outlets at the bottom of the gutters. We noted the presence of PVC gutters. We recommend replacing the existing gutters with galvanized steel or painted aluminium gutters to better control the drainage of rainwater and snowmelt.
FLASHINGS	Most flashings are hidden under the roof sheathing. Our flashing inspection is therefore limited to the exposed parts. We noticed that at least one metal flashing, between a roof and a wall, had been installed on the surface of the wall. When re-roofing, have all flashing deficiencies corrected.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

PLUMBING	An old free-standing bathtub was surrounded by ceramic tiles. The installation was carried out by amateurs. The bathroom toilet drains poorly and is badly positioned. The bathroom needs to be refurbished. No water hammer damper is present on water pipes under the plumbing fixtures. Install water hammer dampers on all water pipes under the plumbing fixtures. The drain under the bathroom sink was repaired by amateurs. Replace the trap quickly. We noticed that S-traps were installed under some plumbing fixtures. This type of trap is now prohibited. Have P-traps installed for future renovations.
ELECTRICITY	Climbing plants are entangled in the electrical supply cables. Have the climbing plants pruned to ensure the integrity of the electrical installation. We noticed that the base of the electrical mast was not drained. Have an electrician drill a hole through the base of the mast to drain condensation water and prevent it from entering the interior electrical installation. We noticed a small electrical distribution panel high up on the first floor. It's probably a fuse panel. This type of panel is obsolete and could be dangerous. Have the installation inspected by a competent master electrician and make any necessary corrections. We noted the presence of electrical cables without protective covers. Remove cables or insert them in junction boxes. Provide levelling. Attach the loose junction box to a structural element. Replace unprotected sockets with GFCI sockets. Have outlets and grounding checked by an electrician. The dryer outlet is not wall-mounted. Have the outlet secured to the wall to ensure a safe installation.
HEATING AND AIR CONDITIONING	We noticed that the heating had been switched off along with all the electricity. An electric baseboard in the front extension is poorly fixed to the wall.
FIREPLACE	Non applicable.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

FLOOR FINISHES, STAIRS AND HANDRAILS	Tile flooring may contain asbestos. Plan to replace carpet flooring and remove tile flooring according to asbestos removal protocol. The first floor was cluttered at the time of inspection. It is possible that damage to floor coverings may lie beneath stored materials and objects. Shortcomings in the staircase handrail were observed. The handrail should be extended to the top of the staircase. Inspection of the guardrail at the bottom of the staircase revealed that the balusters were too far apart. Add balusters between the existing balusters to ensure safety.
WALLS AND CEILINGS	Due to the age of the building, it is likely that condensation in the exterior walls has caused mould growth, but this cannot be determined on inspection. If necessary, carry out an air quality test and follow the expert's recommendations. Water-infiltration stains were observed on the ceiling of the front extension. Plan to repair the roof and pay particular attention to the flashing between the front wall of the first floor and the roof to ensure proper watertightness.
CABINETS AND COUNTERTOPS	Plan to renovate the kitchen and the bathroom.
INSULATION AND VENTILATION	Weak attic insulation. An asbestos test was performed on the vermiculite found in the attic. Asbestos was found in the insulation. The attic access hatch is not insulated and has no weather-stripping. We recommend that you install a seal around the opening and insulate the hatch properly. The attic access hatch is located in the bathroom on the upper floor. Since humid bathroom air flows directly into the attic, the hatch should be repositioned in a moisture-free room. No roof vents or eaves vents were located. This has the effect of reducing ventilation of the roof space. We recommend correcting the situation by clearing the eaves and installing ventilated soffits. Install ventilators when re-roofing. No bathroom fan. We suggest installing an extractor fan in the bathroom.

1.4 BUILDING GENERAL DESCRIPTION (cont.)

INSULATION AND VENTILATION (SUITE)

Due to the lack of electricity, the range hood could not be tested. However, we observed that the hood was releasing its air into the kitchen. It will have to be replaced by a hood with an external outlet.

A vermiculite analysis report produced by Axxonlab was consulted for the purposes of this report. The results indicate the presence of asbestos in quantities equal to or greater than the Quebec limit value in a sample of vermiculite analyzed. The affected areas are located in the attic and on the first floor of the residence, i.e., the living room (partition wall) and the kitchen (exterior wall).

The building under study is of poor quality and in need of major upgrading. Several significant components are at the end of their useful life (fenestration, exterior cladding, etc.) and will have to be replaced. Similarly, several building deficiencies have been identified and will need to be corrected. Of particular note are structural problems and the absence of a foundation wall.

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 **$166,000** based on the *Marshall & Swift Valuation Services* cost manual, published by CoreLogic. This value corresponds to **about $144.47** 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 follow:

- 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 **76%**, taking into account the general condition of the building. This indicates a depreciated building value of **$40,000**. Note that this depreciation takes into consideration that the building is of low 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 (%)	Depreciated Replacement Cost
Footong/Excavation/Wall Foundation	$395	71%	$115
Frame	$2,885	71%	$837
Floor Structure	$12,303	90%	$1,230
Floor Cover	$8,824	78%	$1,900
Ceiling	$4,810	71%	$1,395
Wall Finish	$3,470	71%	$1,006
Interior Construction	$43,851	71%	$12,717
Plumbing	$16,661	71%	$4,832
Electricity	$7,989	71%	$2,317
Heating/Cooling/Ventilation	$3,151	71%	$914
Exterior Wall Composition	$38,271	71%	$11,099
Roof	$14,963	100%	$0
Miscellaneous	$422	100%	$0
Annexes (balcony, terraces, ramps)	$8,182	81%	$1,562
Total	$166,178	76%	$39,923
Rounded Total	**$166,000**	**76%**	**$40,000**

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. 2082-2023-11-08) 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 mould and asbestos decontamination).

Table 2 – Approximate Renovation Cost of the Building

Work Description	Estimated Renovation Cost
Excavation, foundation wall, insulation, slab, French drain	$40,993
Exterior vinyl cladding repair	$27,173
Doors to be replaced	$5,659
Exterior stairs	$1,000
Roof structure and cladding, soffits and ventilators	$15,000
Gutters, outlets and flashings	$1,500
Plumbing work	$1,000
Kitchen renovation (cabinets, countertops, sink, faucets, hood)	$12,884
Bathroom renovation (bath-shower, bathroom vanity, toilet and ventilation)	$8,000
Ground floor structure correction	$6,152
Replacement of carpet and vinyl tile floors	$2,300
Asbestos decontamination (attic space and ground floor)	$3,400
Miscellaneous (flashings, Windows caulking, addition of balusters and extension of handrail, etc.)	$2,000
Subtotal	**$127,060**
Contingencies (± 15%)	$19,059
Subtotal	$146,119
Taxes	$21,881
Total	$168,000

We therefore estimate the approximate renovation costs at **$168,000** (taxes and contingencies included). Note that this amount does not include costs relating to:

- Possible presence of asbestos in gypsum and decontamination (hypothetical work).
- Possible presence of mould and decontamination (hypothetical work).

3 Conclusion

3.1 CORRELATION

To conclude, the replacement cost of the building was estimated at **$166,000** 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. 2082-2023-11-08) prepared by Mrs. Louise Coutu, architect, we estimate the **overall physical depreciation of the building at 76%**, taking into account its general condition. This provides us with a **depreciated building value of $40,000**. Note that this depreciation considers that the building is of economic 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 renovation cost at **$168,000**, 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:

- Alexandra Latour, technician, has personally visited the property being appraised on November 8, 2023.
- We have not based my remuneration on a pre-established conclusion of value.
- We have researched, to the best of my 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, Alexandra Latour, technician, and Luc Héroux, chartered appraiser, certify that, as of January 9, 2023, to the best of our knowledge, the information contained in this report, including the analyses, opinions, and conclusions resulting therefrom, is accurate, subject to the assumptions and reservations set forth herein.

PARIS, LADOUCEUR & ASSOCIATES INC.

Alexandra Latour
Technician

Signature numérique de Luc Heroux
DN : c=CA, o=CENTRE DE CERTIFICATION DU QUEBEC, ou=ORDRE DES EVALUATEURS AGREES DU QUEBEC, ou=MEMBRES, serialNumber=3216, cn=Luc Heroux
Date : 2024.01.15 11:06:46 -05'00'

Luc Héroux, C. App.
Chartered Appraiser

Subject Photographs

Front view of the property

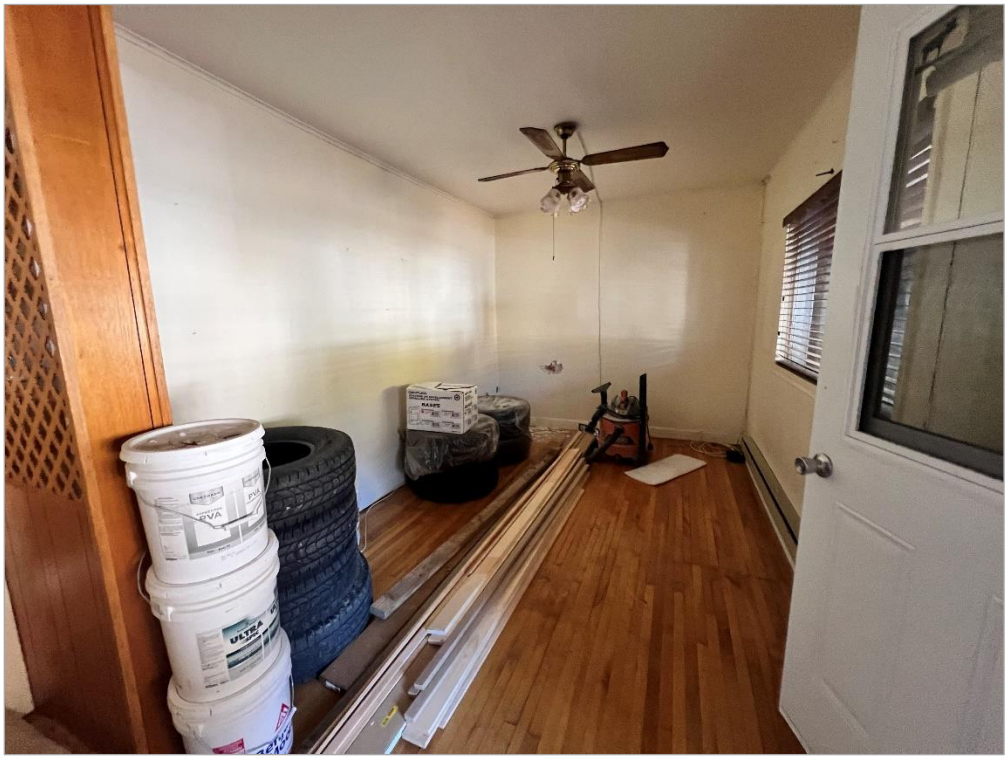
Neighbourhood

SUBJECT PHOTOGRAPHS (cont.)

Yard

Main entrance and veranda

SUBJECT PHOTOGRAPHS (cont.)



Living room

Kitchen and dining area

SUBJECT PHOTOGRAPHS (cont.)

Left side entrance and corridor

Interior staircase

SUBJECT PHOTOGRAPHS (cont.)

Upstairs bathroom

Bedroom

SUBJECT PHOTOGRAPHS (cont.)

Bedroom

Bedroom

SUBJECT PHOTOGRAPHS (cont.)

Crawl space

Crawl space

Professional Qualifications

PROFESSIONAL QUALIFICATIONS – LUC HÉROUX

Academic Studies

UNIVERSITY	Université du Québec in Montréal (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