

BOCC

HOME
INSPECTION



Inspection Report

Town of Drumheller attn: Mark Steffler

Property Address:
964 Hunter Drive - Nacmine
Drumheller Alberta T0J 0Y0



964 Hunter Drive - Nacmine

Bocc Home Inspections Ltd.

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| | | |
|--|--|--|
| Date: 16/12/2021 | Time: 11:00 AM | Report ID: 964 Hunter Drive - Nacmine |
| Property: 964 Hunter Drive - Nacmine Drumheller Alberta T0J 0Y0 | Customer: Town of Drumheller attn: Mark Steffler | Real Estate Professional: |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Bungalow

Temperature:

-15 (C)

Weather:

Sunny, Cloudy

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. **We do not give an estimation of life span.**

CONDOMINIUMS: The roof is the responsibility of the Condominium Owners Association and is subject to the Association By-Laws, rules and assessments. We recommend obtaining and reviewing the By-Laws, financial statements, the most recent reserve study and minutes of the meetings of the Association, prior to close.

Styles & Materials

Roof Covering:

Asphalt/Fiberglass

Viewed roof covering from:

Ground
Ladder
Binoculars

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Structure:

2 X 4 Rafters

Items

1.0 Roof Coverings

Comments: Inspected

ROOF COVERINGS

Roof was limited to a visual inspection with the use of binoculars and from a ladders edge as it was covered in snow, no issues to report from what was seen.



1.0 Item 1(Picture) Roof



1.0 Item 2(Picture) Roof



1.0 Item 3(Picture) Roof



1.0 Item 4(Picture) Roof



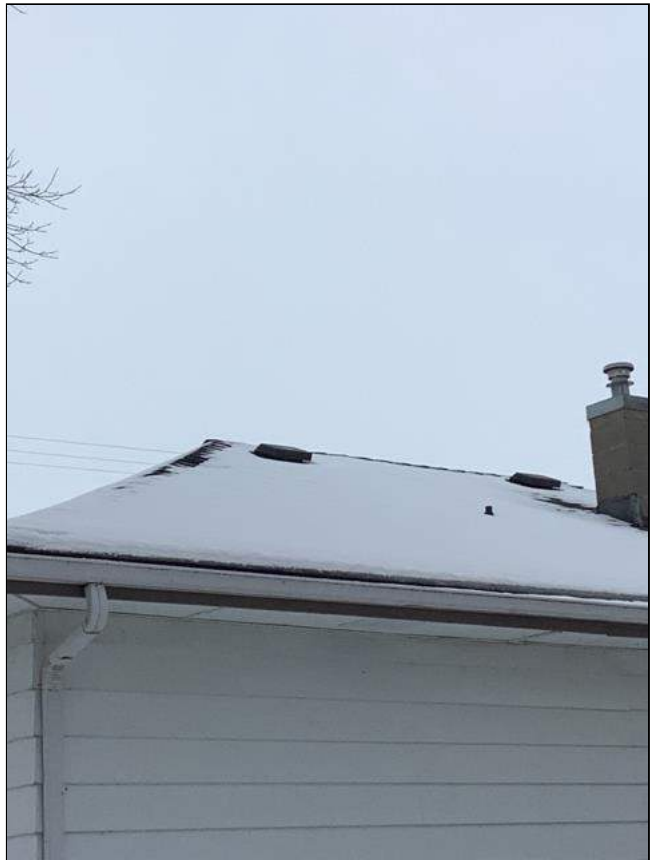
1.0 Item 5(Picture) Roof



1.0 Item 6(Picture) Roof



1.0 Item 7(Picture) Roof



1.0 Item 8(Picture) Roof



1.0 Item 9(Picture) Roof



1.0 Item 10(Picture) Roof



1.0 Item 11(Picture) Roof



1.0 Item 12(Picture) Roof



1.0 Item 13(Picture) Roof

1.1 Flashings

Comments: Inspected

ROOF FLASHINGS

Flashing is fitted correctly and in serviceable condition where visible.

1.2 Skylights

Comments: Not Present

1.4 Roof Penetrations

Comments: Inspected

1.5 Roof Drainage Systems

Comments: Inspected

ROOF DRAINAGE SYSTEMS

The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. **We do not give an estimation of life span.**

2. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics; the operation of any readily accessible thermostatic control and the operation of any readily accessible attic ventilation fan. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Entering attics that are insulated can be dangerous. Attics with insulation cannot be safely inspected due to limited visibility of the framing members, upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl/walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or cause damage. Comments made on the attic are reflected on recent weather conditions, during long periods of dry spells leak are not visible, so are excluded from the responsibility of the home inspection. We can only comment on the conditions at the time of the home inspection.

Styles & Materials

Attic Insulation:

Batt
Vermiculite

Ventilation:

Soffit Vents
Roof Vents

Method Used to Observe Attic:

Ladders Edge

Attic Info:

Attic Hatch
No Storage

Items

2.0 Attic

Comments: Inspected

ATTIC

The attic space was visually inspected with use of flashlight and thermal scanner from the ladders edge, it all appeared dry on the day of inspection.

Maintenance Tips:

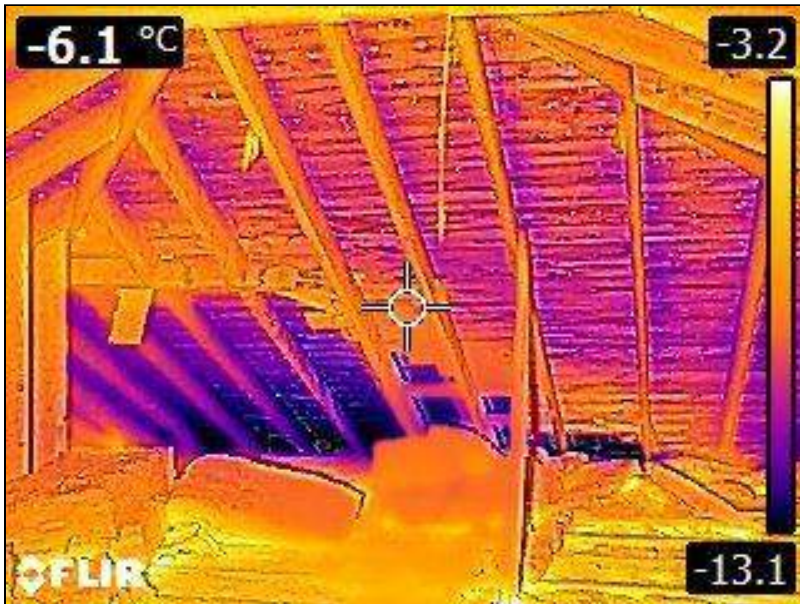
1. Recommend installation of fresh weather stripping annually at attic hatch to reduce build up of warm moist air.
2. Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.
3. Recommend monitoring performance of roof through regular attic review - water intrusion can occur at any time after the inspection, future performance unknown. It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat escapes into attic hatch in winter, hot air hits the cold air and it turns to condensation. This can be helped by replacing weatherstripping. Sometimes the sheathing can also be affected and in extreme cases mold can start to form.



2.0 Item 1(Picture) Attic



2.0 Item 2(Picture) Attic



2.0 Item 3(Picture) Attic



2.0 Item 4(Picture) Attic



2.0 Item 5(Picture) Attic



2.0 Item 6(Picture) Attic



2.0 Item 7(Picture) Attic



2.0 Item 8(Picture) Attic



2.0 Item 9(Picture) Attic



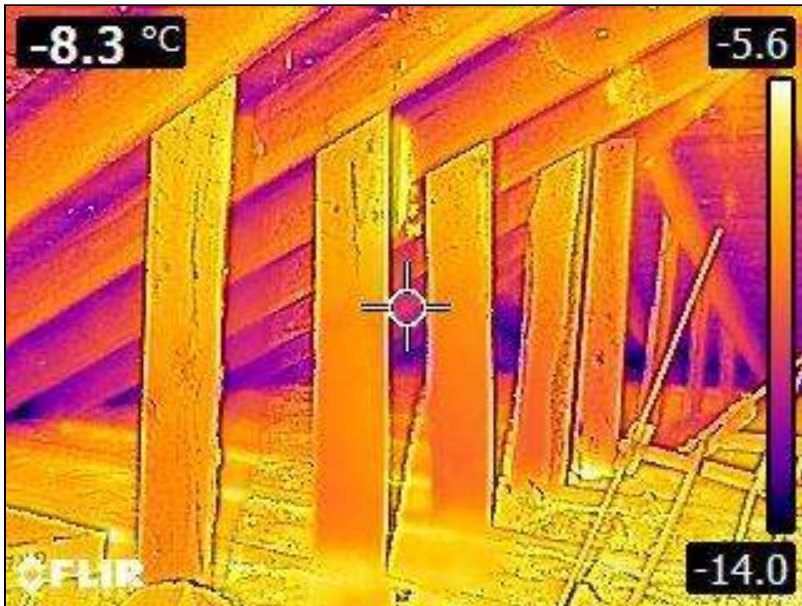
2.0 Item 10(Picture) Attic



2.0 Item 11(Picture) Attic



2.0 Item 12(Picture) Attic



2.0 Item 13(Picture) Attic



2.0 Item 14(Picture) Attic



2.0 Item 15(Picture) Attic



2.0 Item 16(Picture) Attic

2.1 Attic Hatch

Comments: Inspected

2.2 Vapor Barrier

Comments: Inspected

2.3 Roof Structure

Comments: Inspected

2.4 Insulation

Comments: Inspected

INSULATION

Good amount of insulation in the attic during the inspection but vermiculite was found in the attic space, samples can be taken to the lab for further analysis to confirm if it contains asbestos or not.



2.4 Item 1(Picture) Attic Insulation - vermiculite

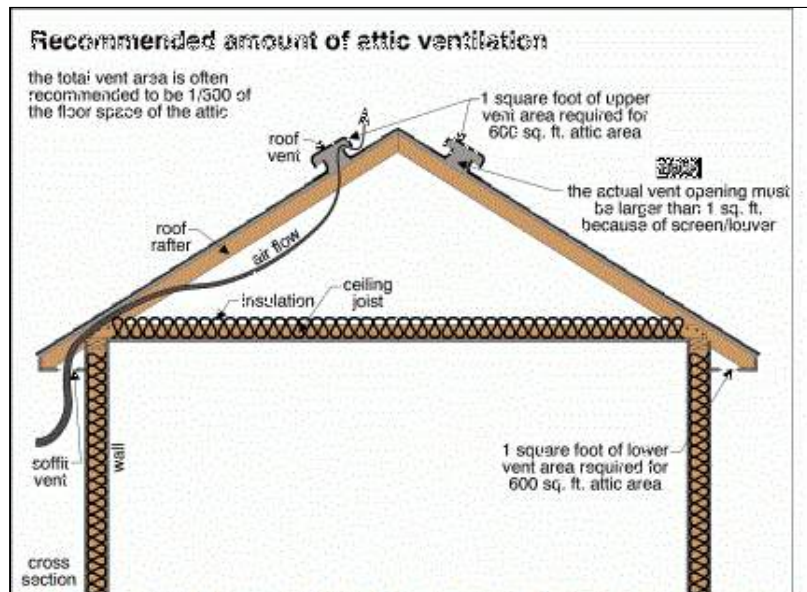
2.5 Ventilation

Comments: Inspected

ATTIC VENTILATION

For Education Purposes:

Proper ventilation in your attic or roof space is critical to the performance of your roofing material. Life cycle, cost of roofing material, house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more can be affected.



2.5 Item 1(Picture) Attic Ventilation

The attic structure, insulation and ventilation was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Only visible areas can be inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

3. Exterior



The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Metal

Exterior Entry Doors:

Steel

Items

3.0 Exterior Foundation

Comments: Inspected

3.1 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. There was an area on the back of the house that has signs of moisture damage, recommend further review and repair as required.



3.1 Item 1(Picture) Exterior - signs of moisture damage



3.1 Item 2(Picture) Exterior



3.1 Item 3(Picture) Exterior



3.1 Item 4(Picture) Exterior



3.1 Item 5(Picture) Exterior



3.1 Item 6(Picture) Exterior



3.1 Item 7(Picture) Exterior



3.1 Item 8(Picture) Exterior



3.1 Item 9(Picture) Exterior

3.2 Doors (Exterior)

Comments: Inspected

3.3 Exterior Parging

Comments: Inspected

3.4 Windows/Frame

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Carpet

Linoleum

Interior Doors:

Hollow core

Window Types:

Sliders

Floor Structure:

Wood Joists

Items

5.0 Ceilings

Comments: Inspected

CEILINGS

There were areas on the ceiling where there was signs of moisture damage, patching and stressed seams from shifting. Some of these are probably caused by the crooked, slanted joists and beams in the basement.



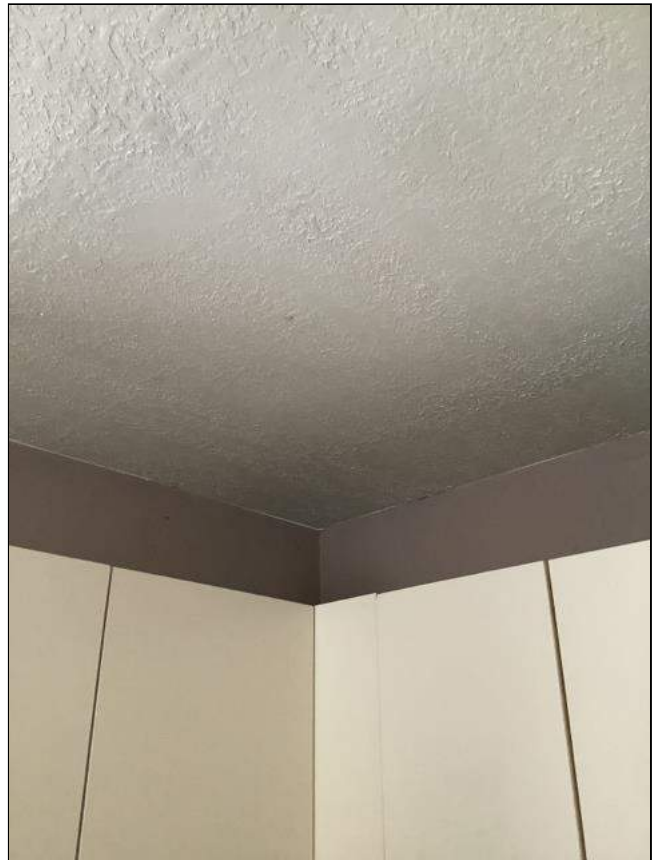
5.0 Item 1(Picture) Ceiling - signs of moisture damage, patching, stressed seams



5.0 Item 2(Picture) Ceiling - signs of moisture damage, patching, stressed seams



5.0 Item 3(Picture) Ceiling - signs of moisture damage, patching, stressed seams



5.0 Item 4(Picture) Ceiling - signs of moisture damage, patching, stressed seams



5.0 Item 5(Picture) Ceiling - signs of moisture damage, patching, stressed seams



5.0 Item 6(Picture) Ceiling - signs of moisture damage, patching, stressed seams



5.0 Item 7(Picture) Ceiling - signs of moisture damage, patching, stressed seams



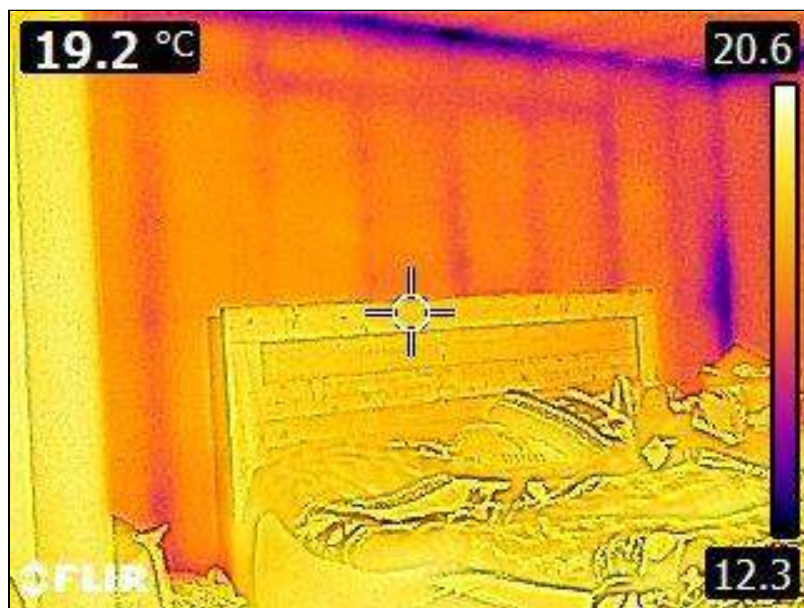
5.0 Item 8(Picture) Ceiling - signs of moisture damage, patching, stressed seams

5.1 Walls

Comments: Inspected

WALLS

All walls were in good condition and dry at the time of inspection. (Cosmetic issues are not part of the inspection.)



5.1 Item 1(Picture) Interior Walls



5.1 Item 2(Picture) Interior Walls



5.1 Item 3(Picture) Interior Walls



5.1 Item 4(Picture) Interior Walls



5.1 Item 5(Picture) Interior Walls



5.1 Item 6(Picture) Interior Walls



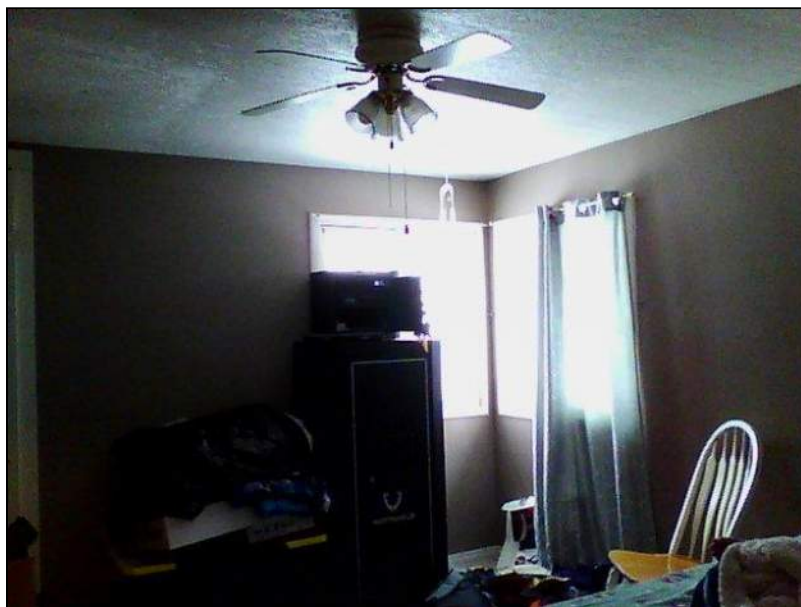
5.1 Item 7(Picture) Interior Walls



5.1 Item 8(Picture) Interior Walls



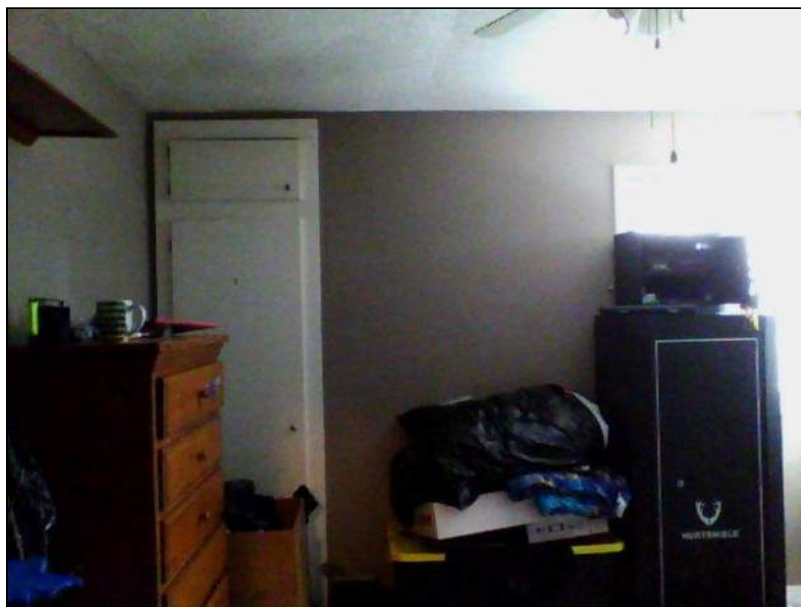
5.1 Item 9(Picture) Interior Walls



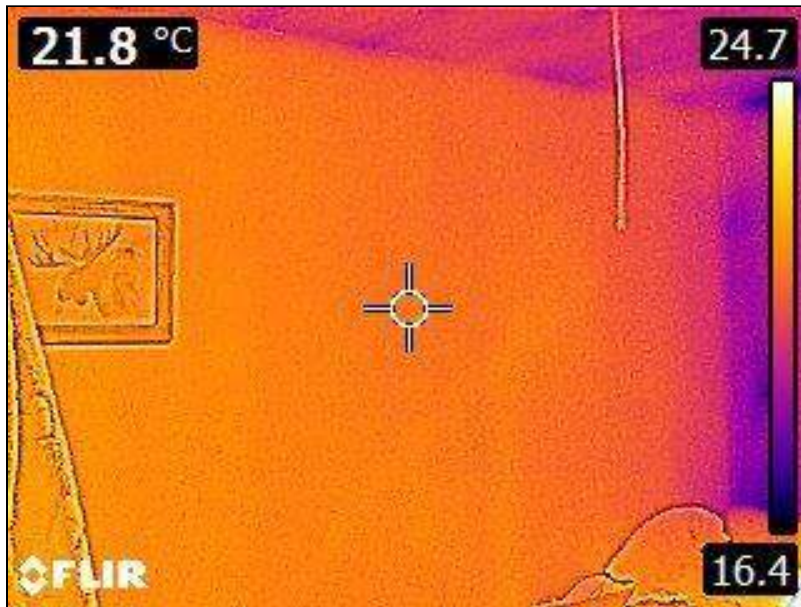
5.1 Item 10(Picture) Interior Walls



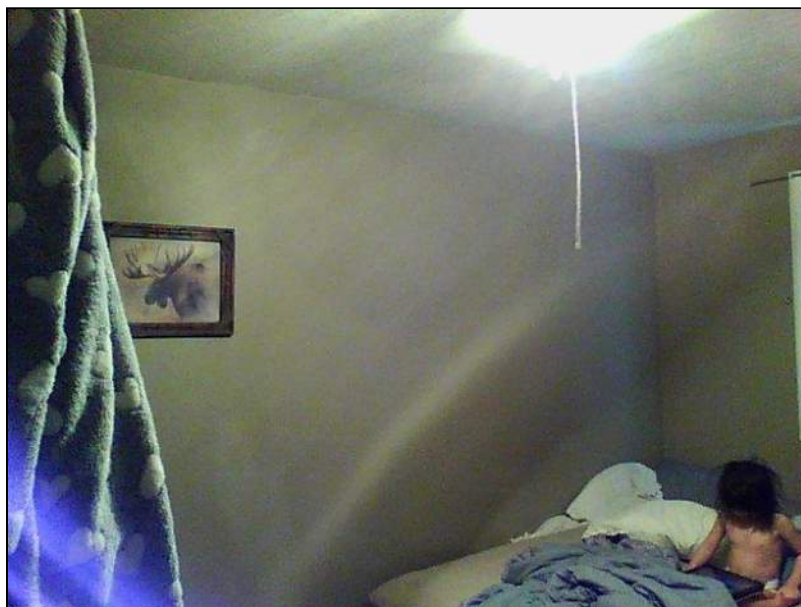
5.1 Item 11(Picture) Interior Walls



5.1 Item 12(Picture) Interior Walls



5.1 Item 13(Picture) Interior Walls



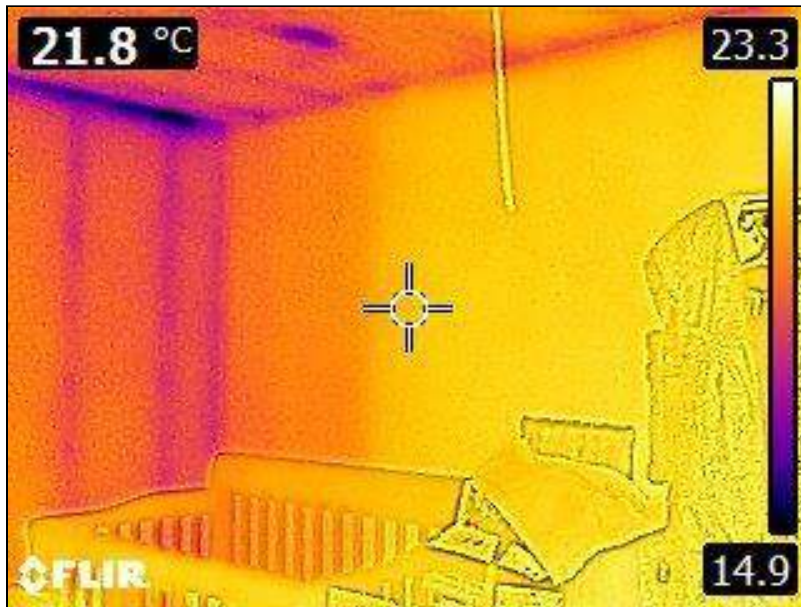
5.1 Item 14(Picture) Interior Walls



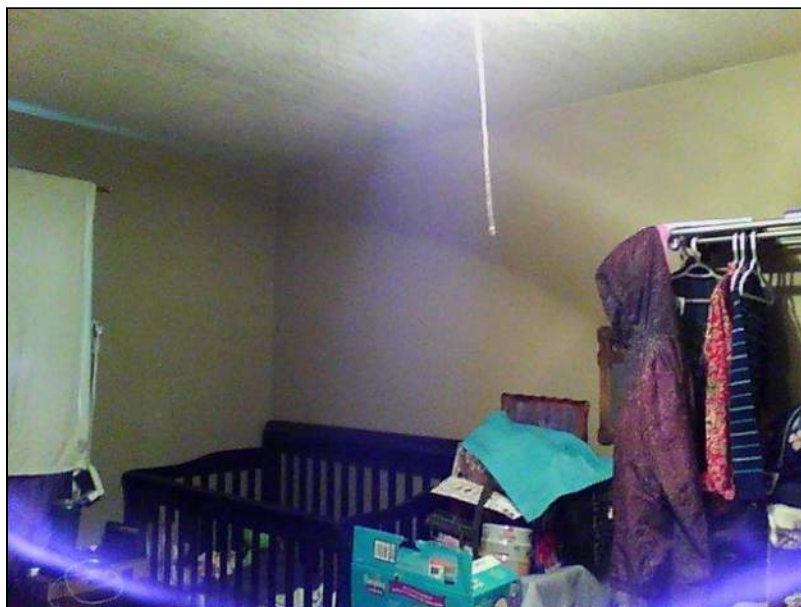
5.1 Item 15(Picture) Interior Walls



5.1 Item 16(Picture) Interior Walls



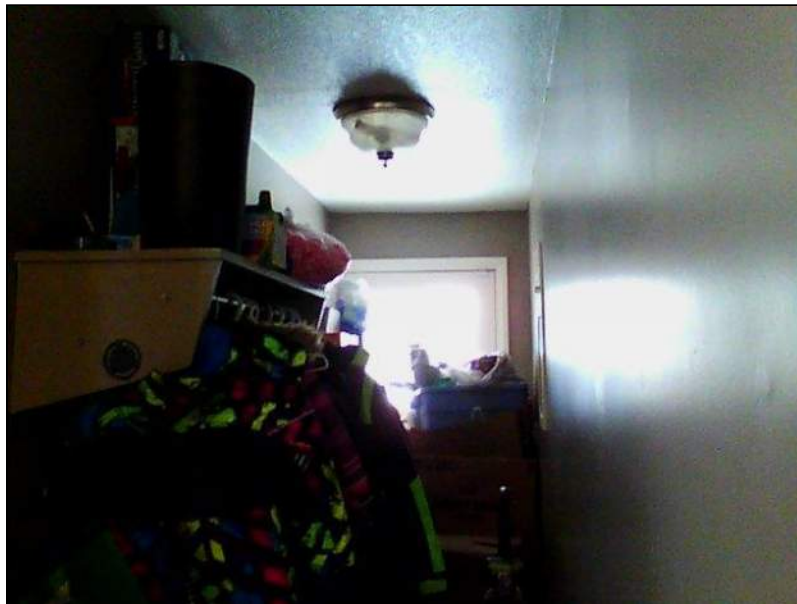
5.1 Item 17(Picture) Interior Walls



5.1 Item 18(Picture) Interior Walls



5.1 Item 19(Picture) Interior Walls



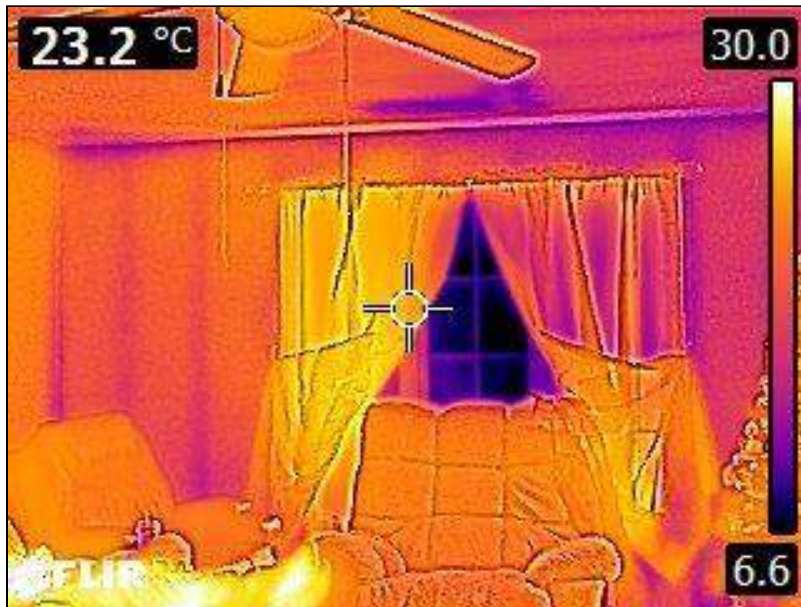
5.1 Item 20(Picture) Interior Walls



5.1 Item 21(Picture) Interior Walls



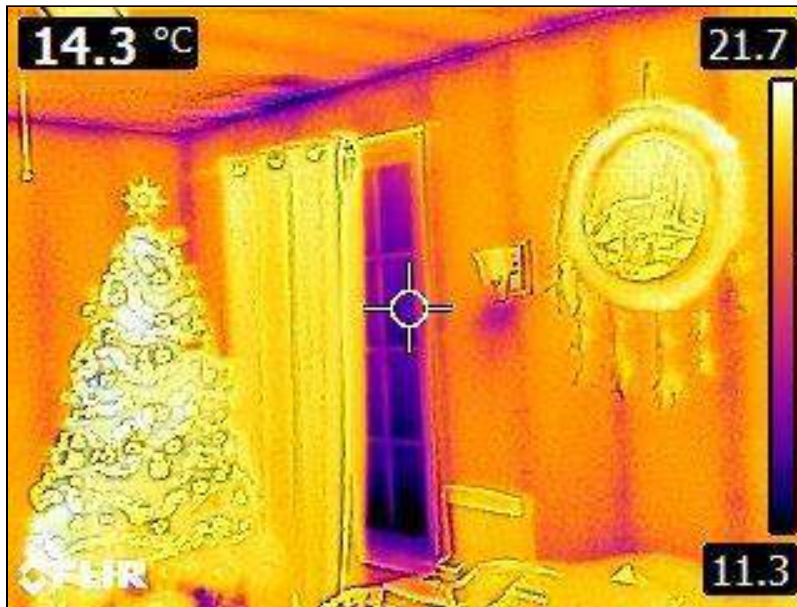
5.1 Item 22(Picture) Interior Walls



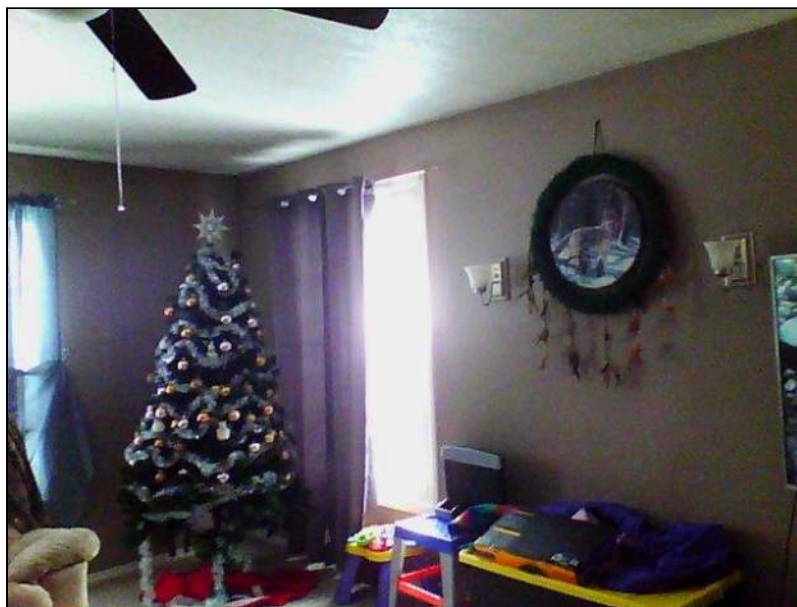
5.1 Item 23(Picture) Interior Walls



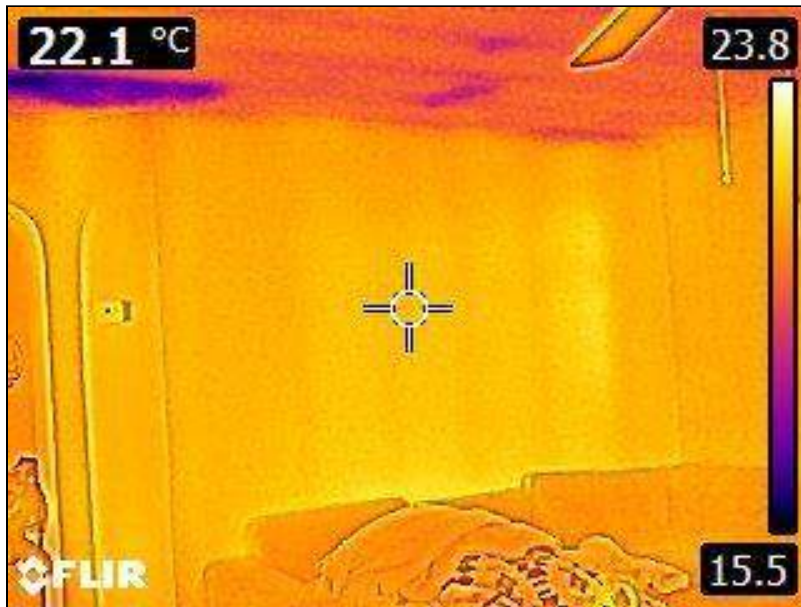
5.1 Item 24(Picture) Interior Walls



5.1 Item 25(Picture) Interior Walls



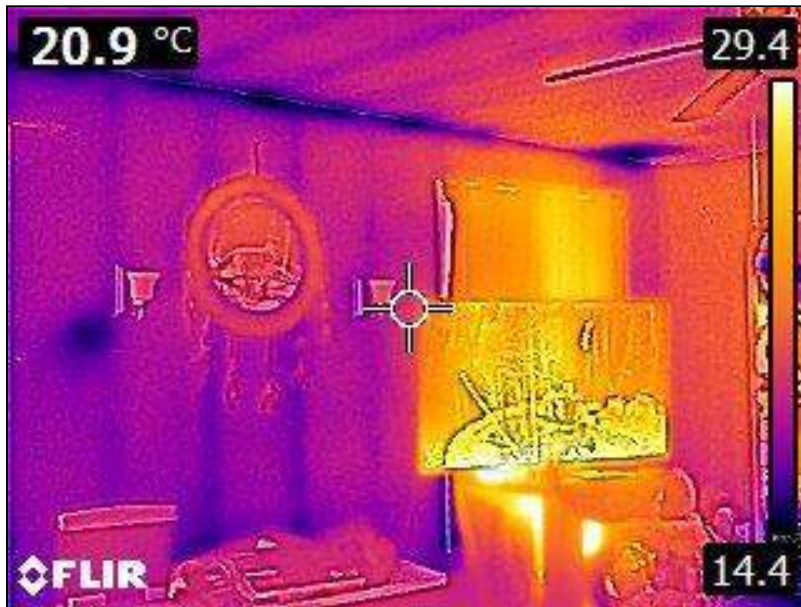
5.1 Item 26(Picture) Interior Walls



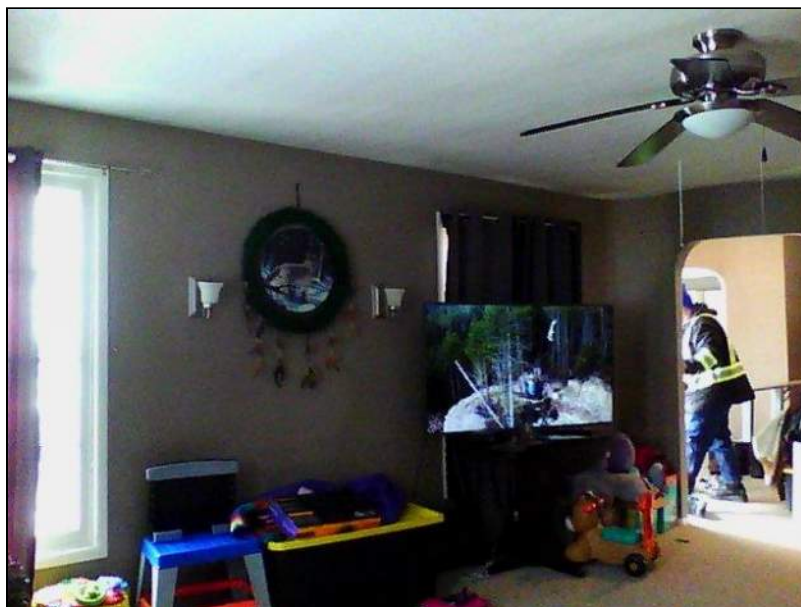
5.1 Item 27(Picture) Interior Walls



5.1 Item 28(Picture) Interior Walls



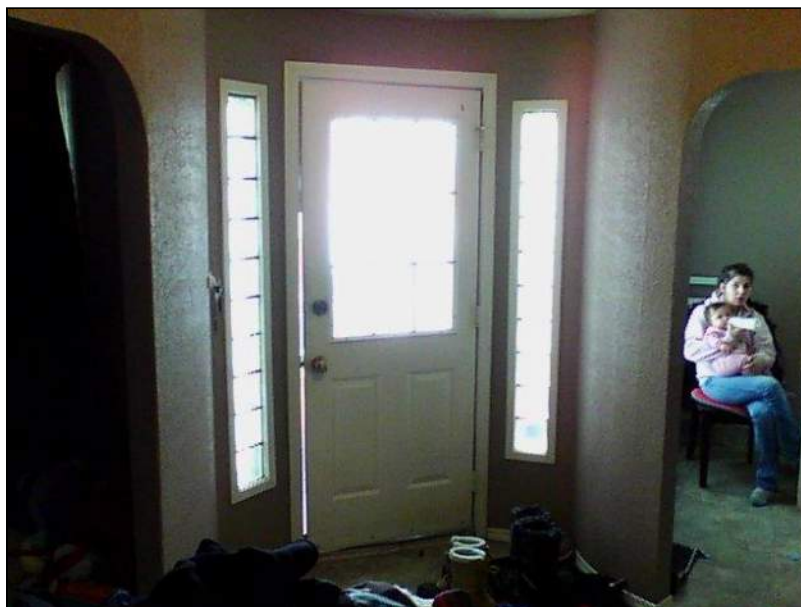
5.1 Item 29(Picture) Interior Walls



5.1 Item 30(Picture) Interior Walls



5.1 Item 31(Picture) Interior Walls



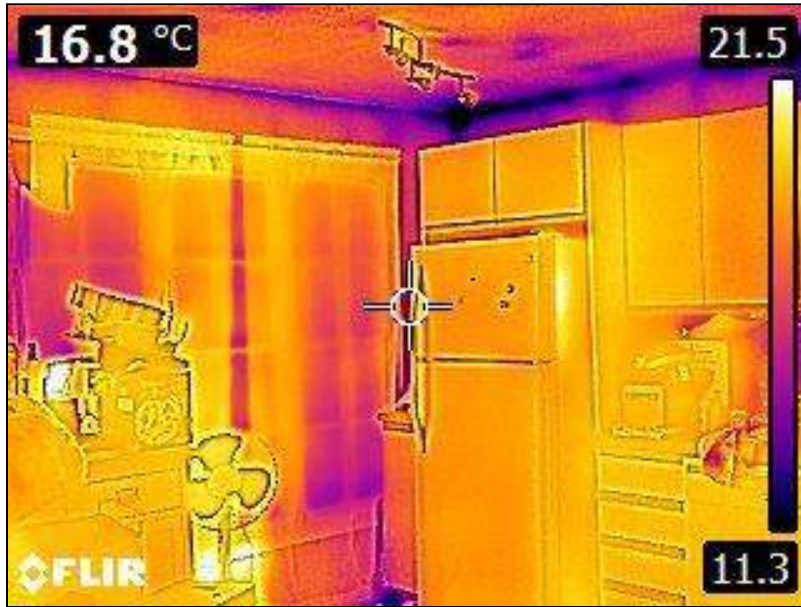
5.1 Item 32(Picture) Interior Walls



5.1 Item 33(Picture) Interior Walls



5.1 Item 34(Picture) Interior Walls



5.1 Item 35(Picture) Interior Walls



5.1 Item 36(Picture) Interior Walls



5.1 Item 37(Picture) Interior Walls



5.1 Item 38(Picture) Interior Walls



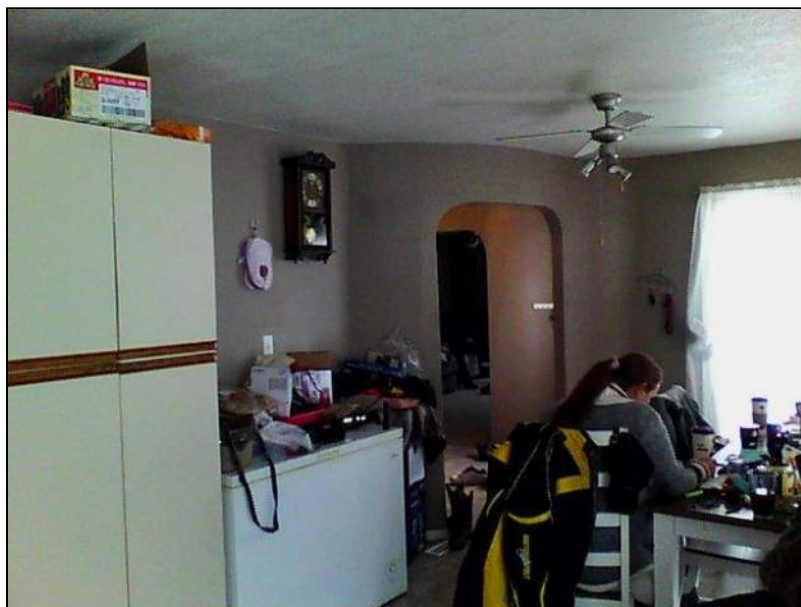
5.1 Item 39(Picture) Interior Walls



5.1 Item 40(Picture) Interior Walls



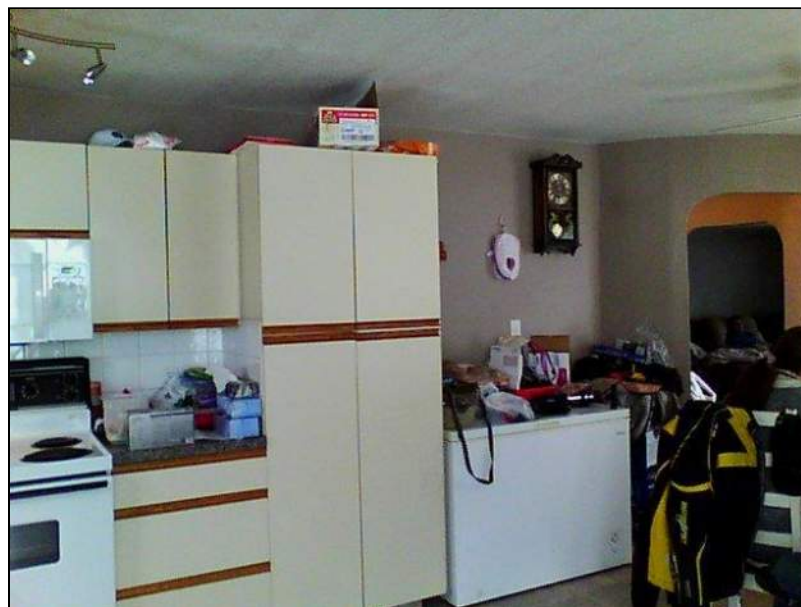
5.1 Item 41(Picture) Interior Walls



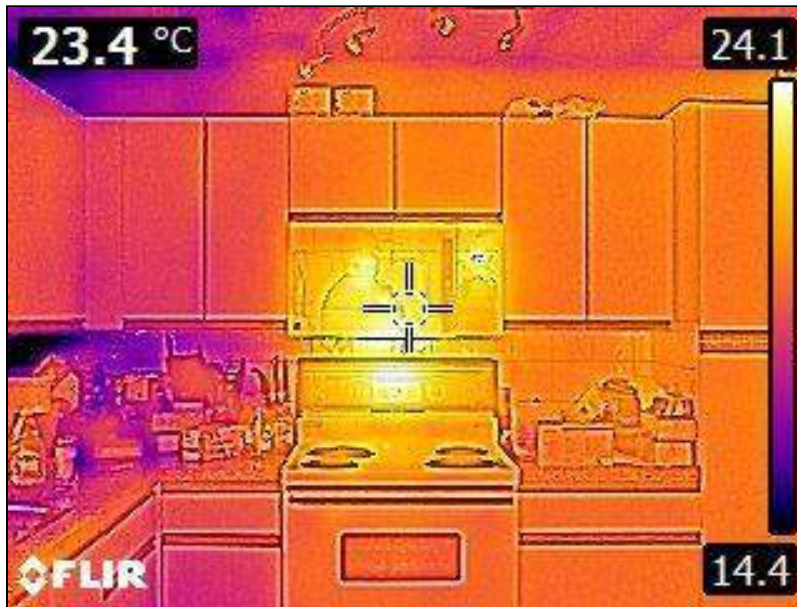
5.1 Item 42(Picture) Interior Walls



5.1 Item 43(Picture) Interior Walls



5.1 Item 44(Picture) Interior Walls



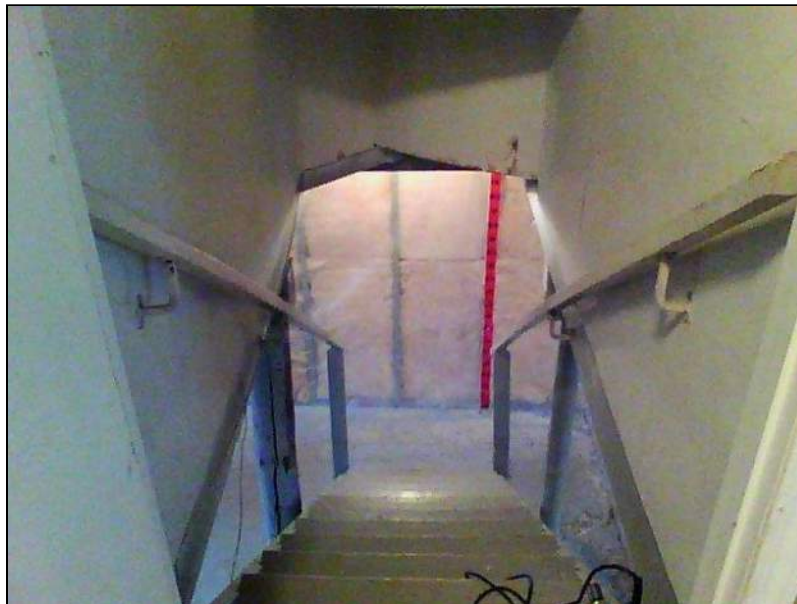
5.1 Item 45(Picture) Interior Walls



5.1 Item 46(Picture) Interior Walls



5.1 Item 47(Picture) Interior Walls



5.1 Item 48(Picture) Interior Walls

5.2 Floors

Comments: Inspected

5.4 Doors

Comments: Inspected

.....
The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Basement

Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Inspections may be limited due to storage of personal property. Weather conditions, storage of personal property, changing foundation, wall conditions, wall finishes, etc. all contribute to inconclusive predictions of foundation performance. While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry. Please note it is not the inspectors responsibility to confirm/check for permits for renovation/changes in the home. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified mold inspector or contractor to agree to carry out a more invasive investigation. Air quality testing is a great option to further investigate for mold in concealed areas.

Styles & Materials

Foundation:

Poured concrete

Method used to observe Crawlspace:

No crawlspace

Floor Structure:

Wood joists

Columns or Piers:

Wood piers

Insulation:

Batt

Floor Covering(s):

Unfinished

Steel screw jacks

Items

7.0 Foundation

Comments: Inspected

FOUNDATION

The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration.



7.0 Item 1(Picture) Basement Foundation



7.0 Item 2(Picture) Basement Foundation



7.0 Item 3(Picture) Basement Foundation



7.0 Item 4(Picture) Basement Foundation



7.0 Item 5(Picture) Basement Foundation



7.0 Item 6(Picture) Basement Foundation



7.0 Item 7(Picture) Basement Foundation



7.0 Item 8(Picture) Basement Foundation



7.0 Item 9(Picture) Basement Foundation



7.0 Item 10(Picture) Basement Foundation



7.0 Item 11(Picture) Basement Foundation



7.0 Item 12(Picture) Basement Foundation



7.0 Item 13(Picture) Basement Foundation



7.0 Item 14(Picture) Basement Foundation



7.0 Item 15(Picture) Basement Foundation



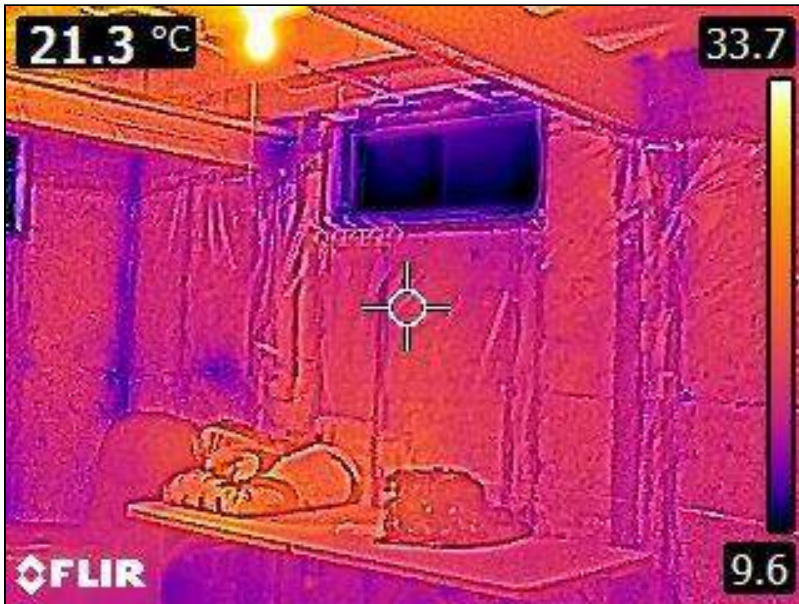
7.0 Item 16(Picture) Basement Foundation



7.0 Item 17(Picture) Basement Foundation



7.0 Item 18(Picture) Basement Foundation



7.0 Item 19(Picture) Basement Foundation



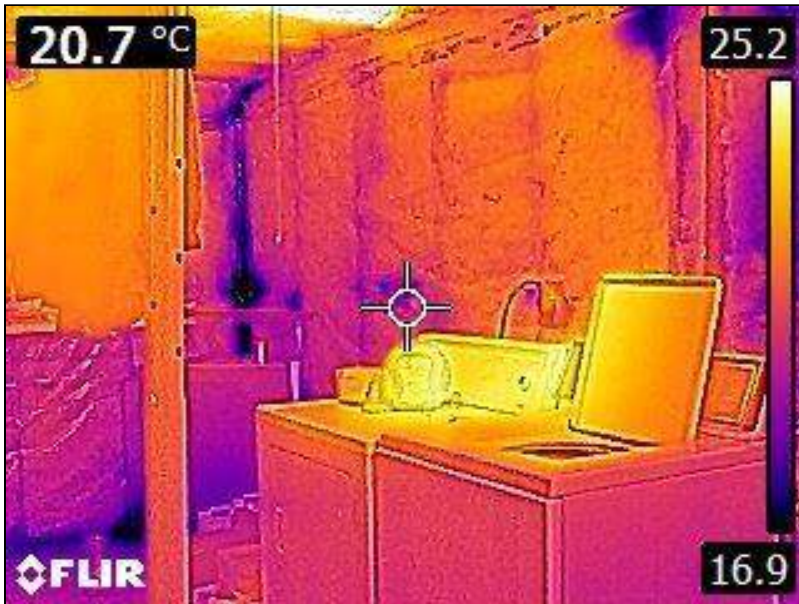
7.0 Item 20(Picture) Basement Foundation



7.0 Item 21(Picture) Basement Foundation



7.0 Item 22(Picture) Basement Foundation



7.0 Item 23(Picture) Basement Foundation



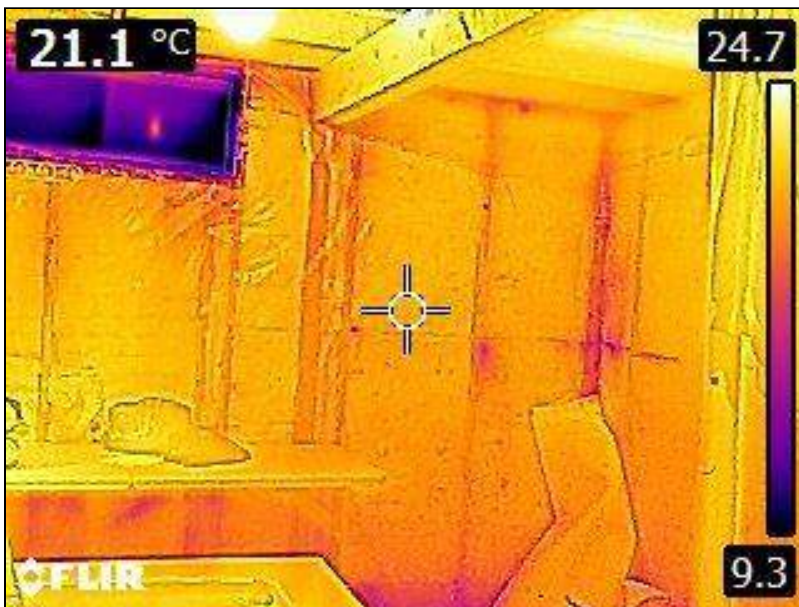
7.0 Item 24(Picture) Basement Foundation



7.0 Item 25(Picture) Basement Foundation



7.0 Item 26(Picture) Basement Foundation



7.0 Item 27(Picture) Basement Foundation



7.0 Item 28(Picture) Basement Foundation

7.3 Floors

Comments: Inspected

7.6 Columns or Piers

Comments: Inspected

COLUMNS or PIERS

Never remove support posts without seeking advice from structural engineer.

7.9 Joists and Beams Condition

Comments: Inspected, Repair or Replace

JOISTS AND BEAMS

There are multiple areas in the basement where the joists and beams are slanted, crooked, notched out, bowed and split.

For Educational Purposes:

Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable secure. Suggest consulting professional prior to modification.



7.9 Item 1(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 2(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 3(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 4(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 5(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 6(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 7(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 8(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



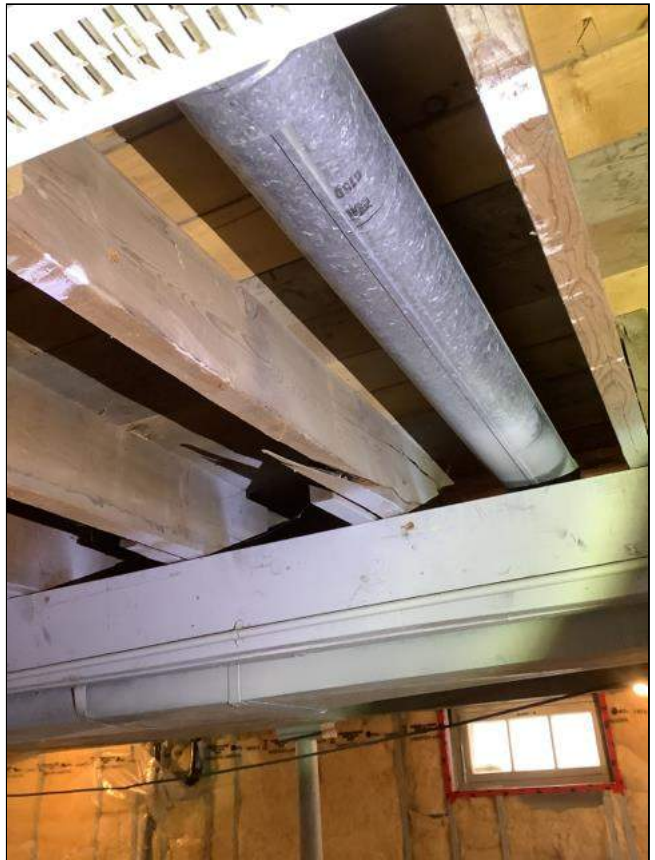
7.9 Item 9(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 10(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



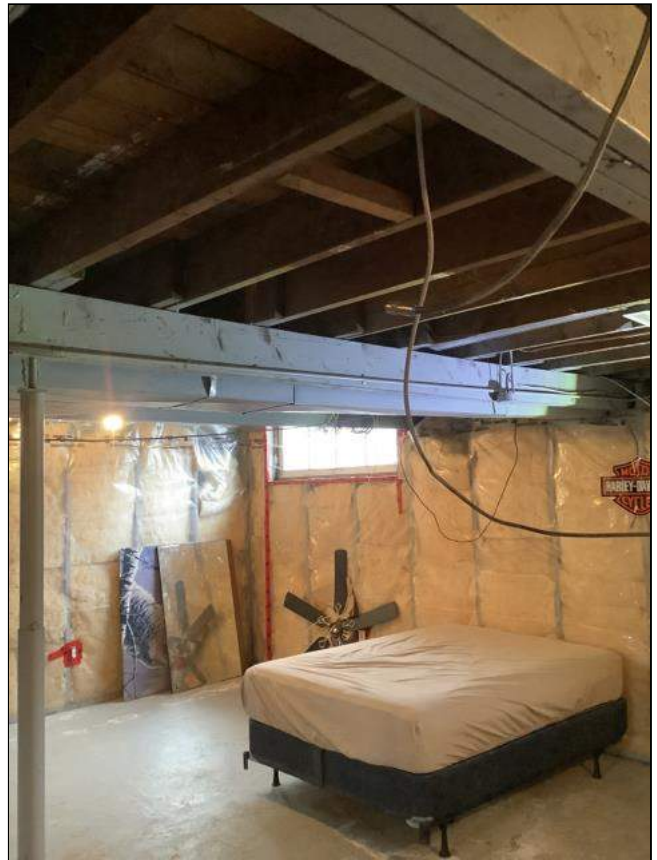
7.9 Item 11(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 12(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



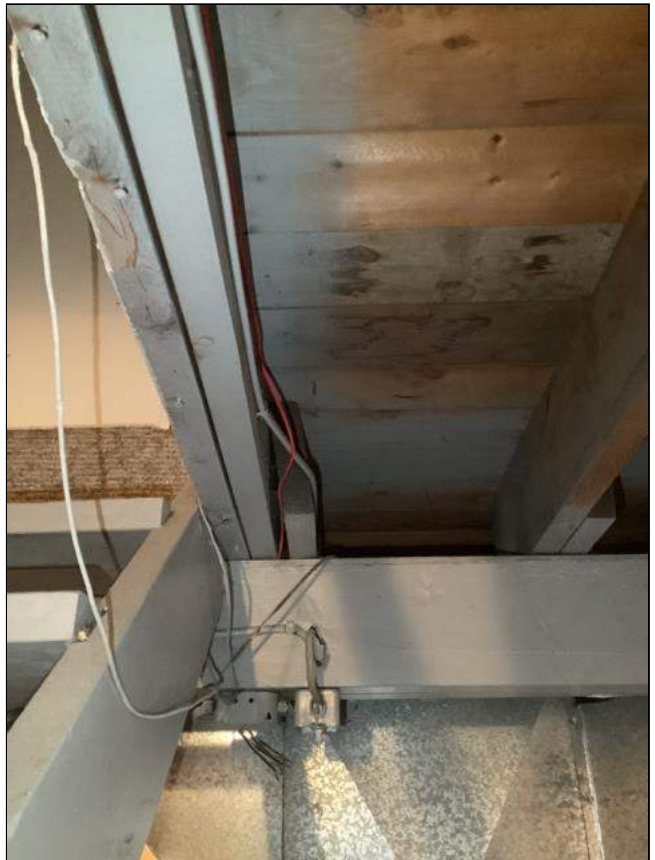
7.9 Item 13(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 14(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 15(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



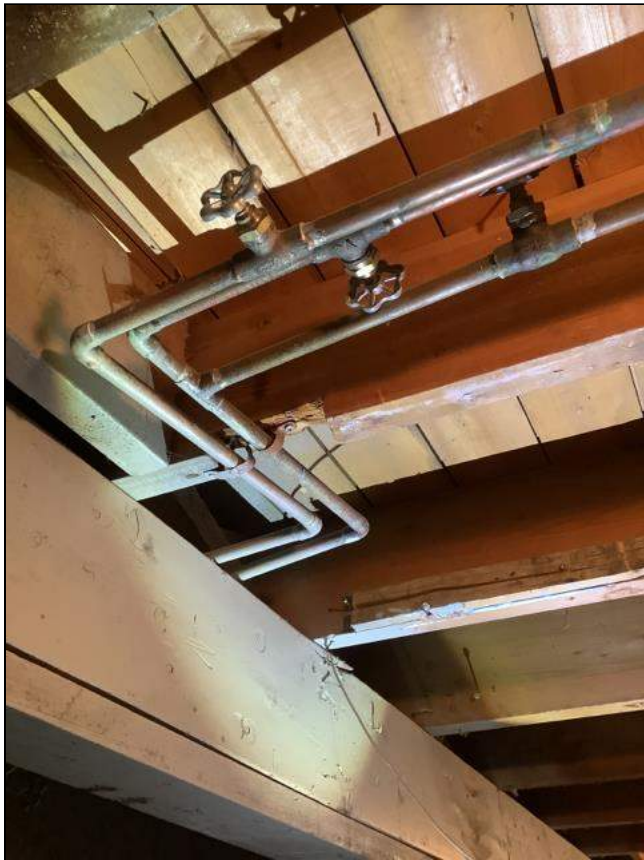
7.9 Item 16(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 17(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 18(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 19(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 20(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 21(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 22(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 23(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 24(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



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7.9 Item 27(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 28(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split

The basement, crawlspace or foundation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathroom and Components

The home inspector shall observe function of bathroom components, along with a thermal scan for hidden leaks. The inspector cannot be held responsible for future leaks. The home inspection is non-invasive. Moisture cannot be detected behind tiles and other surfaces in wet areas.

Items

9.0 Walls and Ceiling

Comments: Inspected

WALLS AND CEILING

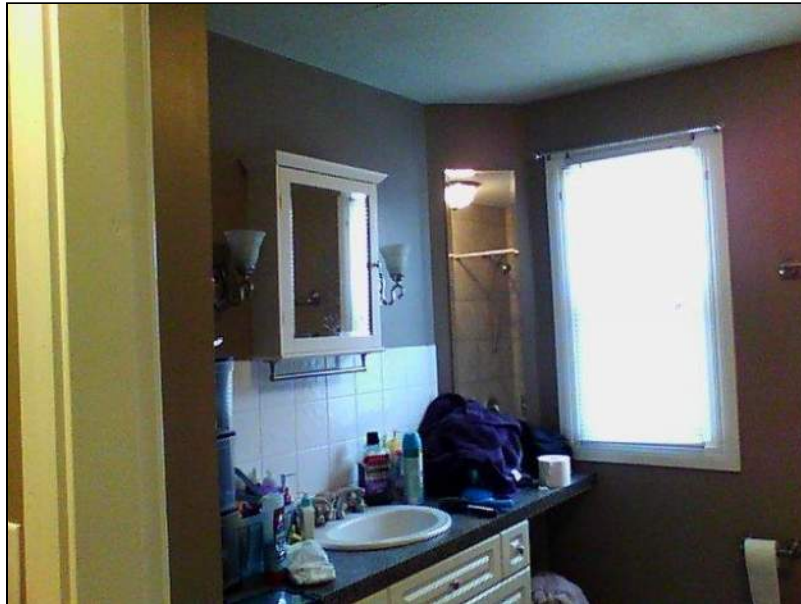
All bathroom walls and ceiling were dry at time of inspection. There was an area in the bathroom ceiling where the seam is splitting but most likely from humidity as there is no fan.



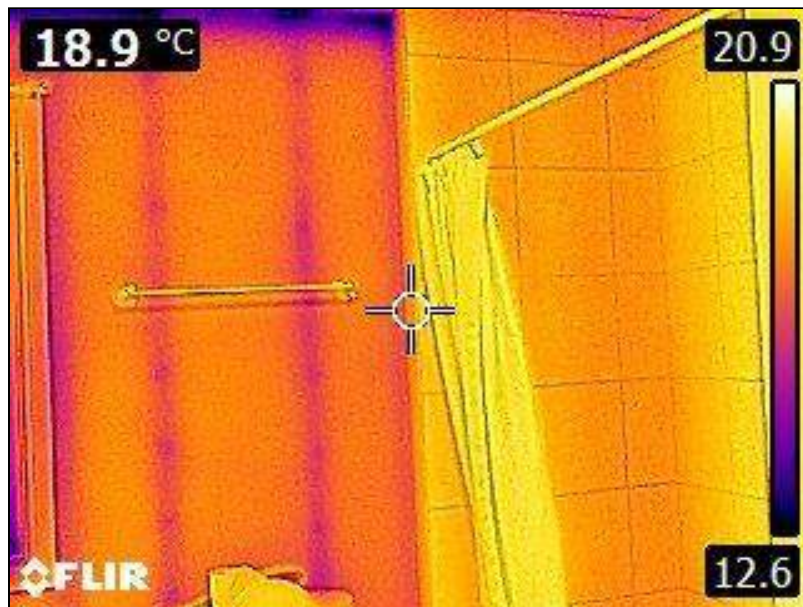
9.0 Item 1(Picture) Bathroom Ceiling - seam splitting



9.0 Item 2(Picture) Bathroom Walls



9.0 Item 3(Picture) Bathroom Walls



9.0 Item 4(Picture) Bathroom Walls



9.0 Item 5(Picture) Bathroom Walls

9.1 Floors

Comments: Inspected

9.3 Doors

Comments: Inspected

.....
Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

17. Out Building

Items

17.4 Walls (interior and Exterior)

OUT BUILDING

There was 1 out building on the property that was roughly 15'x15' wood frame, vinyl siding and asphalt shingles.

General Summary

BOCC



Bocc Home Inspections Ltd.

**Creekside Postal Stn PO Box70036
 Airdrie AB T4B 0V9
 (403)585-6279
 www.Bocclnspections.com**

Customer

Town of Drumheller attn: Mark Steffler

Address

964 Hunter Drive - Nacmine
 Drumheller Alberta T0J 0Y0

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

3. Exterior



3.1 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. There was an area on the back of the house that has signs of moisture damage, recommend further review and repair as required.



3.1 Item 1(Picture) Exterior - signs of moisture damage



3.1 Item 2(Picture) Exterior



3.1 Item 3(Picture) Exterior



3.1 Item 4(Picture) Exterior



3.1 Item 5(Picture) Exterior



3.1 Item 6(Picture) Exterior



3.1 Item 7(Picture) Exterior



3.1 Item 8(Picture) Exterior



3.1 Item 9(Picture) Exterior

7. Basement

7.9 Joists and Beams Condition

Inspected, Repair or Replace

JOISTS AND BEAMS

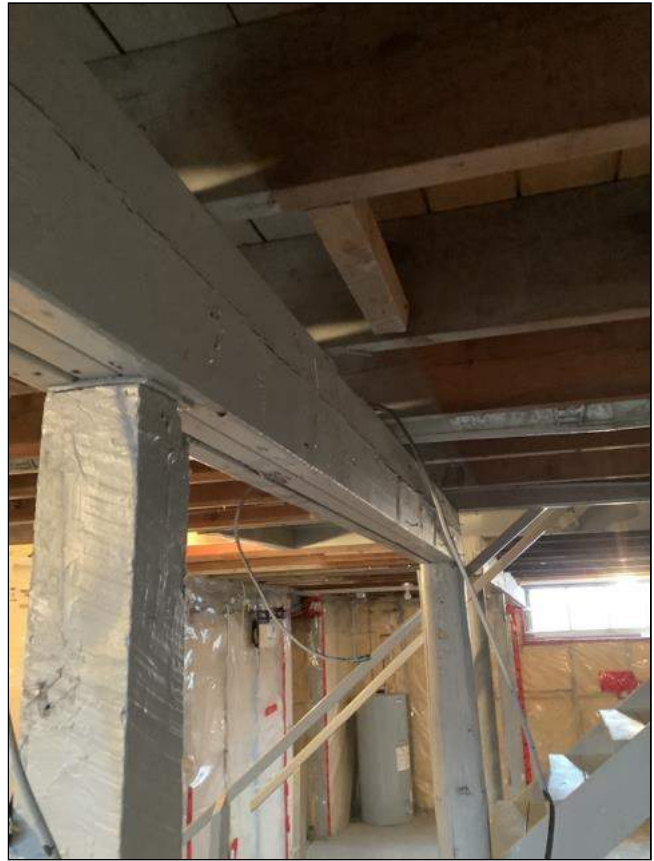
There are multiple areas in the basement where the joists and beams are slanted, crooked, notched out, bowed and split.

For Educational Purposes:

Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable secure. Suggest consulting professional prior to modification.



7.9 Item 1(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 2(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 3(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



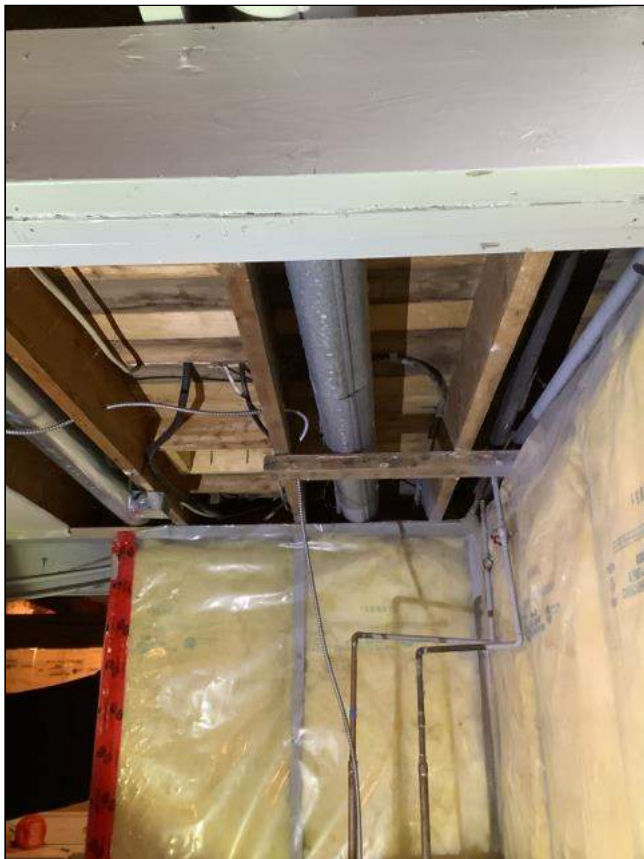
7.9 Item 4(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



7.9 Item 5(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



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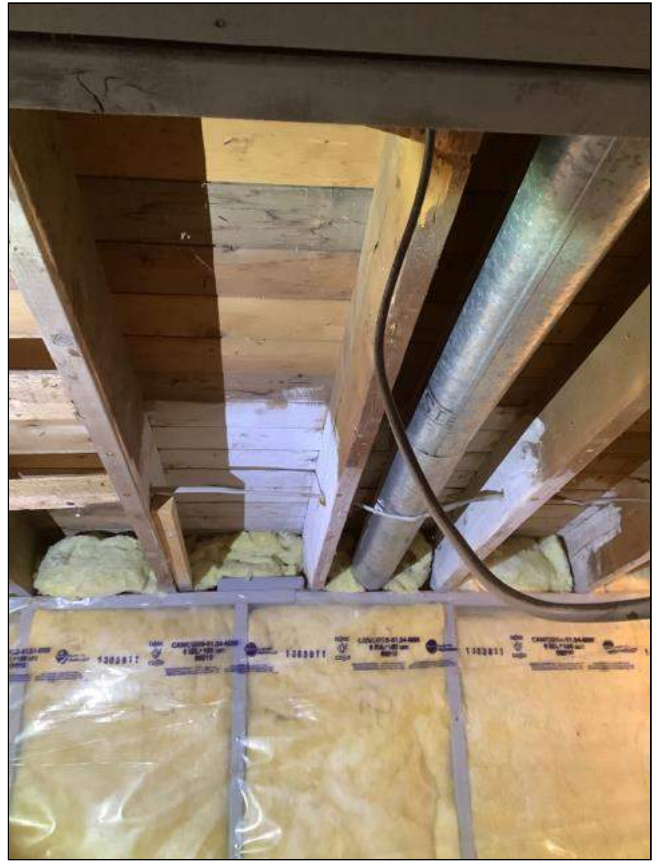
7.9 Item 7(Picture) Joists and Beams - slanted, crooked, notched out, bowed, split



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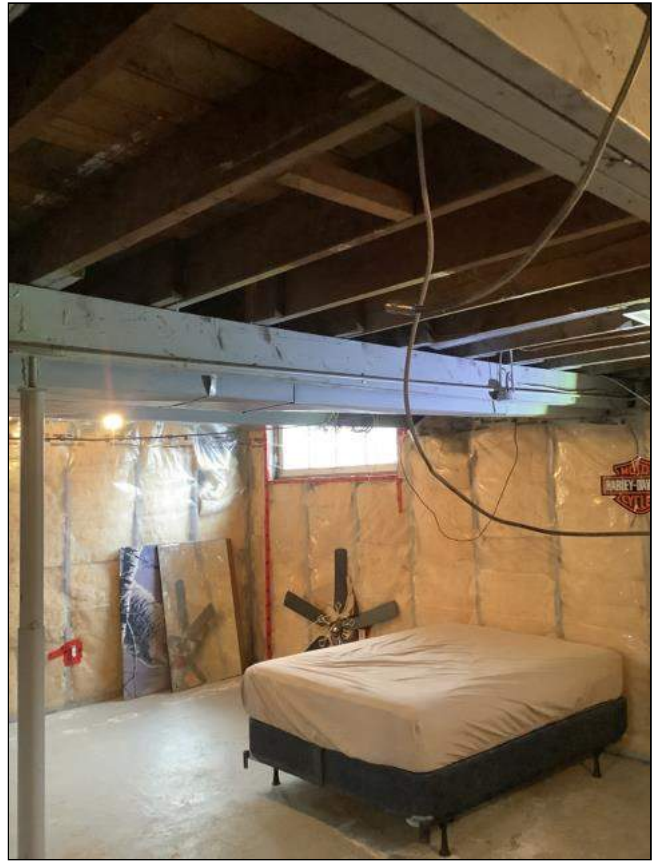
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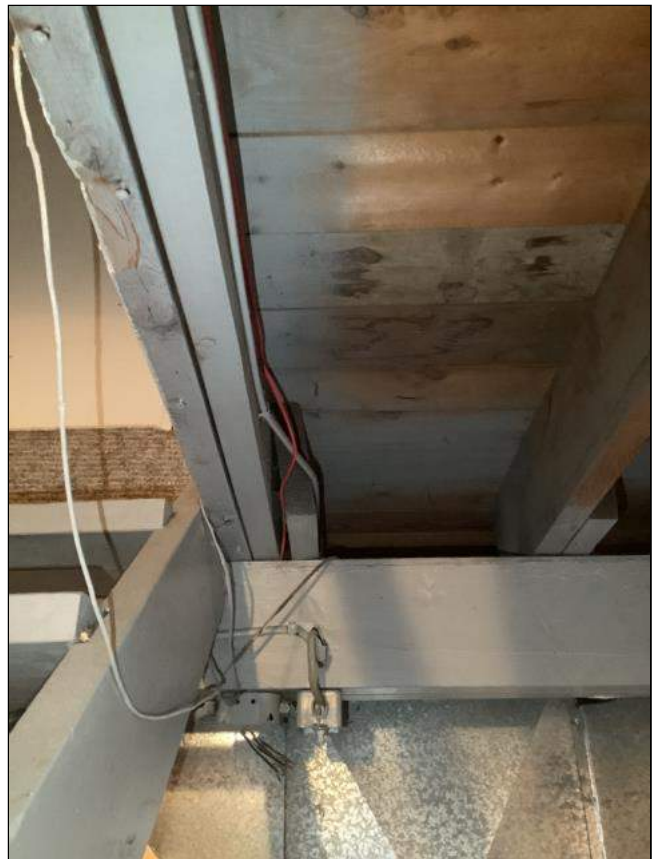
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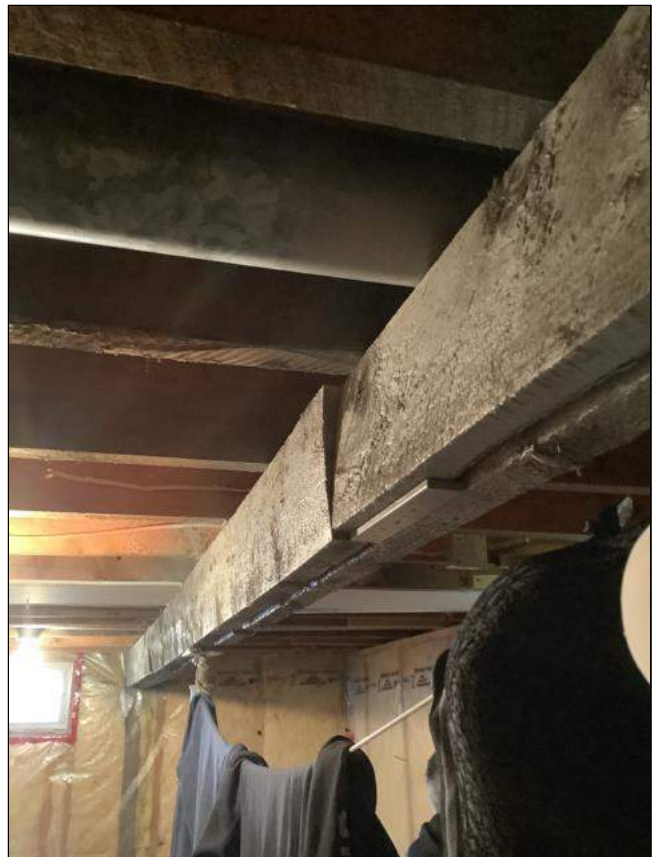
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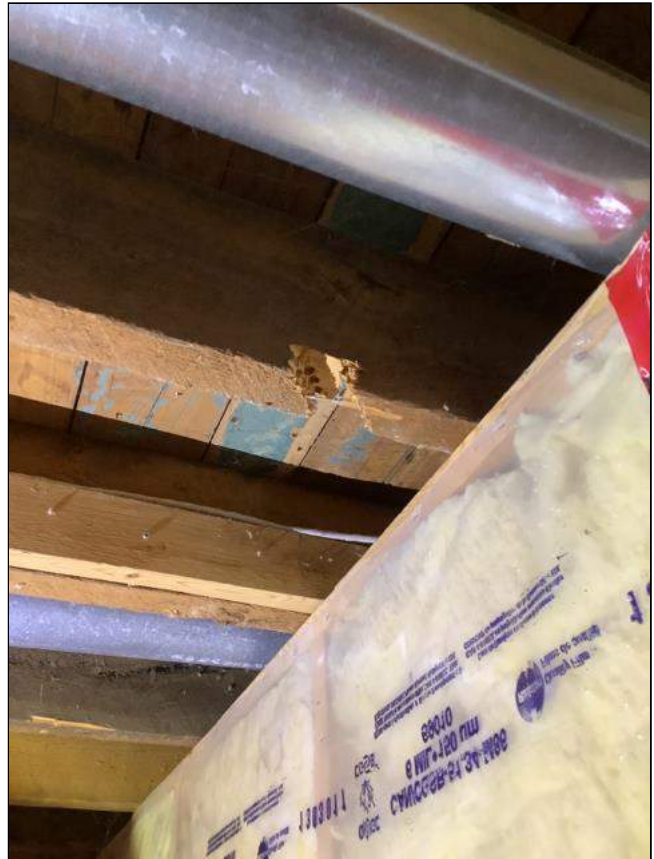
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Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Adam Boccinfuso

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June 10, 2022

HAZARDOUS MATERIALS ASSESSMENT REPORT

964 Hunter Drive

E2737



Prepared For:

Town of Drumheller
702 Premier Way
Drumheller, Alberta
T0J 0Y4

Prepared By:

Eco Abate Inc.
425 Forge Rd SE
Calgary, Alberta
T2H 0S9

SENT: June 10, 2022

Town of Drumheller
702 Premier Way
Drumheller, Alberta
T0J 0Y4

ATTN: Mark Steffler, *Project Manager*

RE: **Hazardous Material Assessment Report**
964 Hunter Drive
Project #: E2737

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 964 Hunter Drive in Drumheller, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

During the process, Eco Abate identified the following asbestos-containing materials which will require abatement prior to the planned renovations or demolition of the structure:

1. Drywall Joint Compound on Property
2. Vermiculite in Attic

Various other hazardous materials were also identified including: lead-containing paints, ozone depleting substances, miscellaneous chemicals and biological hazards.

If you have any questions, concerns or require any additional information please contact the undersigned at (403) 998-5079 or info@ecoabate.com.

Authored By:



Reid Andersen, B.Sc.,
Project Coordinator

Reviewed By:



Scott Blake, B.Sc., NCSO, EP®
Principal

EXECUTIVE SUMMARY:

Based on observations and results, Eco Abate makes the following conclusions:

1. The following materials were identified as asbestos-containing and will require abatement prior to demolition of the structure:
 - a. Drywall Joint Compound (*See Photographs #1 to 8*).
 - b. Vermiculite – Attic (*See Photographs #21 and 22*).

Removal of the materials must be performed by a qualified abatement contractor prior to demolition using procedures found in the Alberta Asbestos Abatement Manual (2019).

2. Lead-containing paints (*See Appendix II*) were identified. Disturbance of lead-containing surface coatings must be performed following exposure prevention controls similar to those found in WorkSafeBC's Lead Containing Paints and Coatings: Preventing Exposure in the Construction Industry (2011) document and described in the Alberta Governments Lead at the Work Site (2013) bulletin.
3. Hazardous components were identified on site and will require appropriate disposal prior to demolition. These items included:
 - a. ozone depleting substances in refrigerator
4. Various biological hazards were observed on site including mouse feces and mould growth.
5. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

PLEASE NOTE: Renovation and demolition activities involving asbestos materials identified must be performed in accordance with all laws found in the Occupational Health and Safety Act Regulation and Code (2021) and follow procedures outlined in the Alberta Asbestos Abatement Manual (2019). Asbestos abatement must be performed by a competent contractor experienced in the procedures described above and include air quality monitoring by a third-party occupational hygiene consultant. All contractors who perform work on the building must be given relevant information pertaining to asbestos-containing materials and must be given access to all records of asbestos testing, including this report.

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APPENDIX I

PHOTOGRAPHS

APPENDIX II

LABORATORY REPORTS

INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 964 Hunter Drive in Drumheller, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

The site assessment and sampling portions of the investigation were performed on May 19th, 2022, by Mr. Scott Blake, *B.Sc., NCSO, EP®*, Principal at Eco Abate Inc.

SCOPE OF WORK

Eco Abate provide the following services:

- Inspection of the building for hazardous materials and conditions, including:
 - Asbestos-containing materials (ACM);
 - Lead-containing materials;
 - PCB-containing fixtures;
 - Mercury-containing fixtures;
 - Ozone depleting substances;
 - Biological hazards; and
 - Miscellaneous chemicals.
- Sampling, assessment, and photography of suspect materials;
- Interpretation of bulk sample laboratory results;
- Analysis of results in accordance with current industry standards;
- Determine mitigation and corrective actions, where needed;
- Identification of potential exposure hazards relating to asbestos, lead, PCBs, mercury, ODS; and
- Drafting of full report detailing results, conclusions, and recommendations.

REGULATIONS AND GUIDELINES

Occupational Health and Safety Code

The Alberta Asbestos Abatement Manual (2019)¹ (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)² (OH&S Code) in the province of Alberta. The manual covers general information on asbestos, related health hazards, requirements for worker protection, safe work practices and basic principles to follow for the safe abatement of asbestos-containing materials.

Part 4 of the Alberta OH&S Code (December 1, 2021)², outlines requirements related to asbestos in buildings. These requirements are:

- Section 31 (1)** If it is determined that asbestos fibres may be released in a building, the building is in an unsafe condition.
- (2)** The employer must take all necessary steps to correct the unsafe condition.
- Section 32 (1)** A person must not use materials containing crocidolite asbestos in an existing or a new building.
- (2)** A person must not apply materials containing asbestos by spraying them.
- Section 33** A person must not use asbestos in an air distribution system or equipment in a form in which, or in a location where, asbestos fibres could enter the air supply or return air systems.
- Section 34** If a building is to be demolished, the employer must ensure that materials with the potential to release asbestos fibres are removed first.
- Section 35** If a building is being altered or renovated, the employer must ensure that materials in the area of the alterations or renovations that could release asbestos fibres are encapsulated, enclosed or removed.
- Section 36 (1)** An employer who is responsible for removing or abating asbestos or for demolishing or renovating a building or equipment containing asbestos must notify a Director of Inspection of the activity at least 72 hours before beginning the activities that may release asbestos fibres.
- (2)** A person must not remove or abate asbestos or demolish or renovate a building or equipment containing asbestos if a Director of Inspection has not been notified in accordance with subsection (1).

All services provided by Eco Abate strictly adhere to Alberta's current occupational health and safety laws, which includes the Occupational Health and Safety Act, Regulation and Code².

¹ Alberta Queens Printer, *Alberta Asbestos Abatement Manual (2019)*, Retrieved from <https://www.alberta.ca/alberta-asbestos-abatement-manual.aspx>

² Alberta Queens Printer, *Occupational Health and Safety Act, Regulation and Code (December 2021)*, Retrieved from <http://work.alberta.ca/occupational-health-safety/ohs-act-regulation-and-code.html>

Asbestos Products Regulations

Section 1 of the Asbestos Products Regulation (December 12, 2018)³, defines asbestos product as the following:

- A product that contains any type of asbestos, including actinolite, amosite, anthophyllite, chrysotile, crocidolite, cummingtonite, fibrous erionite and tremolite.

Section 2.2 of the Asbestos Products Regulation (December 12, 2018)³ permits the use of non-crocidolite asbestos products if certain conditions are met. The following products and conditions are:

- 1) A textile fibre product that is worn on the person; if:
 - a) The product provides protection from fire or heat hazards; and
 - b) A person who uses the product in a reasonably foreseeable manner cannot come into contact with airborne asbestos from the product.
- 2) A product that is used by a child in learning or play; if:
 - a) Asbestos cannot become separated from the product.
- 3) Drywall joint cement or compound, or spackling or patching compound, that is used in construction, repair or renovation; if:
 - a) Asbestos cannot become separated from the product during its post-manufacture preparation, application or removal.
- 4) A product that is applied by spraying; if:
 - a) The asbestos is encapsulated with a binder during spraying; and
 - b) The materials that result from the spraying are not friable after drying.

³ Minister of Justice (December 12, 2018), *Asbestos Products Regulations (SOR/2016-164)*, Retrieved from <https://laws-lois.justice.gc.ca/PDF/SOR-2016-164.pdf>

METHODOLOGY

Asbestos Bulk Sampling

Asbestos bulk sampling and assessment was conducted following AAAM¹ guidelines by qualified and competent personnel with experience in sampling and laboratory analysis techniques. Asbestos samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed by polarized-light microscopy (PLM) using the EPA 600/R-93/116 analysis method. This method uses various techniques to determine the asbestos concentrations in building materials.

Material Condition Assessment

Assessment of the material was performed following the exposure assessment algorithm in Section 1.6 of the AAAM¹ as a guideline. This assessment method takes into account eight (8) factors that ultimately determine the corrective actions that must be taken to ensure the safety of an asbestos-containing installation. The factors which must be evaluated are:

- (1) Condition of Material – An assessment of the quality of the installation, adhesion of the material to substrate, and instances of deterioration or damage. Condition rated as follows:
 - i. Good Condition – no significant signs of damage, deterioration or delamination;
 - ii. Fair Condition – mild to moderate damage, deterioration or delamination; and
 - iii. Poor Condition – severely damaged, deteriorated or delaminated.
- (2) Water Damage;
- (3) Exposed Surface Area;
- (4) Accessibility;
- (5) Activity and Movement;
- (6) Air Distribution System;
- (7) Friability; and
- (8) Asbestos Content.

Lead Sampling

Lead containing material and paint samples were collected and recommendations provided in accordance with the Alberta Government's Lead at the Work Site (2013)⁴ document. This is a bulletin combining regulations and standards from various sources in the occupational health and safety industry. Lead samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed for lead content using EPA Method SW 846 3050B*/700B. EMSL's laboratory is also accredited by the AIHA Environmental Lead Laboratory Approval Program (ELLAP)

Criteria for evaluating the condition of LCPs is based on the United States Housing and Urban Development (HUD) 2012 *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. The assessment evaluates the condition of the LCPs to determine if deterioration is due to moisture or another building deficiency.

- (1) Condition of Material – An assessment of the quality of the installation, adhesion of the material to substrate, and instances of deterioration or damage. Condition rated as follows:
 - i. Good Condition – surfaced should be monitored to ensure they remain non-hazardous;
 - ii. Fair Condition – surfaced need to be repaired but are not yet hazardous; and
 - iii. Poor Condition – surfaces are considered to be hazardous and need to be corrected.
- (2) Building Component; and
- (3) Surface Area.

Polychlorinated Biphenyls

Light ballasts were visually assessed for polychlorinated biphenyls (PCBs) containing ballasts during the inspection. Identification of PCBs was possible by the serial numbers and branding on the ballasts. Most PCBs produced in the 1980s or later have markings indicating the ballasts are "Non-PCB". Other ballasts can be identified as hazardous based on the product date and serial numbers indicating they were produced in the time period in which the manufacturer utilized PCB components.

Electrical conduits and heavy-duty sealants may contain PCBs and sampling may be required if large scale industrial processes may have required specialized PCB-containing products.

Mercury

Thermostats can utilize mercury switches and were visually inspected for the presence of these switches. All observable switches were counted and relayed in the results section.

Mercury is known to be a component of fluorescent light tubes. Visual estimation of the number of light tubes was provided in the results section.

Ozone Depleting Substances

Assessment for equipment or systems likely to contain ODSs was completed visually. Information on the type of equipment, manufacturer, type, and quantity of refrigerants was recorded, where available. The most common products include refrigeration equipment and air conditioning units.

⁴ Alberta Queens Printer (2013). *Lead at the Work Site*, Retrieved from <https://work.alberta.ca/documents/OHS-Bulletin-CH071.pdf>

Radioactive Materials

Visual assessment of smoke detectors was performed to confirm the presence of radioactive materials where possible. Any smoke detectors which were inaccessible were assumed to contain radioactive materials and were included in the reported amounts in the results section.

Biological Hazards

Identification of hazardous organic waste or biological contaminants was conducted visually and included assessment of all site conditions at the time of the inspection. The identification of material which could result in illness or disease were documented, where possible.

Biological hazards include conditions such as animal droppings or carcasses, mould contamination, standing water, etc.

Miscellaneous Chemicals

Any household or commercial chemicals which would require special disposal were documented and quantified where possible. Visual identification of the chemicals is sufficient in most cases to determine appropriate handling and disposal procedures.

LIMITATIONS

The amount of material reported, if reported, is an estimate and materials may exist in locations inaccessible at the time the survey was performed.

Materials with a homogenous appearance cannot be differentiated based on appearance and accurate identification of renovated or replaced areas is not possible. As a result, all areas of materials such as drywall, ceiling texture, stucco, etc., must be treated as asbestos-containing if one (1) or more samples are identified as positive.

Asbestos materials may exist in areas of the property inaccessible for inspection including wall cavities and ceiling cavities.

Attic inspection included the visual assessment of insulation within arms length of the entrance. Full entry into the attic space was not performed and the insulation was assumed to be consistent throughout the home.

Materials such as flooring may extend into other areas of the home beneath secondary layers. Assessment was performed where possible but cannot account for all layers.

OBSERVATIONS

The following observations were made at the time of the assessment:

1. All walls inspected on the main floor were identified as drywall (*See Photographs #1 to 8*). Basement was unfinished and did not contain drywall.
2. Beige paint was consistently used throughout the main floor.
3. One fridge was identified in the kitchen as the main ozone depleting substance (*See Photograph #32*).
4. All layers of flooring that were identified were non-asbestos.
5. No suspected building materials existed inside the 2 shed units on the property. Shed units were left unlocked during the inspection.
6. Vermiculite was observed in the attic (*See Photograph #21 and 22*).
7. Mouse droppings were observed throughout the home.
8. Mould growth was evident throughout the property

RESULTS

Asbestos Materials

Table 1 below summarizes the positive results of the asbestos bulk sampling. For details, please refer to the attached laboratory reports (See Appendix II).

Table #1: Summary of Positive Asbestos Sampling Results

| # | DESCRIPTION / LOCATION | ASB TYPE | ASB% | CONDITION | PHOTO |
|----|---|-----------------|------|-----------|-------|
| 1 | Drywall Joint Compound (Ext) Floor 1 – Dining Room | Chrysotile | 2% | Fair | 1 |
| 2 | Drywall Joint Compound (Int) Floor 1 – Foyer | Assume Positive | | Fair | 2 |
| 3 | Drywall Joint Compound (Ext) Floor 1 – Kitchen | Chrysotile | 2% | Fair | 3 |
| 4 | Drywall Joint Compound (Int) Floor 1 – Living Room | Chrysotile | 2% | Fair | 4 |
| 5 | Drywall Joint Compound (Ext) Floor 1 – NW Bedroom | Assume Positive | | Fair | 5 |
| 6 | Drywall Joint Compound (Ext) Floor 1 – Bathroom | Assume Positive | | Fair | 6 |
| 7 | Drywall Joint Compound (Int) Basement - Stairs | Assume Positive | | Fair | 7 |
| 8 | Drywall Joint Compound (Ext) Floor 1 – NE Bedroom | Chrysotile | 2% | Fair | 8 |
| 21 | Vermiculite 1 Attic | Tremolite | <1% | Fair | 21 |
| 22 | Vermiculite 2 Attic | Tremolite | <1% | Fair | 22 |

Notes:

- a. N/A = Not applicable due to asbestos not being detected in the provided sample.
- b. None Detected = no asbestos was detected within the material sampled.
- c. Reporting limit is <1% for the method used.

Sampling was performed by Eco Abate Inc. following sampling procedures outlined in the [Alberta Asbestos Abatement Manual \(2019\)](#). Analysis was conducted in Calgary, Alberta, following the [EPA 600/R-93/116 Method](#), which is the approved polarized light microscopy (PLM) analysis method used in Canada for identification of asbestos within bulk materials.

Lead Materials

Results of lead paint sampling indicate lead-based paint was used on the property. *Table 2* below summarizes the results of the lead paint sampling. Please refer to the attached *Laboratory Report* for further details (*See Appendix II*).

Table #2: Lead Paint Sampling Results

| ID# | LOCATION | COLOR | CONC. (ppm) | INTERPRETATION |
|-----|----------|----------|-------------|-------------------|
| A | Stairs | White | <80 | Non-Lead Based |
| B | Basement | Grey | <80 | Non-Lead Based |
| C | Dining | Beige | 450 | Lead Based |
| D | Exterior | White | <80 | Non-Lead Based |
| E | Shed | White | <80 | Non-Lead Based |
| F | Shed | Burgundy | <80 | Non-Lead Based |

Notes:

- a. Non-Lead = Lead levels reported are below the limit of lead required to classify a paint as lead-based.
- b. Reporting limit is <80 ppm for the method used.

Sampling was performed by Eco Abate Inc. following sampling procedures outlined in the Flame AAS SW 846 3050B/7000B Method. Analysis was conducted in Calgary, Alberta, by EMSL Canada Inc. following the Flame AAS SW 846 3050B/7000B Method, which is a flame atomic absorption spectrometry (AAS) analysis method used for identification of lead within surface coating samples.

Hazardous Components

Results of visual inspection for hazardous materials in building components identified multiple items which will require disposal prior to demolition. *Table 3* below summarizes the results of the assessment including confirmed counts of various items.

Table #3: Hazmat Item Count

| ITEM | TOTAL |
|-------------------------------------|-------|
| Smoke Detectors (Radioactive) | - |
| Thermostat (Mercury) | - |
| Fluorescent Light Tubes (Mercury) | - |
| PCB Light Ballasts | - |
| Ozone Depleting Substances (Fridge) | 1 |
| Fire Extinguishers | - |

Notes:

- ~ = Estimated amount of material based on visual observation and extrapolation through unexplored areas.
- All fluorescent light tubes were assumed to contain mercury.
- Only smoke detectors confirmed to contain radioactive materials were included.
- Refrigeration equipment included air conditioning units, refrigerators, freezers, and water coolers.
- Item counts are based on visual observation while on site and does not include items which were inaccessible.

Biological Hazards

Mouse feces was identified on site.

Mould contamination was confirmed on the attic hatch in the home.

Miscellaneous Chemicals

Various chemicals were identified in the basement and the shed.

CONCLUSIONS

Based on observations and results, Eco Abate makes the following conclusions:

1. Drywall joint compound was identified as asbestos-containing (*See Photographs #1 to 8*). Removal of the material must be performed prior to demolition by a qualified abatement contractor using moderate risk asbestos abatement procedures found in Section 5.3 of the AAAM (2019).

PLEASE NOTE: Due to the homogenous appearance of drywall, all sections of the materials throughout the property must be treated as asbestos-containing as required by Section 7.1.1 of the Alberta Asbestos Abatement Manual (2019).

2. Vermiculite material was confirmed in the attic space and confirmed asbestos-containing (*See Photographs #21 and 22*). Removal of the material must be performed prior to demolition by a qualified abatement contractor using high-risk asbestos abatement procedures found in Section 5.4 of the AAAM (2019).
3. Lead-containing paints (*See Appendix II*) were identified on all surfaces present on the home. Disturbance of lead-containing surface coatings should be performed following using exposure prevention controls found in WorkSafeBC's Lead Containing Paints and Coatings: Preventing Exposure in the Construction Industry (2011) document and described in the Alberta Governments Lead at the Work Site (2013) bulletin.

PLEASE NOTE: All waste which includes the paint must be disposed of as hazardous waste unless toxicity characteristic leachate procedure (TCLP) testing can confirm the levels below the hazardous waste definition in the Government of Alberta's document Alberta User Guide for Waste Managers (1996)¹.

4. Hazardous components were identified on site and will require appropriate disposal prior to demolition. These items included:
 - a. ozone depleting substances in refrigerators,
5. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

PLEASE NOTE: Renovation and demolition activities involving asbestos materials identified must be performed in accordance with all laws found in the Occupational Health and Safety Act Regulation and Code (2019) and follow procedures outlined in the Alberta Asbestos Abatement Manual (2019). Asbestos abatement must be performed by a competent contractor experienced in the procedures described above and include air quality monitoring by a third-party occupational hygiene consultant. All contractors who perform work on the building must be given relevant information pertaining to asbestos-containing materials and must be given access to all records of asbestos testing, including this report.

WARRANTY:

Eco Abate Inc. warrants to the company, organization, or individual to whom this report is addressed that the assessment described has been conducted with a reasonable level of care and skill, in accordance with standards currently prevailing in the health, safety, and environmental consulting profession.

The warranty stated above is subject to the following: (i) the assessment conducted by Eco Abate has been limited to the scope of work described, (ii) this report has been prepared taking into account current government regulations, and does not reflect regulations which may be enacted in the future, (iii) where indicated or implied in this report, conclusions are based on visual observation of the site at the time of this assessment, and (iv) the conclusions of this report do not apply to any areas of the site not available for testing or inspection.

This report is intended for the exclusive use of the company, organization, or individual to whom it is addressed.

If you have any questions, concerns or require any additional information please contact the undersigned at (403) 998-5079 or info@ecoabate.com.

Authored By:



Reid Andersen, B.Sc.,
Project Coordinator

Reviewed By:

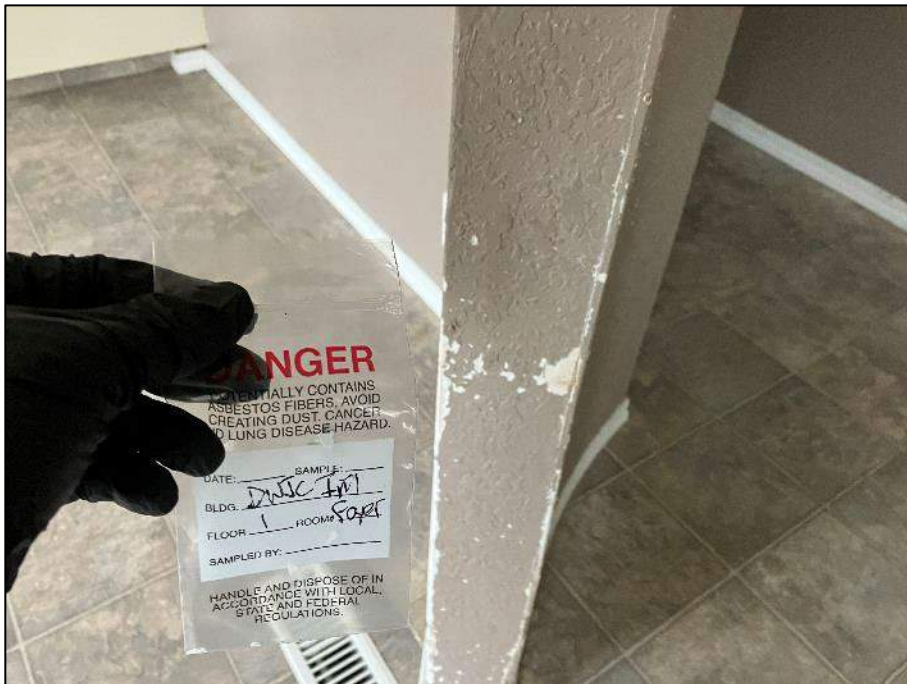


Scott Blake, B.Sc., NCSO, EP®
Principal

APPENDIX I
PHOTOGRAPHS



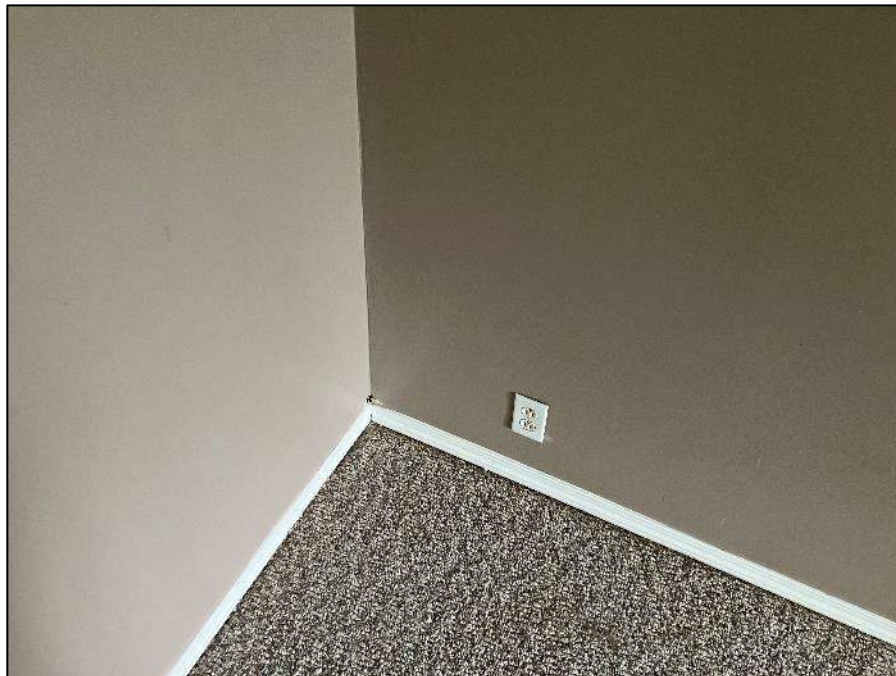
PHOTOGRAPH #1: Drywall Joint Compound - Floor 1 Ext Dining Room (2% Chrysotile)



PHOTOGRAPH #2: Drywall Joint Compound – Floor 1 Int Foyer (Assume Positive)



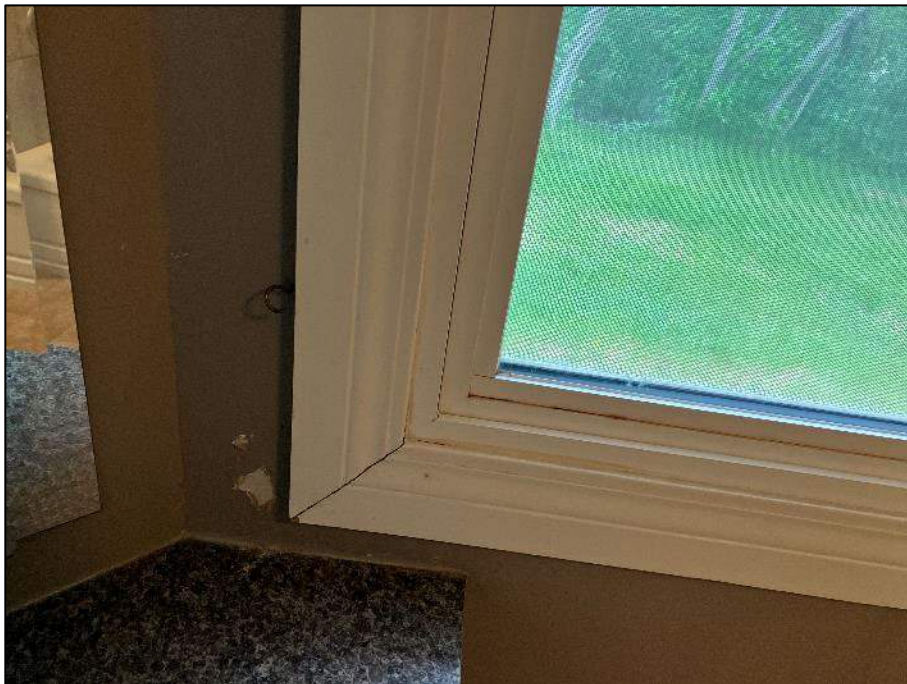
PHOTOGRAPH #3: Drywall Joint Compound – Floor 1 Ext Kitchen (2% Chrysotile)



PHOTOGRAPH #4: Drywall Joint Compound – Floor 1 Int Living Room (2% Chrysotile)



PHOTOGRAPH #5: Drywall Joint Compound – Floor 1 Ext NW Bedroom (Assume Positive)



PHOTOGRAPH #6: Drywall Joint Compound – Floor 1 Ext Bathroom (Assume Positive)



PHOTOGRAPH #7: Drywall Joint Compound – Basement Int Stairs (Assume Positive)



PHOTOGRAPH #8: Drywall Joint Compound – Floor 1 Ext NE Bedroom (2% Chrysotile)



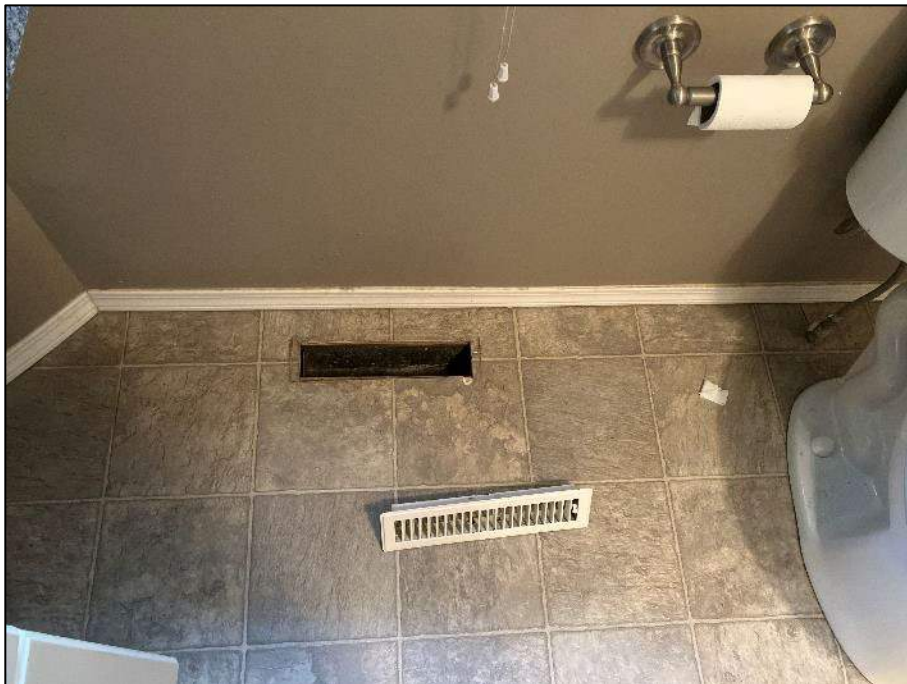
PHOTOGRAPH #9: Ceiling Texture - Floor 1 Bathroom (Non-Asbestos)



PHOTOGRAPH #10: Ceiling Texture - Floor 1 Foyer (Non-Asbestos)



PHOTOGRAPH #11: Sheet Flooring – Floor 1 Kitchen (Non-Asbestos)



PHOTOGRAPH #12: Sheet Flooring – Floor 1 Bathroom (Non-Asbestos)



PHOTOGRAPH #13: Thinset – Kitchen (Non-Asbestos)



PHOTOGRAPH #14: Leveling Compound – Basement (Non-Asbestos)



PHOTOGRAPH #15: Window Caulking – Exterior (Non-Asbestos)



PHOTOGRAPH #16: Window Caulking – Shed (Non-Asbestos)



PHOTOGRAPH #17: Parging 1 – Exterior (Non-Asbestos)



PHOTOGRAPH #18: Parging 2 – Exterior (Non-Asbestos)



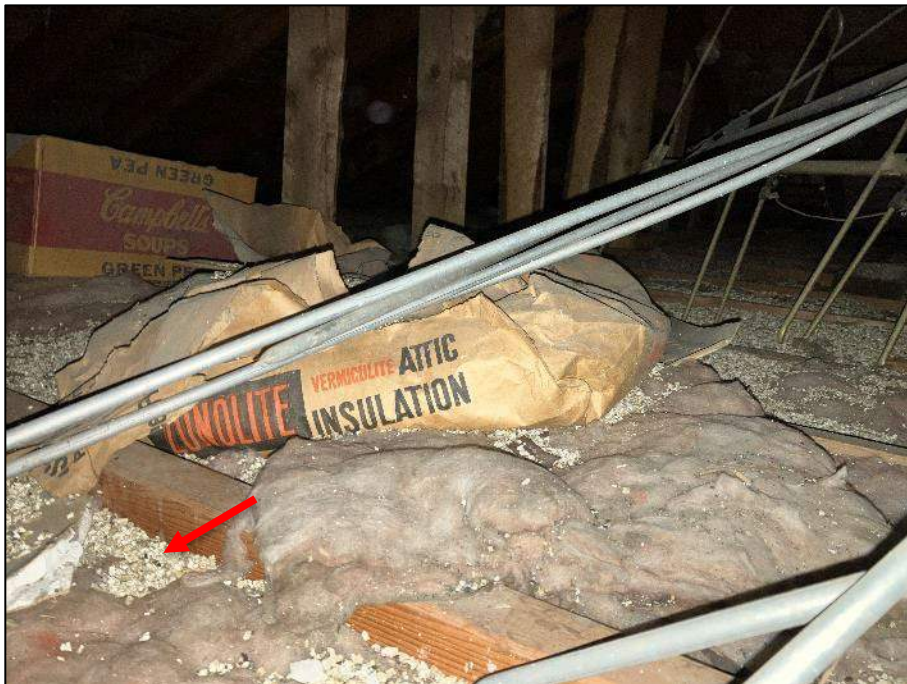
PHOTOGRAPH #19: Roof Shingle – Exterior (Non-Asbestos)



PHOTOGRAPH #20: Roof Shingle – Shed (Non-Asbestos)



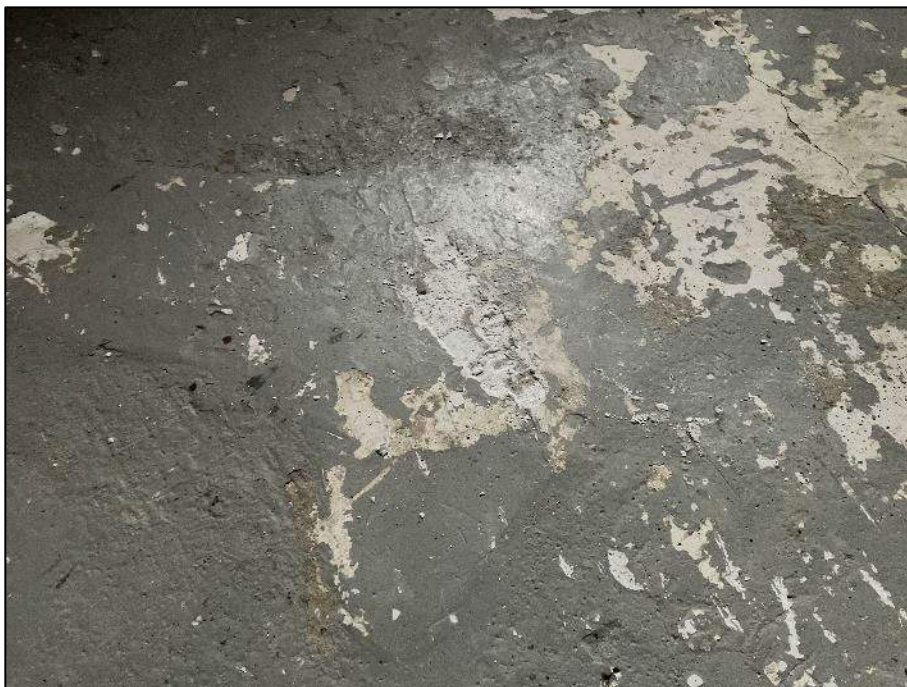
PHOTOGRAPH #21: Vermiculite in the Attic Space (<1% Tremolite)



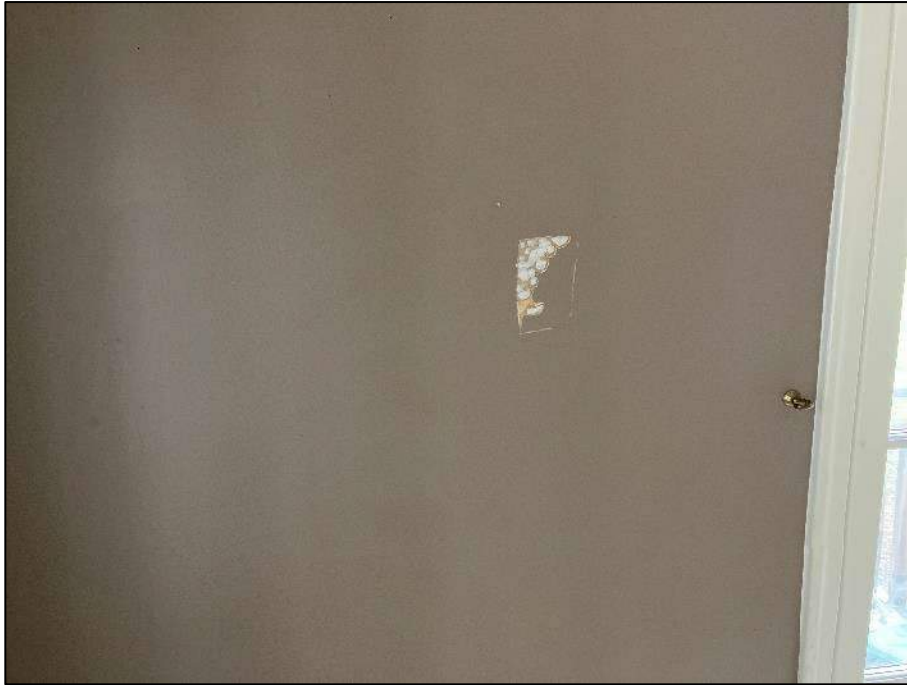
PHOTOGRAPH #22: Vermiculite in the Attic Space (<1% Tremolite)



PHOTOGRAPH #23: Paint – White Stairs (Non-Lead Based)



PHOTOGRAPH #24: Paint – Grey Basement (Non-Lead Based)



PHOTOGRAPH #25: Paint – Beige Dining Room (450 ppm)



PHOTOGRAPH #26: Paint- White Exterior (Non-Lead Based)



PHOTOGRAPH #27: Paint – White Shed (Non-Lead Based)



PHOTOGRAPH #28: Paint – Burgundy Shed (Non-Lead Based)



PHOTOGRAPH #29: Miscellaneous Chemicals - Basement



PHOTOGRAPH #30: Miscellaneous Chemicals - Basement



PHOTOGRAPH #31: Miscellaneous Chemicals - Shed



PHOTOGRAPH #32: Ozone Depleting Unit - Fridge



PHOTOGRAPH #33: Mouse Dropping – Kitchen Venting

Project Number: E2737
Date of Analysis: Friday, June 10, 2022
Author: Reid Andersen

Results

| ID | Sample Description / Location | Results |
|----|--|---------------|
| 1 | Drywall Joint Compound - Level 1 Dining Room (EXT) | 2% Chrysotile |
| 2 | Drywall Joint Compound - Level 1 Foyer (INT) | None Detected |
| 3 | Drywall Joint Compound - Level 1 Kitchen (EXT) | 2% Chrysotile |
| 4 | Drywall Joint Compound - Level 1 Living Room (INT) | 2% Chrysotile |
| 5 | Drywall Joint Compound - Level 1 NW Bedroom (EXT) | None Detected |
| 6 | Drywall Joint Compound - Level 1 Bathroom (EXT) | None Detected |
| 7 | Drywall Joint Compound - Basement Stairs (INT) | None Detected |
| 8 | Drywall Joint Compound - Level 1 NE Bedroom (EXT) | 2% Chrysotile |
| 9 | Ceiling Texture - Level 1 Bathroom | None Detected |
| 10 | Ceiling Texture - Level 1 Foyer | None Detected |
| 11 | Sheet Flooring - Level 1 Kitchen | None Detected |
| 12 | Sheet Flooring - Level 1 Bathroom | None Detected |
| 13 | Thinset - Level 1 Kitchen | None Detected |
| 14 | Leveling Compound - Basement | None Detected |
| 15 | Window Caulking - Exterior | None Detected |
| 16 | Window Caulking - Shed | None Detected |
| 17 | Parging - Exterior | None Detected |
| 18 | Parging - Exterior | None Detected |
| 19 | Roof Shingle - Exterior | None Detected |
| 20 | Roof Shingle - Shed | None Detected |
| 21 | Vermiculite - Attic | <1% Tremolite |
| 22 | Vermiculite - Attic | <1% Tremolite |

- Samples analysis of bulk materials via EPA 600/R-93/116 Method using Polarized Light Microscopy
- This report relates only to the samples reported above, and may not be reproduced
- Analysis and results subject to limitations of sample collection and methodology used
- Eco Abate maintains liability limited to cost of analysis



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ProjectID:

Attn: **Scott Blake**
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Calgary, AB T2H 0S9

Phone: (403) 998-5079
Fax:
Received: 6/6/2022 03:56 PM
Collected: 6/6/2022

Project: **E2718-C**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

| <i>Client Sample Description</i> | <i>Lab ID</i> | <i>Collected</i> | <i>Analyzed</i> | <i>Weight</i> | <i>Lead Concentration</i> |
|----------------------------------|----------------|------------------|-----------------|---------------|---------------------------|
| A | 652205214-0001 | 6/6/2022 | 6/7/2022 | 0.2567 g | <80 ppm |
| Site: WHITE PAINT - STAIRS | | | | | |
| B | 652205214-0002 | 6/6/2022 | 6/7/2022 | 0.2533 g | <80 ppm |
| Site: GREY PAINT - BSMT | | | | | |
| C | 652205214-0003 | 6/6/2022 | 6/7/2022 | 0.2535 g | 450 ppm |
| Site: BEIGE PAINT - DINING | | | | | |
| D | 652205214-0004 | 6/6/2022 | 6/7/2022 | 0.2581 g | <80 ppm |
| Site: WHITE PAINT - EXT | | | | | |
| E | 652205214-0005 | 6/6/2022 | 6/7/2022 | 0.2559 g | <80 ppm |
| Site: WHITE PAINT - SHED | | | | | |
| F | 652205214-0006 | 6/6/2022 | 6/7/2022 | 0.2534 g | <80 ppm |
| Site: BURGUNDY PAINT - SHED | | | | | |

Jefferson Salvador, Laboratory Manager
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.
* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.
Samples analyzed by EMSL Canada Inc. Calgary, AB CALA Accreditation #A3942

Initial report from 06/08/2022 16:04:45

BOCC

HOME INSPECTION



Inspection Report

Town of Drumheller attn: Mark Steffler

Property Address:
1000 Hunter Drive Nacmine
Drumheller Alberta T0J 0Y0



1000 Hunter Drive Nacmine

Bocc Home Inspections Ltd.

**Adam Boccinfuso License# 342384
Creekside Postal Stn PO Box70036**

**Airdrie AB T4B 0V9
(403)585-6279
www.Bocclnspections.com**

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| | | |
|---|--|---|
| Date: 12/16/2021 | Time: 09:30 AM | Report ID: 1000 Hunter Drive - Nacmine |
| Property: 1000 Hunter Drive Nacmine Drumheller Alberta T0J 0Y0 | Customer: Town of Drumheller attn: Mark Steffler | Real Estate Professional: |

Comment Key or Definitions

The following definitions of comment descriptions represent this inspection report. All comments by the inspector should be considered before purchasing this home. Any recommendations by the inspector to repair or replace suggests a second opinion or further inspection by a qualified contractor. All costs associated with further inspection fees and repair or replacement of item, component or unit should be considered before you purchase the property.

Inspected (IN) = I visually observed the item, component or unit and if no other comments were made then it appeared to be functioning as intended allowing for normal wear and tear.

Not Inspected (NI) = I did not inspect this item, component or unit and made no representations of whether or not it was functioning as intended and will state a reason for not inspecting.

Not Present (NP) = This item, component or unit is not in this home or building.

Repair or Replace (RR) = The item, component or unit is not functioning as intended, or needs further inspection by a qualified contractor. Items, components or units that can be repaired to satisfactory condition may not need replacement.

Type of building:

Bungalow

Temperature:

-16 (C)

Weather:

Sunny, Cloudy

Ground/Soil surface condition:

Frozen

Rain in last 3 days:

No

Radon Test:

No

Water Test:

No

1. Roofing

The home inspector shall observe: Roof covering; Roof drainage systems; Flashings; Skylights, chimneys, and roof penetrations; and Signs of leaks or abnormal condensation on building components. The home inspector shall: Describe the type of roof covering materials; and Report the methods used to observe the roofing. The home inspector is not required to: Walk on the roofing; or Observe attached accessories including but not limited to solar systems, antennae, and lightning arrestors. **We do not give an estimation of life span.**

CONDOMINIUMS: The roof is the responsibility of the Condominium Owners Association and is subject to the Association By-Laws, rules and assessments. We recommend obtaining and reviewing the By-Laws, financial statements, the most recent reserve study and minutes of the meetings of the Association, prior to close.

Styles & Materials

| | | |
|---|--|------------------------------|
| Roof Covering: Asphalt/Fiberglass | Viewed roof covering from: Walked roof | Sky Light(s): None |
| Chimney (exterior): Metal Flue Pipe | Roof Structure: Stick-built | |

Items

1.0 Roof Coverings

Comments: Inspected, Repair or Replace

ROOF COVERINGS

The roof was walked for assessment, could only inspect some of the roof as it was covered in snow. No visual sign of structural concern but shingles are aged and will require replacement.



1.0 Item 1(Picture) Roof - shingles are aged and will require replacement



1.0 Item 2(Picture) Roof - shingles are aged and will require replacement



1.0 Item 3(Picture) Roof - shingles are aged and will require replacement



1.0 Item 4(Picture) Roof - shingles are aged and will require replacement



1.0 Item 5(Picture) Roof - shingles are aged and will require replacement



1.0 Item 6(Picture) Roof - shingles are aged and will require replacement



1.0 Item 7(Picture) Roof - shingles are aged and will require replacement



1.0 Item 8(Picture) Roof - shingles are aged and will require replacement



1.0 Item 9(Picture) Roof - shingles are aged and will require replacement



1.0 Item 10(Picture) Roof - shingles are aged and will require replacement

1.1 Flashings

Comments: Inspected

ROOF FLASHINGS

Flashing is fitted correctly and in serviceable condition where visible.

1.2 Skylights

Comments: Not Present

1.3 Chimneys

Comments: Inspected

1.4 Roof Penetrations

Comments: Inspected

1.5 Roof Drainage Systems

Comments: Inspected

ROOF DRAINAGE SYSTEMS

The gutters appear intact but due to the lack of recent rain, I am unable to determine if gutters leak at seams or spills water.

The roof of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Roof coverings and skylights can appear to be leak proof during inspection and weather conditions. Our inspection makes an attempt to find a leak but sometimes cannot. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report. **We do not give an estimation of life span.**

2. Attic

The home inspector shall observe: Insulation and vapor retarders in unfinished spaces; Ventilation of attics; the operation of any readily accessible thermostatic control and the operation of any readily accessible attic ventilation fan. The home inspector is not required to report on: Concealed insulation and vapor retarders; or Venting equipment that is integral with household appliances. Entering attics that are insulated can be dangerous. Attics with insulation cannot be safely inspected due to limited visibility of the framing members, upon which the inspector must walk. In such cases, the attic is only partially accessed, thereby limiting the review of the attic area from the hatch area only. Inspectors will not crawl/walk the attic area when they believe it is a danger to them or that they might damage the attic insulation or cause damage. Comments made on the attic are reflected on recent weather conditions, during long periods of dry spells leak are not visible, so are excluded from the responsibility of the home inspection. We can only comment on the conditions at the time of the home inspection.

Styles & Materials

Attic Insulation:

Blown

Ventilation:

Soffit Vents

Roof Vents

Method Used to Observe Attic:

Ladders Edge

Attic Info:

Attic Hatch

No Storage

Items

2.0 Attic

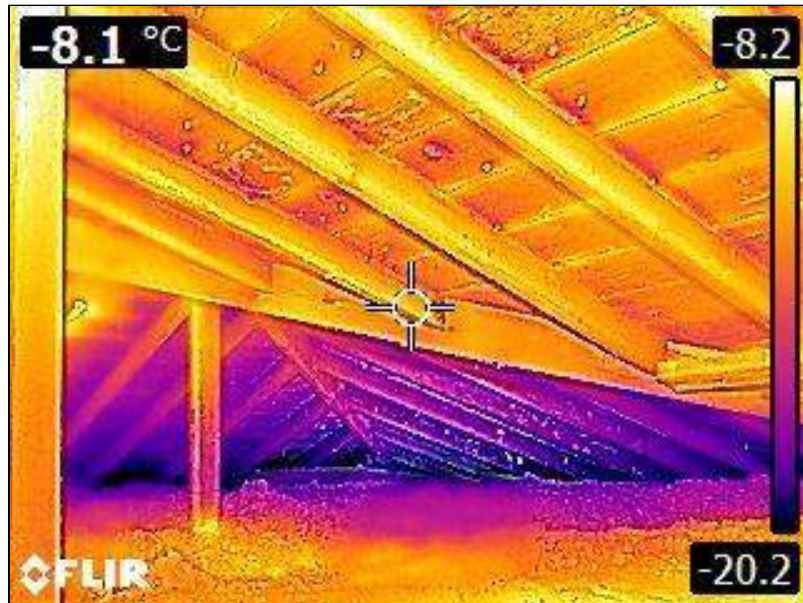
Comments: Inspected

ATTIC

The attic space was visually inspected with use of flashlight and thermal scanner from the ladders edge, it all appeared dry on the day of inspection.

Maintenance Tips:

1. Recommend installation of fresh weather stripping annually at attic hatch to reduce build up of warm moist air.
2. Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence of mold build-up in the attic at time of inspection, it can reproduce and spread rapidly should conditions allow it to. Mold can be potentially hazardous and will spread when moisture enters the attic cavity and is not vented to the exterior. Any area of suspected mold should be reviewed by a qualified contractor for analysis and removal.
3. Recommend monitoring performance of roof through regular attic review - water intrusion can occur at any time after the inspection, future performance unknown. It is common to see staining around attic hatch entrance and the hatch itself. This happens when heat escapes into attic hatch in winter, hot air hits the cold air and it turns to condensation. This can be helped by replacing weatherstripping. Sometimes the sheathing can also be affected and in extreme cases mold can start to form.



2.0 Item 1(Picture) Attic



2.0 Item 2(Picture) Attic



2.0 Item 3(Picture) Attic



2.0 Item 4(Picture) Attic



2.0 Item 5(Picture) Attic



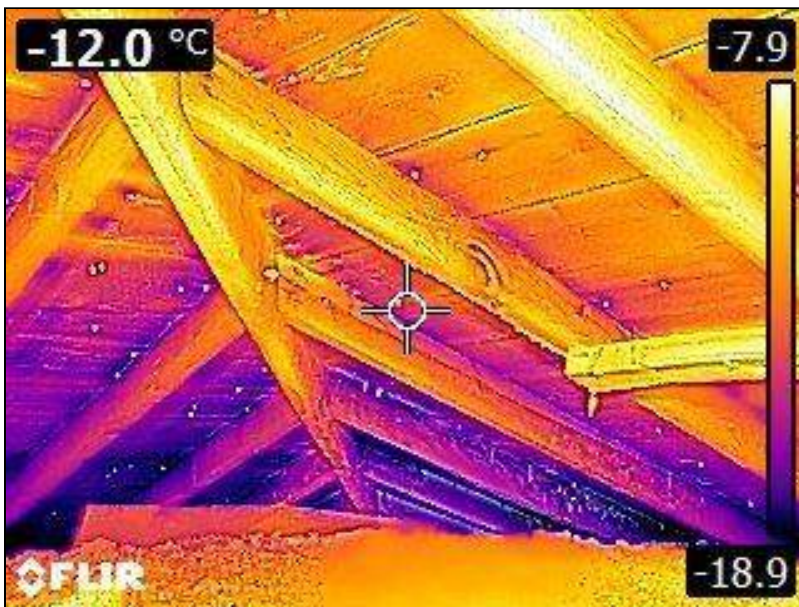
2.0 Item 6(Picture) Attic



2.0 Item 7(Picture) Attic



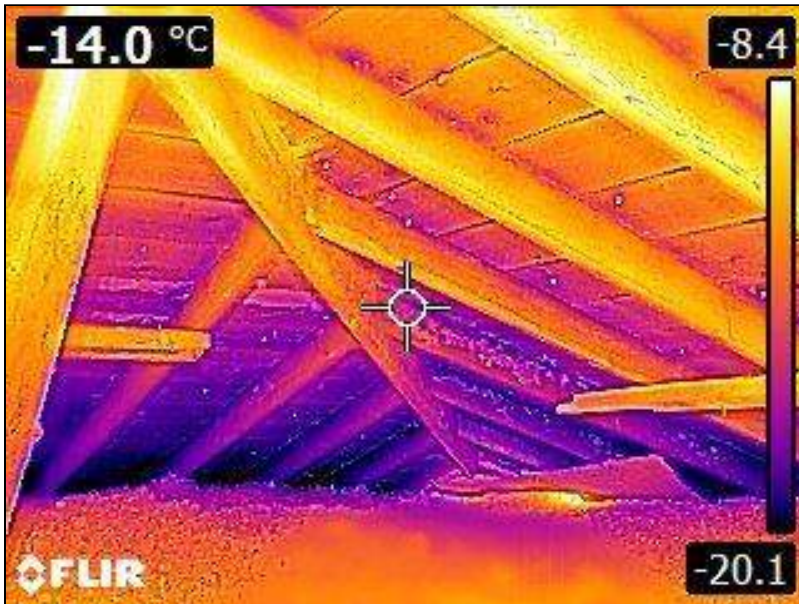
2.0 Item 8(Picture) Attic



2.0 Item 9(Picture) Attic



2.0 Item 10(Picture) Attic



2.0 Item 11(Picture) Attic



2.0 Item 12(Picture) Attic



2.0 Item 13(Picture) Attic



2.0 Item 14(Picture) Attic

2.1 Attic Hatch

Comments: Inspected

2.2 Vapor Barrier

Comments: Inspected

2.3 Roof Structure

Comments: Inspected, Repair or Replace

ROOF STRUCTURE

One of the rafters has split where the two are nailed together and the cross support is bowed, both are signs of movement/settling and should be further reviewed and repaired as required.



2.3 Item 1(Picture) Rafter - split, cross support bowed

2.3 Item 2(Picture) Rafter - split, cross support bowed

2.4 Insulation

Comments: Inspected

INSULATION

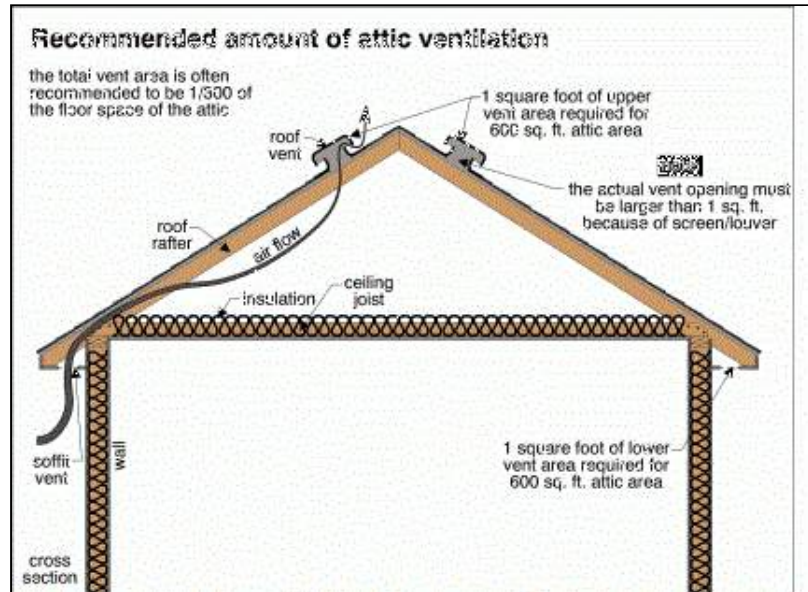
Good amount of insulation in the attic during the inspection.

2.5 Ventilation

Comments: Inspected

ATTIC VENTILATION**For Education Purposes:**

Proper ventilation in your attic or roof space is critical to the performance of your roofing material. Life cycle, cost of roofing material, house structure, home system venting, attic condensation, ice dams, ceiling leaks, R value of insulation, energy costs, health of occupants, and so much more can be affected.



2.5 Item 1(Picture) Attic Ventilation

2.6 Ventilation Fans and Thermostatic Controls in Attic

Comments: Inspected

The attic structure, insulation and ventilation was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Only visible areas can be inspected. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.



3. Exterior

The home inspector shall observe: Wall cladding, flashings, and trim; Entryway doors and a representative number of windows; Garage door operators; Decks, balconies, stoops, steps, areaways, porches and applicable railings; Eaves, soffits, and fascias; and Vegetation, grading, drainage, driveways, patios, walkways, and retaining walls with respect to their effect on the condition of the building. The home inspector shall: Describe wall cladding materials; Operate all entryway doors and a representative number of windows; Operate garage doors manually or by using permanently installed controls for any garage door operator; Report whether or not any garage door operator will automatically reverse or stop when meeting reasonable resistance during closing; and Probe exterior wood components where deterioration is suspected. The home inspector is not required to observe: Storm windows, storm doors, screening, shutters, awnings, and similar seasonal accessories; Fences; Presence of safety glazing in doors and windows; Garage door operator remote control transmitters; Geological conditions; Soil conditions; Recreational facilities (including spas, saunas, steam baths, swimming pools, tennis courts, playground equipment, and other exercise, entertainment, or athletic facilities); Detached buildings or structures; or Presence or condition of buried fuel storage tanks. The home inspector is not required to: Move personal items, panels, furniture, equipment, plant life, soil, snow, ice or debris that obstructs access or visibility.

Styles & Materials

Siding Material:

Vinyl

Exterior Entry Doors:

Steel

Items

3.1 Wall Cladding Flashing and Trim

Comments: Inspected, Repair or Replace

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. At the back of the house the top row of siding is bowed over the sliding patio door, recommend that it be further reviewed and repaired as required.



3.1 Item 1(Picture) Exterior



3.1 Item 2(Picture) Exterior



3.1 Item 3(Picture) Exterior



3.1 Item 4(Picture) Exterior



3.1 Item 5(Picture) Exterior



3.1 Item 6(Picture) Exterior



3.1 Item 7(Picture) Exterior



3.1 Item 8(Picture) Exterior



3.1 Item 9(Picture) Exterior Siding - bowed

3.2 Doors (Exterior)

Comments: Inspected

3.4 Windows/Frame

Comments: Inspected

The exterior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

4. Garage

Items

4.4 Garage Clading, Flashing and Trim

Comments: Inspected, Repair or Replace

GARAGE CLADING, FLASHING AND TRIM

The back of the garage is heavily bowed, replacement of the garage is recommended.



4.4 Item 1(Picture) Back of Garage - heavily bowed



4.4 Item 2(Picture) Garage Exterior



4.4 Item 3(Picture) Garage Exterior



4.4 Item 4(Picture) Garage Exterior

5. Interiors

The home inspector shall observe: Walls, ceiling, and floors; Steps, stairways, balconies, and railings; Counters and a representative number of installed cabinets; and A representative number of doors and windows. The home inspector shall: Operate a representative number of windows and interior doors; and Report signs of abnormal or harmful water penetration into the building or signs of abnormal or harmful condensation on building components. The home inspector is not required to observe: Paint, wallpaper, and other finish treatments on the interior walls, ceilings, and floors; Carpeting; or Draperies, blinds, or other window treatments.

Styles & Materials

Ceiling Materials:

Gypsum Board

Wall Material:

Gypsum Board

Floor Covering(s):

Hardwood T&G

Interior Doors:

Solid

Window Types:

Sliders

Floor Structure:

Wood Joists

Items

5.0 Ceilings

Comments: Inspected

CEILINGS

All ceilings were dry at time of inspection but had multiple cracks throughout the house some common from settling and some from shifting.



5.0 Item 1(Picture) Ceiling - common cracks from settling and shifting



5.0 Item 2(Picture) Ceiling - common cracks from settling and shifting



5.0 Item 3(Picture) Ceiling - common cracks from settling and shifting



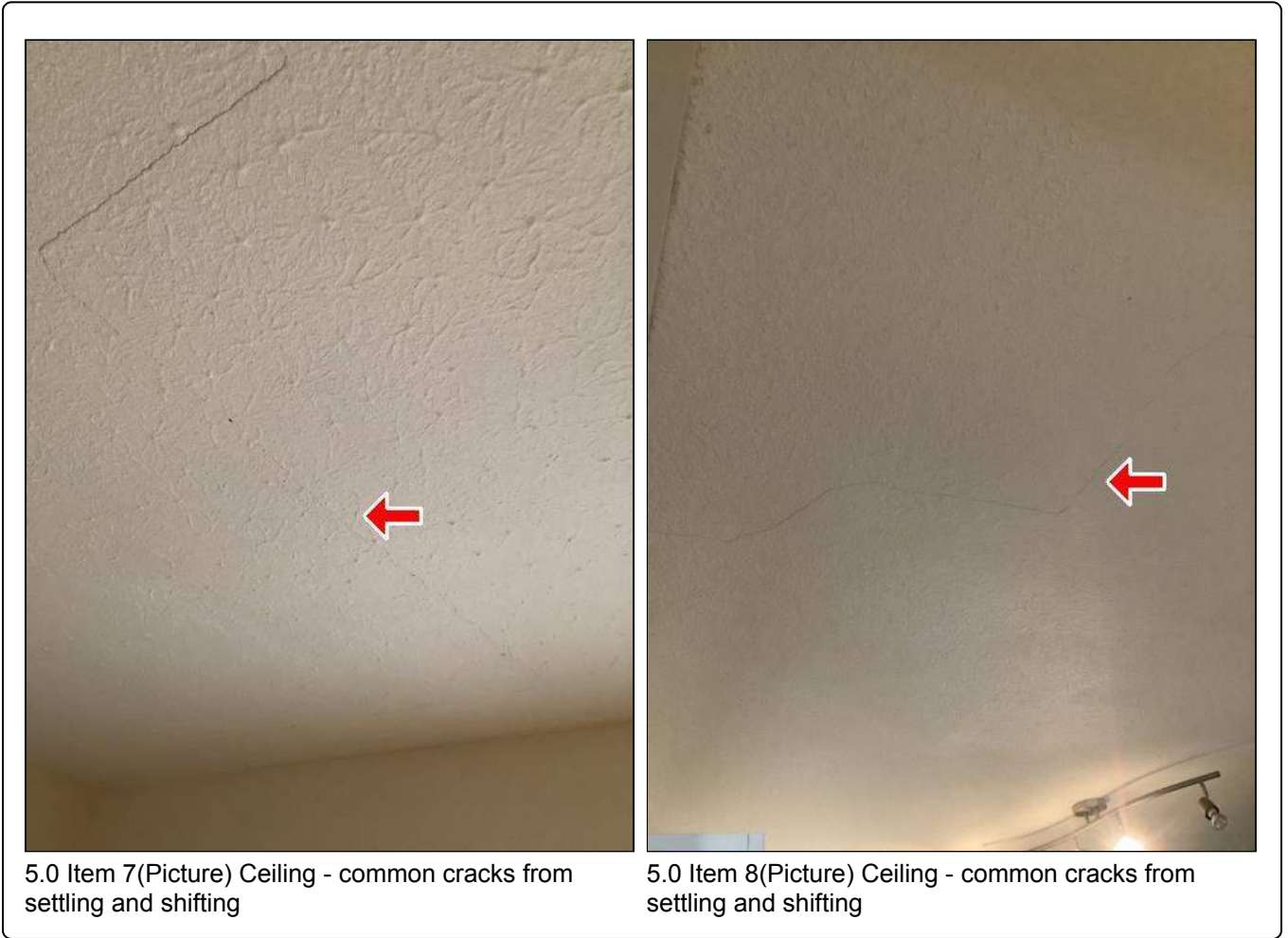
5.0 Item 4(Picture) Ceiling - common cracks from settling and shifting



5.0 Item 5(Picture) Ceiling - common cracks from settling and shifting



5.0 Item 6(Picture) Ceiling - common cracks from settling and shifting



5.1 Walls

Comments: Inspected

WALLS

All walls were dry at time of inspection but had multiple cracks throughout the house some common from settling and some from shifting.



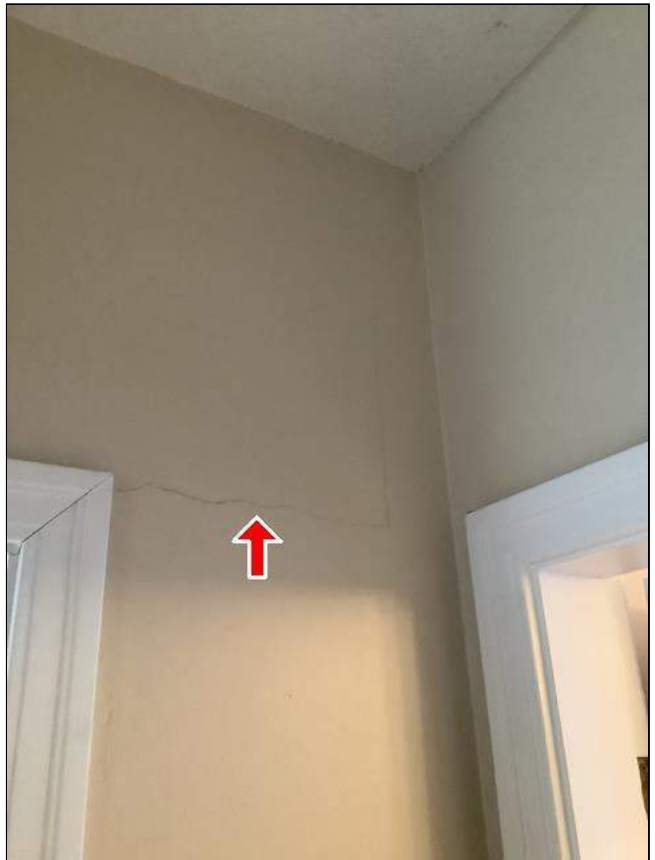
5.1 Item 1(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 2(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 3(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 4(Picture) Interior Walls - cracks from settling and shifting



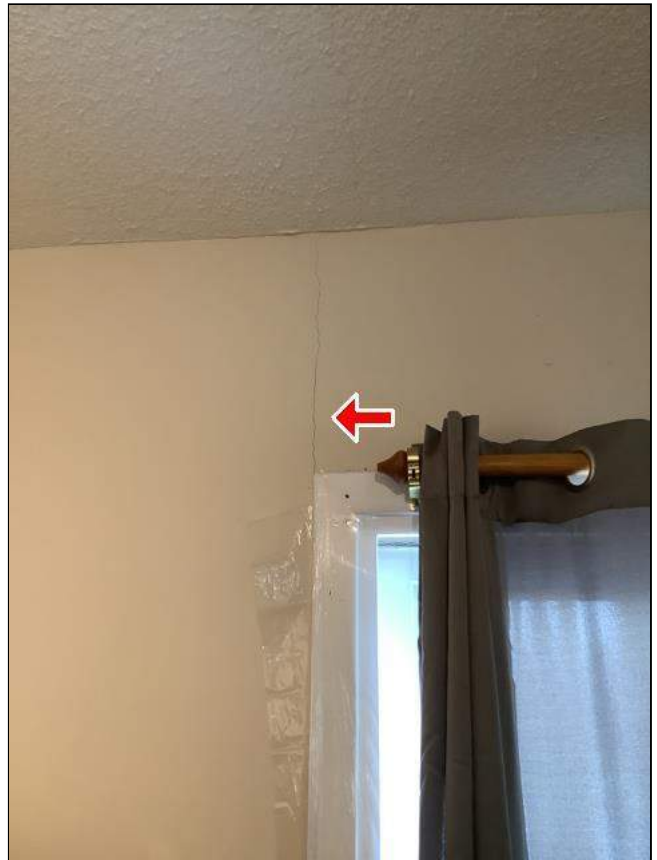
5.1 Item 5(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 6(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 7(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 8(Picture) Interior Walls - cracks from settling and shifting



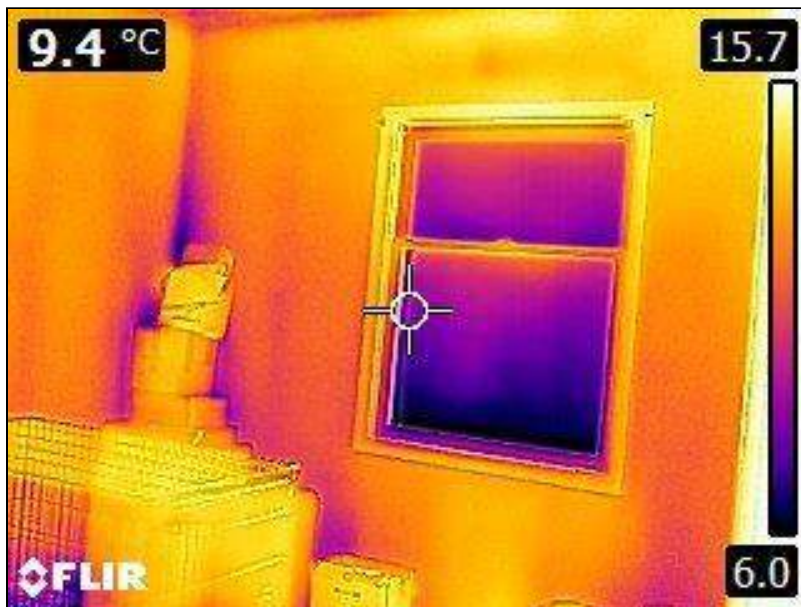
5.1 Item 9(Picture) Interior Walls - cracks from settling and shifting



5.1 Item 10(Picture) Interior Walls



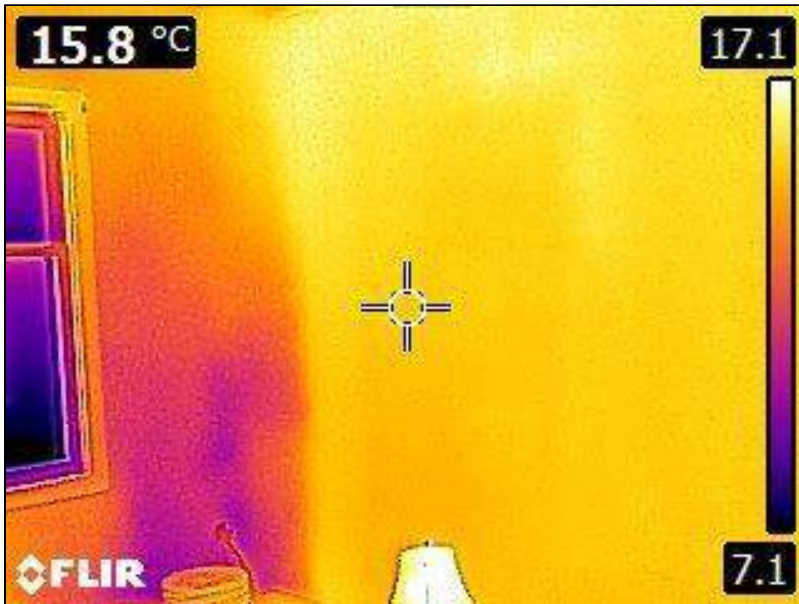
5.1 Item 11(Picture) Interior Walls



5.1 Item 12(Picture) Interior Walls



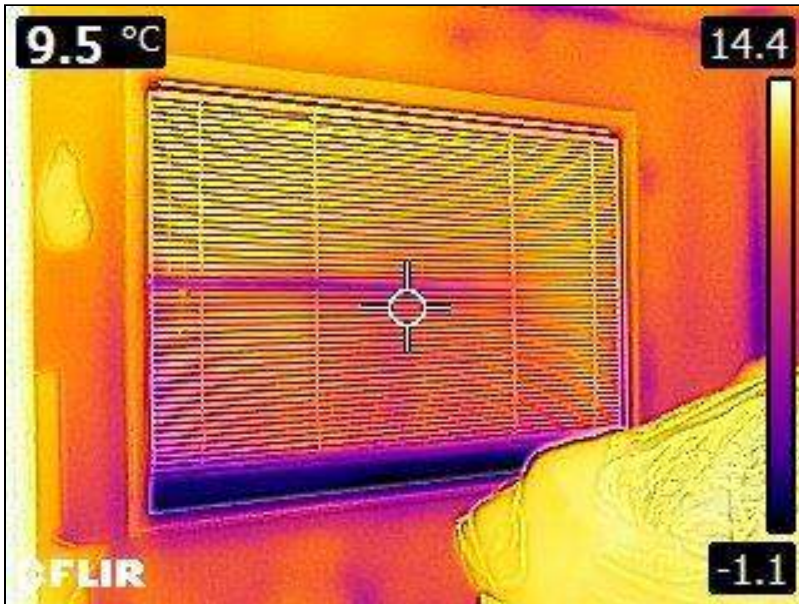
5.1 Item 13(Picture) Interior Walls



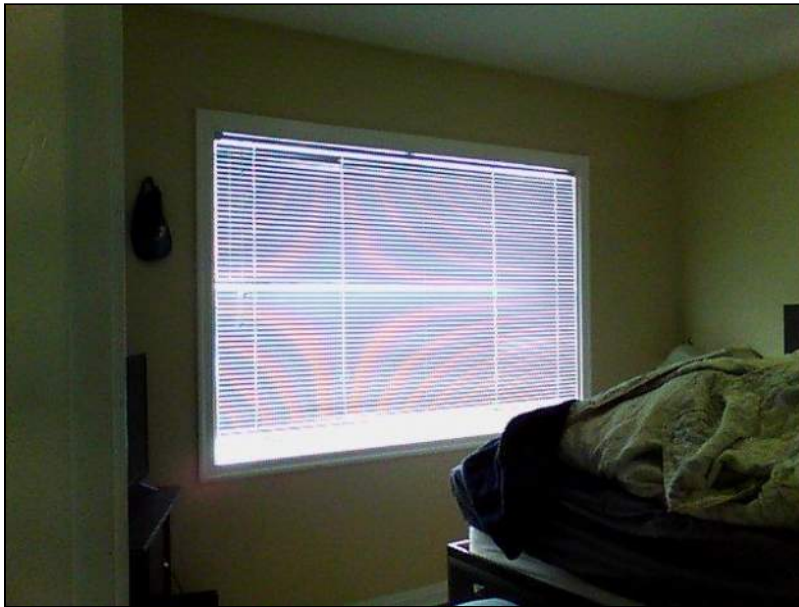
5.1 Item 14(Picture) Interior Walls



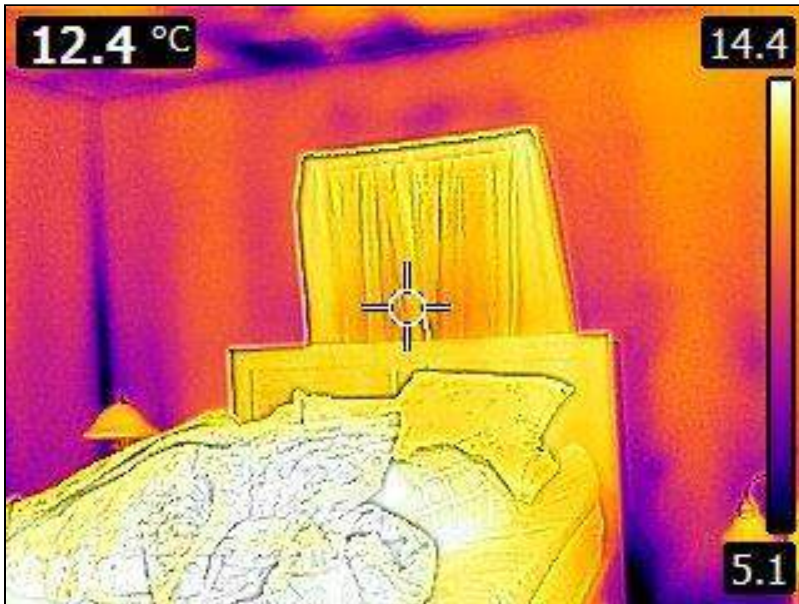
5.1 Item 15(Picture) Interior Walls



5.1 Item 16(Picture) Interior Walls



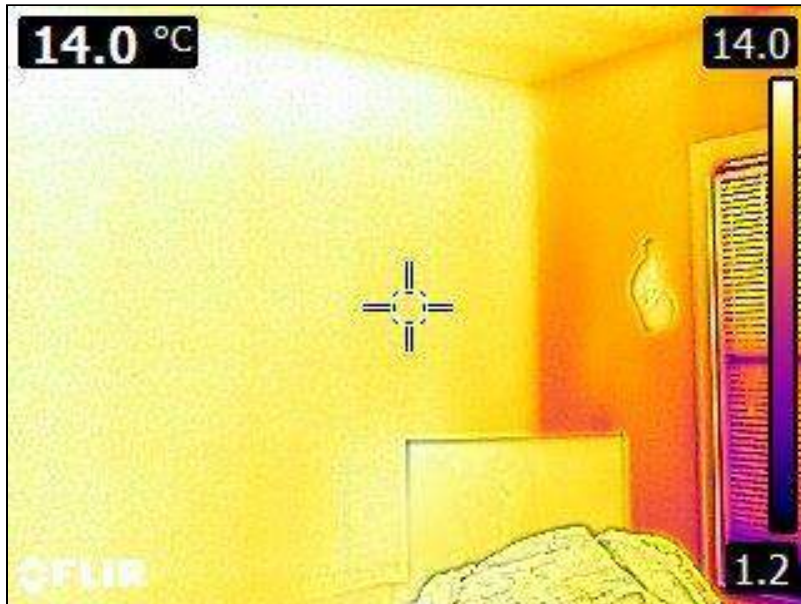
5.1 Item 17(Picture) Interior Walls



5.1 Item 18(Picture) Interior Walls



5.1 Item 19(Picture) Interior Walls



5.1 Item 20(Picture) Interior Walls



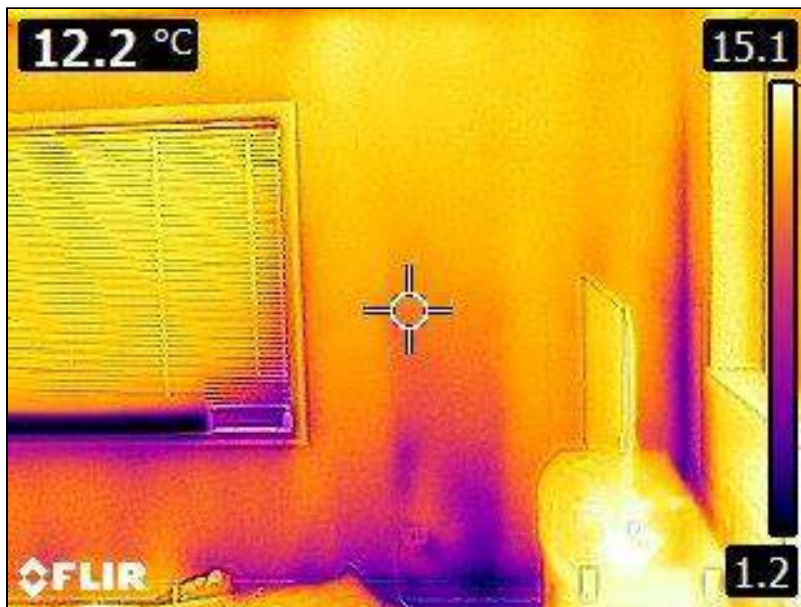
5.1 Item 21(Picture) Interior Walls



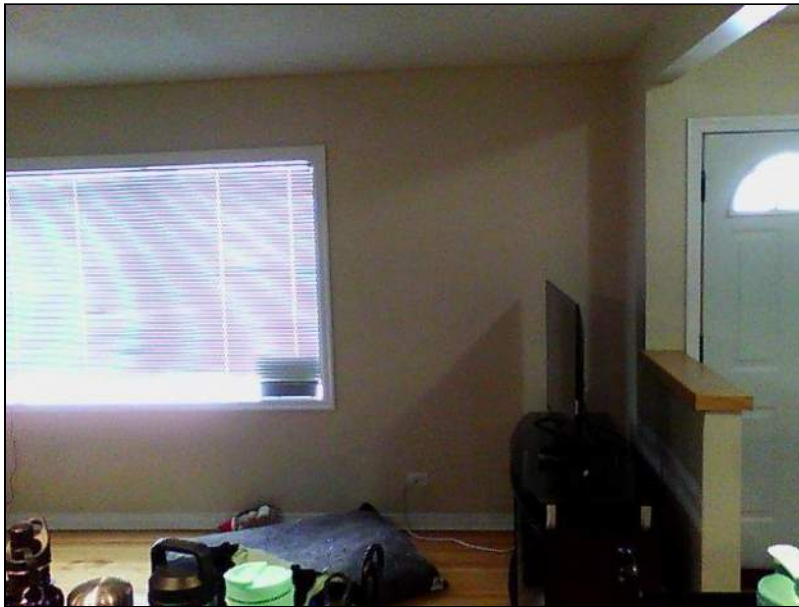
5.1 Item 22(Picture) Interior Walls



5.1 Item 23(Picture) Interior Walls



5.1 Item 24(Picture) Interior Walls



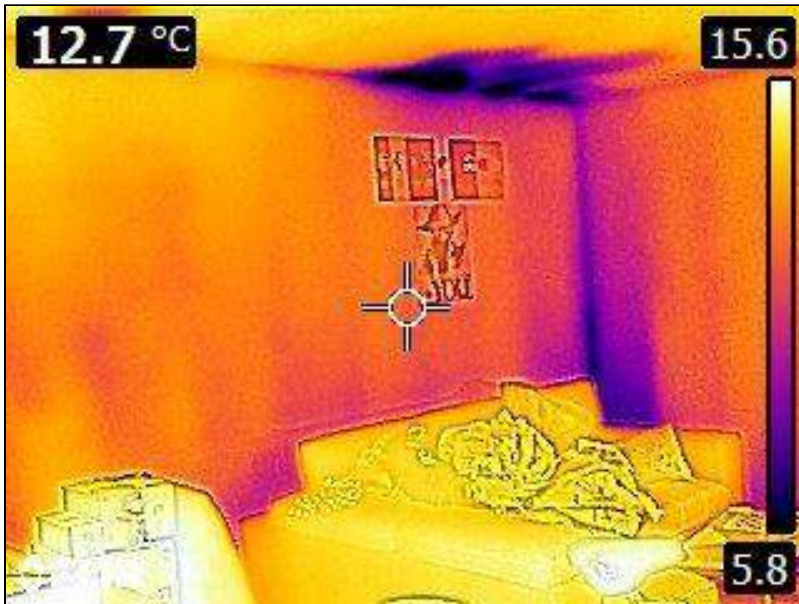
5.1 Item 25(Picture) Interior Walls



5.1 Item 26(Picture) Interior Walls



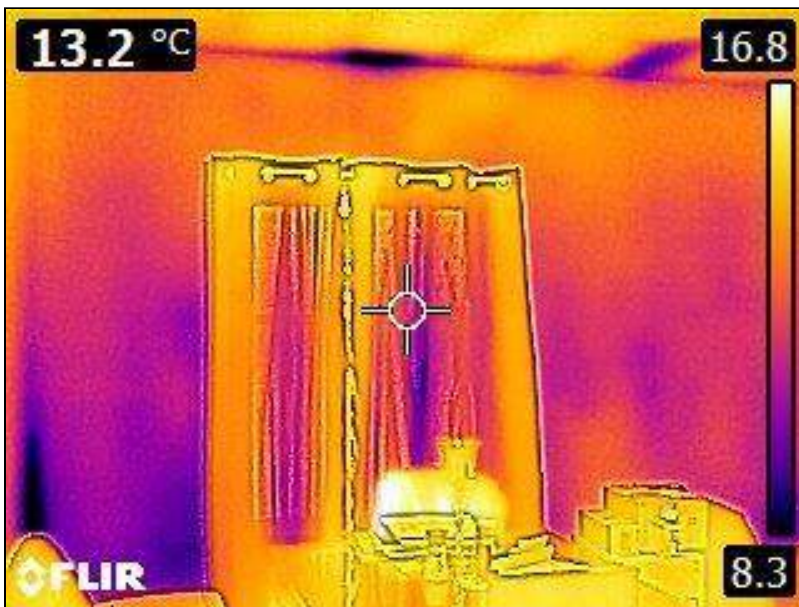
5.1 Item 27(Picture) Interior Walls



5.1 Item 28(Picture) Interior Walls



5.1 Item 29(Picture) Interior Walls



5.1 Item 30(Picture) Interior Walls



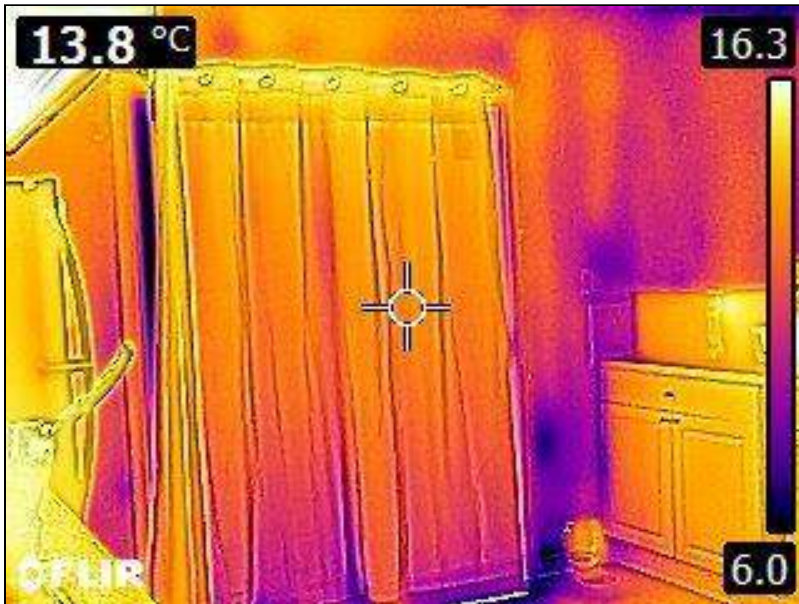
5.1 Item 31(Picture) Interior Walls



5.1 Item 32(Picture) Interior Walls



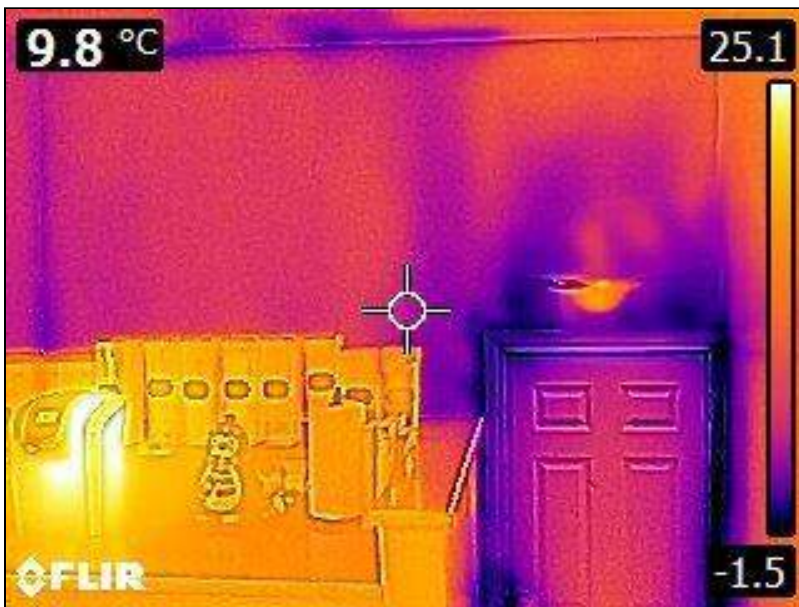
5.1 Item 33(Picture) Interior Walls



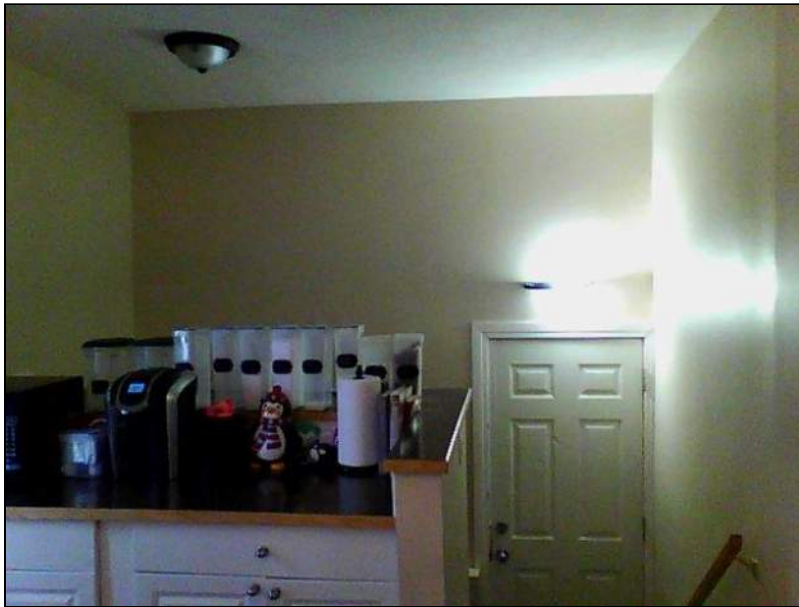
5.1 Item 34(Picture) Interior Walls



5.1 Item 35(Picture) Interior Walls



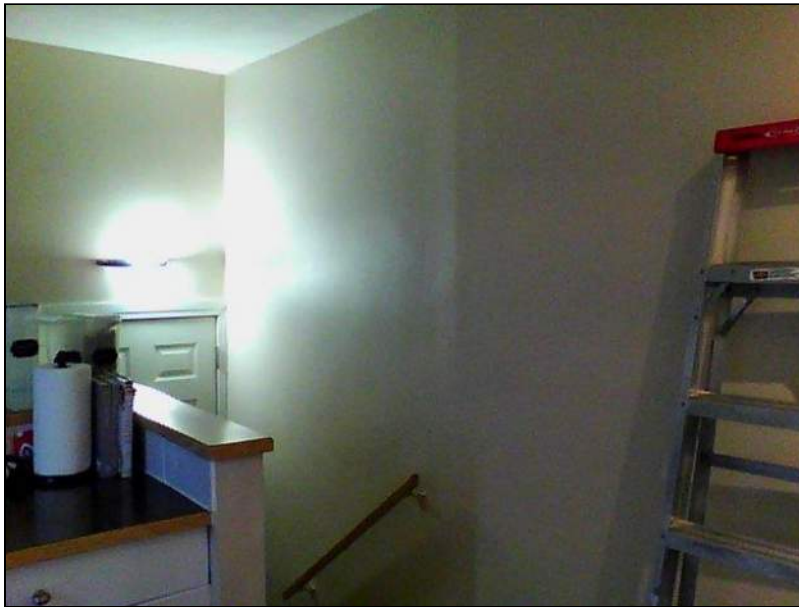
5.1 Item 36(Picture) Interior Walls



5.1 Item 37(Picture) Interior Walls



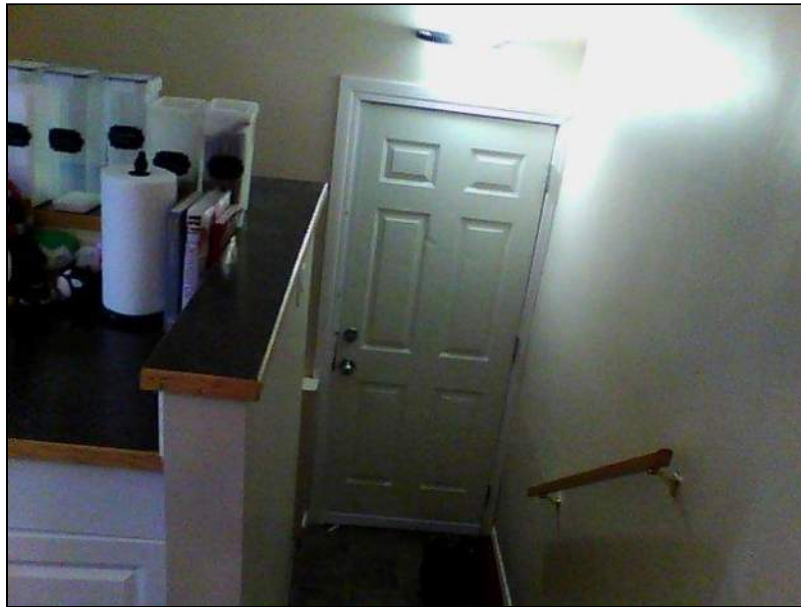
5.1 Item 38(Picture) Interior Walls



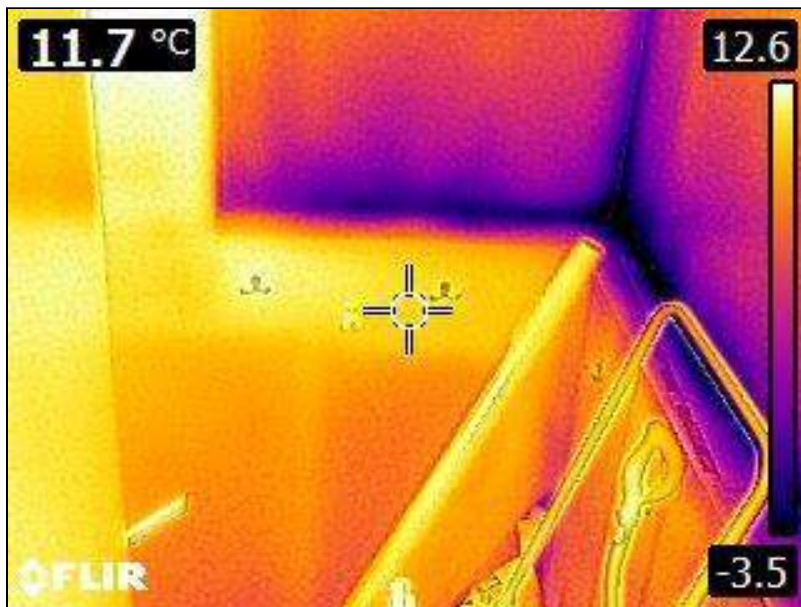
5.1 Item 39(Picture) Interior Walls



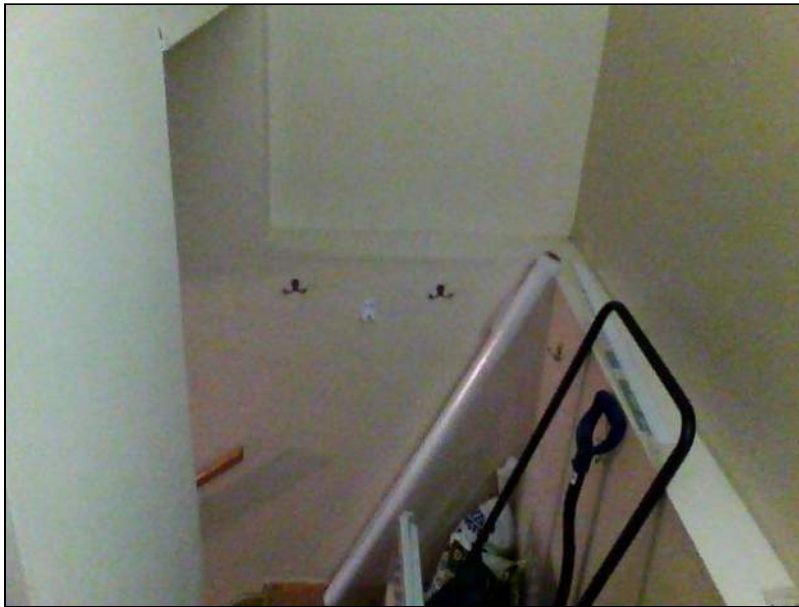
5.1 Item 40(Picture) Interior Walls



5.1 Item 41(Picture) Interior Walls



5.1 Item 42(Picture) Interior Walls



5.1 Item 43(Picture) Interior Walls

5.2 Floors

Comments: Inspected

5.4 Doors

Comments: Inspected

DOORS

Doors were all inspected and two had signs of rubbing which aligns with the settlement the house experienced.



5.4 Item 1(Picture) Door - signs of rubbing



5.4 Item 2(Picture) Door - signs of rubbing

The interior of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

7. Basement

Inspection of the basement/crawlspace is limited to a visual review of conditions at time of inspection only. Inspections may be limited due to storage of personal property. Weather conditions, storage of personal property, changing foundation, wall conditions, wall finishes, etc. all contribute to inconclusive predictions of foundation performance. While there may not be visible evidence of water intrusion at time of inspection, the inspector CANNOT warranty this or any basement against water entry. Please note it is not the inspectors responsibility to confirm/check for permits for renovation/changes in the home. The presence of mold in concealed areas of the home does NOT fall within the scope of Home Inspection as it is not visibly accessible. If buyer has concerns about mold due to allergies, or suspects the presence of mold, he/she is advised to consult with a qualified mold inspector or contractor to agree to carry out a more invasive investigation. Air quality testing is a great option to further investigate for mold in concealed areas.

Styles & Materials

| | | |
|---|--|---|
| Foundation: Poured concrete | Method used to observe Crawlspace: No crawlspace | Floor Structure: Wood joists |
| Columns or Piers: Steel screw jacks | Insulation: Batt | Floor Covering(s): Unfinished |

Items

7.0 Foundation

Comments: Inspected

FOUNDATION

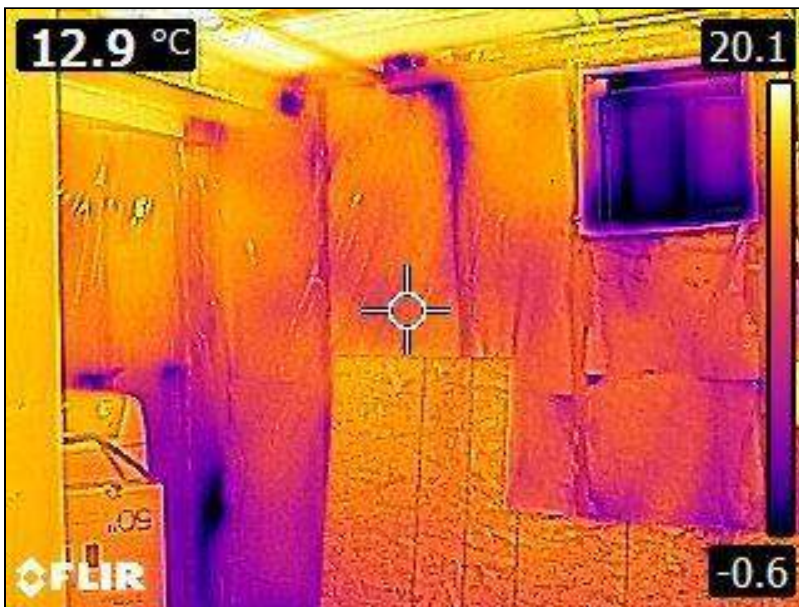
The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration.



7.0 Item 1(Picture) Basement Foundation



7.0 Item 2(Picture) Basement Foundation



7.0 Item 3(Picture) Basement Foundation



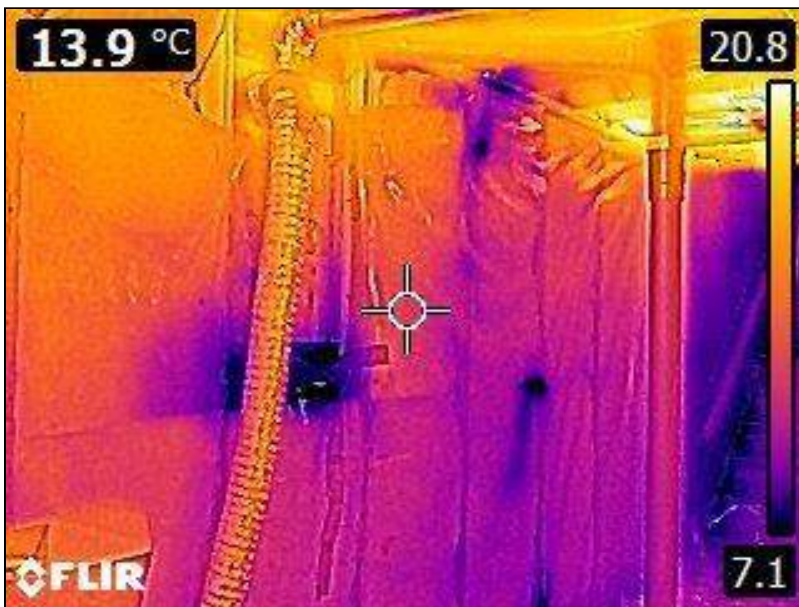
7.0 Item 4(Picture) Basement Foundation



7.0 Item 5(Picture) Basement Foundation



7.0 Item 6(Picture) Basement Foundation



7.0 Item 7(Picture) Basement Foundation



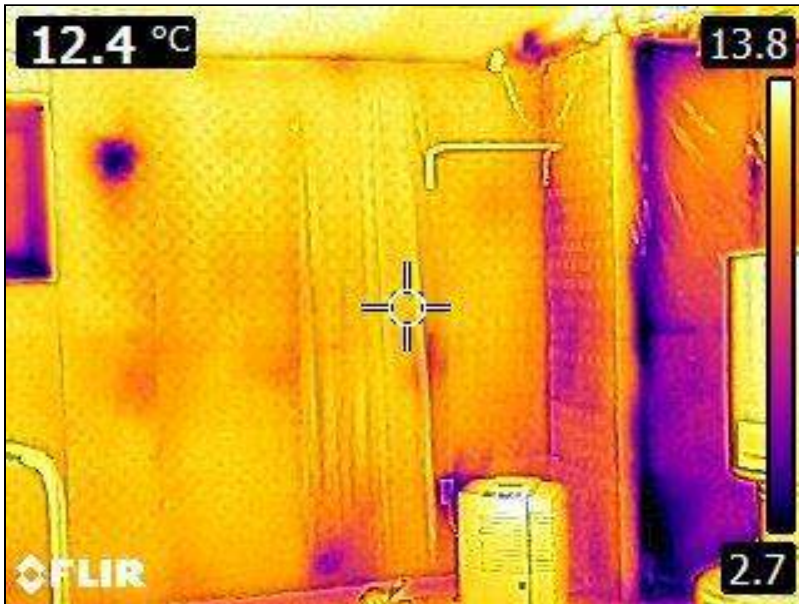
7.0 Item 8(Picture) Basement Foundation



7.0 Item 9(Picture) Basement Foundation



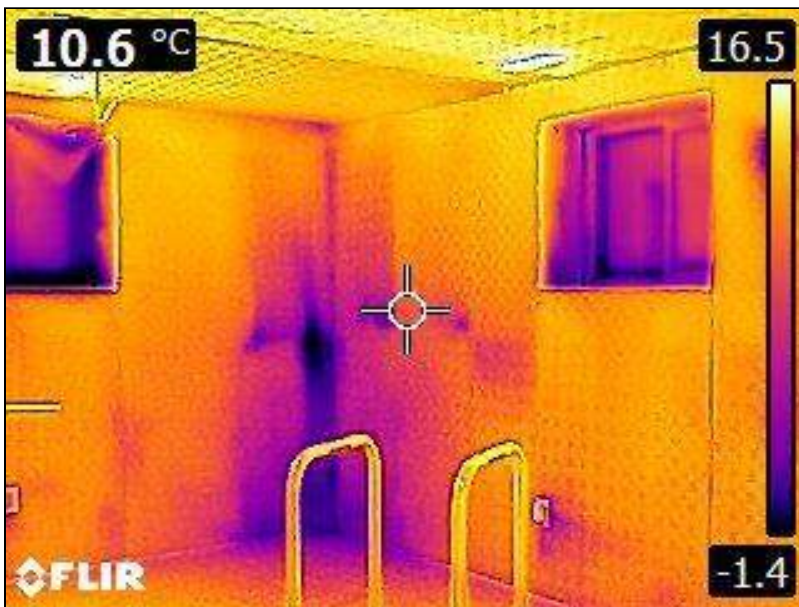
7.0 Item 10(Picture) Basement Foundation



7.0 Item 11(Picture) Basement Foundation



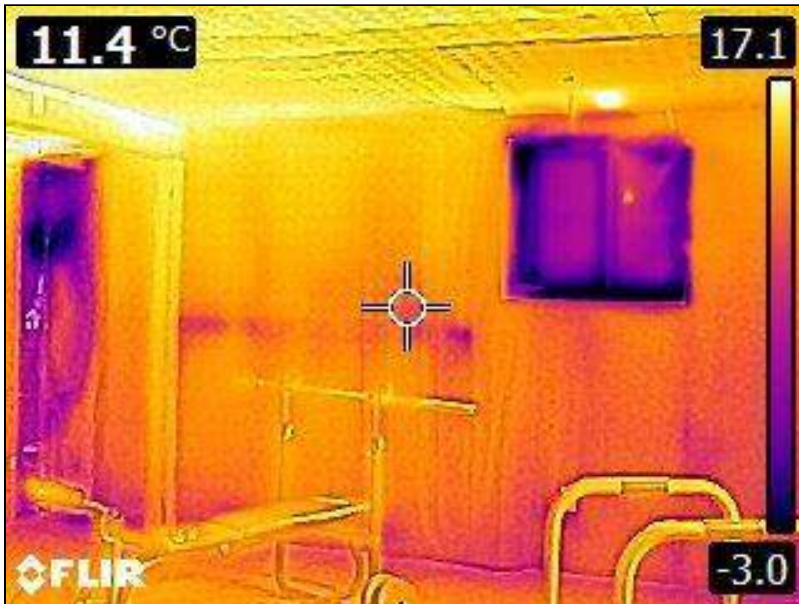
7.0 Item 12(Picture) Basement Foundation



7.0 Item 13(Picture) Basement Foundation



7.0 Item 14(Picture) Basement Foundation



7.0 Item 15(Picture) Basement Foundation



7.0 Item 16(Picture) Basement Foundation

7.3 Floors

Comments: Inspected

7.6 Columns or Piers

Comments: Inspected, Repair or Replace

COLUMNS or PIERS

The plate on the steel screw jack was bowed, recommend that it be further reviewed. Never remove support posts without seeking advice from structural engineer.



7.6 Item 1(Picture) Plate - bowed

7.9 Joists and Beams Condition

Comments: Inspected, Repair or Replace

JOISTS AND BEAMS

The end of the one beam is broken and there is sagging in the joists by the split beam, recommend that the beam and joists be further reviewed and repaired as required.

For Educational Purposes:

Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable secure. Suggest consulting professional prior to modification.



7.9 Item 1(Picture) Beam - end is broken



7.9 Item 2(Picture) Joist - sagging

The basement, crawlspace or foundation of the home was inspected and reported on with the above information. While the inspector makes every effort to find all areas of concern, some areas can go unnoticed. The inspection did not involve moving furniture and inspecting behind furniture, area rugs or areas obstructed from view. Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

9. Bathroom and Components

The home inspector shall observe function of bathroom components, along with a thermal scan for hidden leaks. The inspector cannot be held responsible for future leaks. The home inspection is non-invasive. Moisture cannot be detected behind tiles and other surfaces in wet areas.

Items

9.0 Walls and Ceiling

Comments: Inspected

WALLS AND CEILING

All ceilings were dry at time of inspection but had cracks, some common from settling and some from shifting.



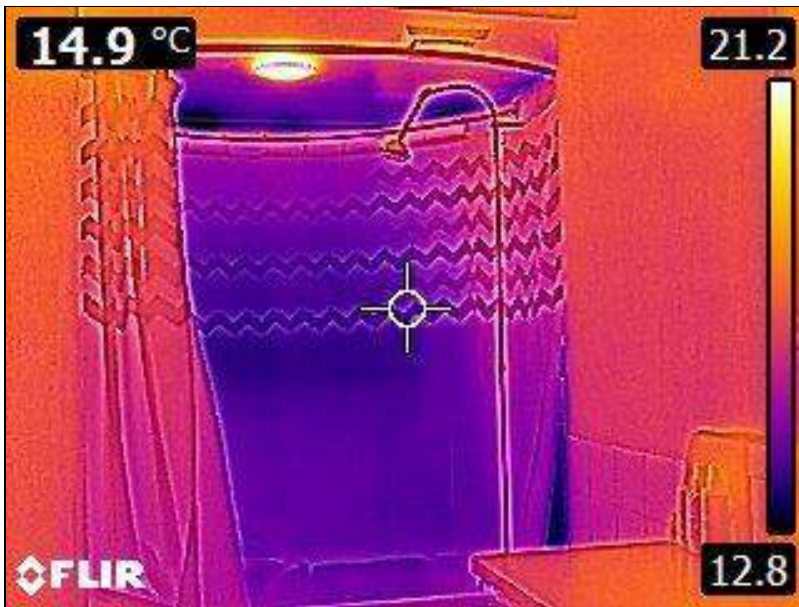
9.0 Item 1(Picture) Bathroom Ceiling - cracks from settling



9.0 Item 2(Picture) Bathroom Ceiling - cracks from settling



9.0 Item 3(Picture) Bathroom Wall - cracks from settling



9.0 Item 4(Picture) Bathroom Walls



9.0 Item 5(Picture) Bathroom Walls

9.1 Floors

Comments: Inspected

9.3 Doors

Comments: Inspected

Please be aware that the inspector has your best interest in mind. Any repair items mentioned in this report should be considered before purchase. It is recommended that qualified contractors be used in your further inspection or repair issues as it relates to the comments in this inspection report.

General Summary

BOCC



Bocc Home Inspections Ltd.

**Creekside Postal Stn PO Box70036
Airdrie AB T4B 0V9
(403)585-6279
www.Bocclnspections.com**

Customer

Town of Drumheller attn: Mark Steffler

Address

1000 Hunter Drive Nacmine
Drumheller Alberta T0J 0Y0

The following items or discoveries indicate that these systems or components **do not function as intended** or **adversely affects the habitability of the dwelling**; or **warrants further investigation by a specialist**, or **requires subsequent observation**. This summary shall not contain recommendations for routine upkeep of a system or component to keep it in proper functioning condition or recommendations to upgrade or enhance the function or efficiency of the home. This Summary is not the entire report. The complete report may include additional information of concern to the customer. It is recommended that the customer read the complete report.

1. Roofing

1.0 Roof Coverings

Inspected, Repair or Replace

ROOF COVERINGS

The roof was walked for assessment, could only inspect some of the roof as it was covered in snow. No visual sign of structural concern but shingles are aged and will require replacement.



1.0 Item 1(Picture) Roof - shingles are aged and will require replacement



1.0 Item 2(Picture) Roof - shingles are aged and will require replacement



1.0 Item 3(Picture) Roof - shingles are aged and will require replacement



1.0 Item 4(Picture) Roof - shingles are aged and will require replacement



1.0 Item 5(Picture) Roof - shingles are aged and will require replacement



1.0 Item 6(Picture) Roof - shingles are aged and will require replacement



1.0 Item 7(Picture) Roof - shingles are aged and will require replacement



1.0 Item 8(Picture) Roof - shingles are aged and will require replacement



1.0 Item 9(Picture) Roof - shingles are aged and will require replacement



1.0 Item 10(Picture) Roof - shingles are aged and will require replacement

2. Attic

2.3 Roof Structure

Inspected, Repair or Replace

ROOF STRUCTURE

One of the rafters has split where the two are nailed together and the cross support is bowed, both are signs of movement/settling and should be further reviewed and repaired as required.



2.3 Item 1(Picture) Rafter - split, cross support bowed



2.3 Item 2(Picture) Rafter - split, cross support bowed

3. Exterior



3.1 Wall Cladding Flashing and Trim

Inspected, Repair or Replace

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. At the back of the house the top row of siding is bowed over the sliding patio door, recommend that it be further reviewed and repaired as required.



3.1 Item 1(Picture) Exterior



3.1 Item 2(Picture) Exterior



3.1 Item 3(Picture) Exterior



3.1 Item 4(Picture) Exterior



3.1 Item 5(Picture) Exterior



3.1 Item 6(Picture) Exterior



3.1 Item 7(Picture) Exterior



3.1 Item 8(Picture) Exterior



3.1 Item 9(Picture) Exterior Siding - bowed

4. Garage

4.4 Garage Clading, Flashing and Trim

Inspected, Repair or Replace

GARAGE CLADING, FLASHING AND TRIM

The back of the garage is heavily bowed, replacement of the garage is recommended.



4.4 Item 1(Picture) Back of Garage - heavily bowed



4.4 Item 2(Picture) Garage Exterior



4.4 Item 3(Picture) Garage Exterior



4.4 Item 4(Picture) Garage Exterior

7. Basement

7.6 Columns or Piers

Inspected, Repair or Replace

COLUMNS or PIERS

The plate on the steel screw jack was bowed, recommend that it be further reviewed. Never remove support posts without seeking advice from structural engineer.



7.6 Item 1(Picture) Plate - bowed

7.9 Joists and Beams Condition

Inspected, Repair or Replace

JOISTS AND BEAMS

The end of the one beam is broken and there is sagging in the joists by the split beam, recommend that the beam and joists be further reviewed and repaired as required.

For Educational Purposes:

Floor joists are an important part of the supportive structure of a floor. They hold up the weight of a building, absorb impacts on the floor, and create structural support so that the floor will be stable secure. Suggest consulting professional prior to modification.



7.9 Item 1(Picture) Beam - end is broken



7.9 Item 2(Picture) Joist - sagging


Home inspectors are not required to report on the following: Life expectancy of any component or system; The causes of the need for a repair; The methods, materials, and costs of corrections; The suitability of the property for any specialized use; Compliance or non-compliance with codes, ordinances, statutes, regulatory requirements or restrictions; The market value of the property or its marketability; The advisability or inadvisability of purchase of the property; Any component or system that was not observed; The presence or absence of pests such as wood damaging organisms, rodents, or insects; or Cosmetic items, underground items, or items not permanently installed. Home inspectors are not required to: Offer warranties or guarantees of any kind; Calculate the strength, adequacy, or efficiency of any system or component; Enter any area or perform any procedure that may damage the property or its components or be dangerous to the home inspector or other persons; Operate any system or component that is shut down or otherwise inoperable; Operate any system or component that does not respond to normal operating controls; Disturb insulation, move personal items, panels, furniture, equipment, plant life, soil, snow, ice, or debris that obstructs access or visibility; Determine the presence or absence of any suspected adverse environmental condition or hazardous substance, including but not limited to mold, toxins, carcinogens, noise, contaminants in the building or in soil, water, and air; Determine the effectiveness of any system installed to control or remove suspected hazardous substances; Predict future condition, including but not limited to failure of components; Since this report is provided for the specific benefit of the customer(s), secondary readers of this information should hire a licensed inspector to perform an inspection to meet their specific needs and to obtain current information concerning this property.

Prepared Using HomeGauge <http://www.HomeGauge.com> : Licensed To Adam Boccinfuso

RESIDENTIAL APPRAISAL REPORT

REFERENCE: 214962

FILE NO.: 214962

| | | | | |
|---------------|--|------------------|--|---|
| CLIENT | CLIENT: DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX: | APPRAISER | AIC MEMBER: Robert Irwin COMPANY: Tru Appraisals Ltd. ADDRESS: P.O. Box 771 Brooks, AB T1R 1B7 E-MAIL: irwin@tru-appraisals.com PHONE: (403) 362-6992 FAX: |  |
| | PROPERTY ADDRESS: 105 4 Street W LEGAL DESCRIPTION: PLAN 9611501 BLOCK 12 | | CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0 Source: Assessment / Title Search | |

| | | |
|----------------|--|---|
| SUBJECT | MUNICIPALITY AND DISTRICT: Drumheller ASSESSMENT: [REDACTED] Assessment Date Jul. 1, 2020 (2021 Assmt) [REDACTED] Year 2021 EXISTING USE: Residential Single Family OCCUPIED BY: Owner | Name Type: Owner PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Acquisition/Expropriation only (all other uses are denied) |
| | INTENDED USERS (by name): DRFM Office REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on with an effective date of File No. | PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> MAINTENANCE FEE (if applicable) \$: CONDO/STRATA COMPLEX NAME (if applicable): IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) |

| | | |
|-------------------|--|--|
| ASSIGNMENT | APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) JURISDICTIONAL EXCEPTION <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) | Ranges do not apply (see comments below) |
| | NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> BUILT-UP: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural CONFORMITY: Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> see comments below Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> see comments below Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> see comments below | MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining |

| | | |
|----------------------|--|---|
| NEIGHBOURHOOD | COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed | AGE RANGE OF PROPERTIES (years): PRICE RANGE OF PROPERTIES: \$ \$ From To |
| | [REDACTED] | [REDACTED] |

| | | |
|-------------|--|---|
| SITE | SITE DIMENSIONS: Irregular LOT SIZE: 1.33 Unit of Measurement Acre(s) Source: Assessment & G.I.S. Map TOPOGRAPHY: Mostly level or gently sloping down to river. CONFIGURATION: Irregular (see plot map in addendum) ZONING: CSD - Countryside District Source: Assessment & G.I.S. Map OTHER LAND USE CONTROLS (see comments) USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) TITLE SEARCHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions) | UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well FEATURES: <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Underground <input type="checkbox"/> Laneway Surface: Gravel PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| | COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Lawn area surrounding the home with mature trees. Small fenced off yard area next to the house. Property use conforms to the zoning. | [REDACTED] |

REFERENCE: 214962

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 214962

| | | |
|-------------------------------------|--|--|
| YEAR BUILT (estimated): 1948 | PROPERTY TYPE: Single Family Dwelling | ROOFING: Metal |
| YEAR of ADDITIONS (estimated): | DESIGN/STYLE: Bungalow | Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| EFFECTIVE AGE: 40 years | CONSTRUCTION: Wood | |
| REM. ECONOMIC LIFE: 30 years | WINDOWS: PVC | |
| COMMENTS: | BASEMENT: Partial / Undeveloped | EXTERIOR FINISH: Stucco |
| | ESTIMATED BASEMENT AREA: <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. | Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| | ESTIMATED BASEMENT FINISH: 0 % | |
| | FOUNDATION WALLS: Concrete | |

| | | | | | | | | |
|---|------------------|------------------|-------------------------------------|-------------------------------------|---|---|-----------------------------------|-------------------------------------|
| BEDROOM (#) | BATHROOM (#) | INTERIOR FINISH: | Walls | Ceilings | CLOSET: | | | |
| Large | 2-Piece | Good | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Average | <input type="checkbox"/> Fair | <input type="checkbox"/> Poor/None |
| 2 Average | 3 -Piece | x Average | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Ceiling | <input checked="" type="checkbox"/> Walls | <input type="checkbox"/> Basement | <input type="checkbox"/> Crawlspace |
| Small | 1 4-Piece | Fair | <input type="checkbox"/> | <input type="checkbox"/> | Info Source: Inspection (Assumed) | | | |
| | 5-Piece | Poor | <input type="checkbox"/> | <input type="checkbox"/> | PLUMBING LINES: Copper, Pex, ABS | | | |
| | | | <input type="checkbox"/> | <input type="checkbox"/> | Info Source: limited visual inspection | | | |
| FLOORING: Vinyl & Laminate | | | | | FLOORPLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | |
| ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers | | | | | BUILT-IN/EXTRA: <input type="checkbox"/> Stove <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator | | | |
| ESTIMATED RATED CAPACITY OF MAIN PANEL: 100 amps | | | | | <input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium | | | |
| HEATING SYSTEM: Forced Air Fuel Type Natural Gas | | | | | <input type="checkbox"/> HR Ventilator <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input checked="" type="checkbox"/> Jetted tub | | | |
| WATER HEATER: 40-Gallon (estimated size) | | | | | <input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input type="checkbox"/> | | | |
| | | | | | OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | |

| ROOM ALLOCATION | | | | | | | | | | | | | | | |
|---------------------|-----------------|--------------------|---------------------|---------|--------|----------|-----|-----------|-----------|---------|---------|---------|--|------------|--------------|
| LEVEL: | ENTRANCE | LIVING | DINING | KITCHEN | FAMILY | BEDROOMS | DEN | FULL BATH | PART BATH | LAUNDRY | SUNROOM | UTILITY | | ROOM TOTAL | AREA |
| MAIN | x | 1 | area | 1 | | 2 | | 1 | | in bath | 1 | | | 5 | 1,210 |
| SECOND | | | | | | | | | | | | | | | |
| THIRD | | | | | | | | | | | | | | | |
| ABOVE GRADE TOTALS: | ROOMS: 3 | BEDROOMS: 2 | BATHROOMS: 1 | | | | | | | | | | | TOTAL AREA | 1,210 |
| BASEMENT | | | | | | | | | | | | 1 | | 1 | |

IMPROVEMENTS

UNIT OF MEASUREMENT: Sq. Ft Sq. M
SOURCE OF MEASUREMENT: **Measured**

BASEMENT FINISH **Partial basement is undeveloped with no development potential. Good for utility/storage room only.**

GARAGES/CARPORT/PARKING FACILITIES: **Newer 24' x 24' detached double garage, gravel floor, insulated and lined with plywood. Power and garage door openers.**

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): **Newer screened wood deck at the front of the house.**

COMMENTS: Detrimental Conditions Observed Incomplete Construction (see comments)

Older home that has been generally well maintained and updated over the years. Updated bathroom and kitchen. In average condition of average quality materials and workmanship.

REFERENCE: 214962

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 214962

LAND VALUE AS IF VACANT: N/A [REDACTED] SOURCE OF DATA: Assessment, vacant land sales/listings COMMENT: estimate based on very limited data

EXISTING USE: Residential Single Family

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: Residential Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: Existing Residential Use Other

[REDACTED]

| | | |
|----------------------------|--------------------------------------|-------------------------|
| DIRECT COMPARISON APPROACH | SUBJECT | |
| | 105 4 Street W Lehigh, AB T0J 1B0 | |
| | DATA SOURCE | Inspection |
| | DAYS ON MARKET | |
| | DATE OF SALE | |
| | SALE PRICE | \$ |
| | LOCATION | Riverfront |
| | SITE DIMENSIONS / LOT SIZE | 1.33 Ac. |
| | BUILDING TYPE | Single Family Dwelling |
| | DESIGN / STYLE | Bungalow |
| | AGE / CONDITION | 40 eff. Average |
| | LIVABLE FLOOR AREA | 1,210 Sq.Ft. |
| | ROOM COUNT | Total Rooms: 3 Bdrms: 2 |
| | BATHROOMS | 1 |
| | BASEMENT | Partial / Undeveloped |
| | PARKING FACILITIES | Double Det. (no floor) |
| | EXTRAS | 5x Sheds, Scrn. Deck |
| | ADJUSTMENTS (Gross %, Net %, Net \$) | |
| | ADJUSTED VALUES | |

ANALYSES AND COMMENTS:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

Please refer to the extraordinary assumptions addendum regarding selection of comparable sales.

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ [REDACTED]

| | | | |
|---------------|--------------------------|-----------------------|-------------------------|
| CLIENT | CLIENT: DRFM Office | APPRAISER | APPRAISER: Robert Irwin |
| | ADDRESS: 702 Premier Way | | ADDRESS: P.O. Box 771 |
| | Drumheller, AB T0J 0Y0 | | Brooks, AB T1R 1B7 |
| PHONE: | FAX: | PHONE: (403) 362-6992 | FAX: |

105 4 Street W, Lehigh, AB T0J 1B0

Subject Front

105 4 Street W
 Sale Price
 Livable Floor Area 1,210 Sq.Ft.
 Total Rooms 3
 Total Bedrooms 2
 Total Bathrooms 1
 Site Size 1.33 Ac.
 Age 40 eff.



Subject Rear



Subject Garage



+

July 14, 2022

HAZARDOUS MATERIALS ASSESSMENT REPORT

105 4 Street W

E2791



Prepared For:

Town of Drumheller
702 Premier Way
Drumheller, Alberta
T0J 0Y4

Prepared By:

Eco Abate Inc.
425 Forge Road SE
Calgary, Alberta
T2H 0S9

SENT: July 14, 2022

Town of Drumheller
702 Premier Way
Drumheller, Alberta
T0J 0Y4

ATTN: Mark Steffler, *Project Manager*

RE: **Hazardous Material Assessment Report**
105 4 Street W
Project #: E2791

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 105 4 Street W in Lehigh, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

During the process, Eco Abate identified the following asbestos-containing materials which will require abatement prior to the planned renovations or demolition of the structure:

1. Exterior Stucco.

Various other hazardous materials were also identified including: ozone depleting substances, radioactive materials and biological hazards.

If you have any questions, concerns or require any additional information please contact the undersigned at (403) 998-5079 or info@ecoabate.com.

Authored By:



Reid Andersen, B.Sc.,
Project Coordinator

Reviewed By:



Scott Blake, B.Sc., NCSO, EP®
Principal

EXECUTIVE SUMMARY:

Based on observations and results, Eco Abate makes the following conclusions:

1. The following materials were identified as asbestos-containing and will require abatement prior to demolition of the structure:
 - a. Stucco – Materials on Exterior Structures (*See Photographs #13 to 17*).
Removal of the materials must be performed by a qualified abatement contractor prior to demolition using procedures found in the Alberta Asbestos Abatement Manual (2019).
2. Hazardous components were identified on site and will require appropriate disposal prior to demolition. These items included:
 - a. ozone depleting substances in refrigerators,
 - b. radioactive materials in smoke detectors, and
 - c. miscellaneous chemicals.
3. Various biological hazards were observed on site including animal carcasses, animal fecal matter and urine, and mould growth.
4. No attic access was identified, and ceiling materials were suspected to be asbestos-containing at the time. As a result, no inspection or test of attic materials was possible.
5. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

PLEASE NOTE: Renovation and demolition activities involving asbestos materials identified must be performed in accordance with all laws found in the Occupational Health and Safety Act Regulation and Code (2021) and follow procedures outlined in the Alberta Asbestos Abatement Manual (2019). Asbestos abatement must be performed by a competent contractor experienced in the procedures described above and include air quality monitoring by a third-party occupational hygiene consultant. All contractors who perform work on the building must be given relevant information pertaining to asbestos-containing materials and must be given access to all records of asbestos testing, including this report.

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APPENDIX I

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LABORATORY REPORTS

INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 105 4 Street W in Lehigh, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

The site assessment and sampling portions of the investigation were performed on July 6th, 2022, by Mr. Scott Blake, B.Sc., NCSO, EP®, Principal at Eco Abate Inc.

SCOPE OF WORK

Eco Abate provide the following services:

- Inspection of the building for hazardous materials and conditions, including:
 - Asbestos-containing materials (ACM);
 - Lead-containing materials;
 - PCB-containing fixtures;
 - Mercury-containing fixtures;
 - Ozone depleting substances;
 - Biological hazards; and
 - Miscellaneous chemicals.
- Sampling, assessment, and photography of suspect materials;
- Interpretation of bulk sample laboratory results;
- Analysis of results in accordance with current industry standards;
- Determine mitigation and corrective actions, where needed;
- Identification of potential exposure hazards relating to asbestos, lead, PCBs, mercury, ODS; and
- Drafting of full report detailing results, conclusions, and recommendations.

REGULATIONS AND GUIDELINES

Occupational Health and Safety Code

The Alberta Asbestos Abatement Manual (2019)¹ (AAAM) outlines methods used to aid compliance with the Occupational Health and Safety Act, Regulation and Code (December 2021)² (OH&S Code) in the province of Alberta. The manual covers general information on asbestos, related health hazards, requirements for worker protection, safe work practices and basic principles to follow for the safe abatement of asbestos-containing materials.

Part 4 of the Alberta OH&S Code (December 1, 2021)², outlines requirements related to asbestos in buildings. These requirements are:

- Section 31 (1)** If it is determined that asbestos fibres may be released in a building, the building is in an unsafe condition.
- (2)** The employer must take all necessary steps to correct the unsafe condition.
- Section 32 (1)** A person must not use materials containing crocidolite asbestos in an existing or a new building.
- (2)** A person must not apply materials containing asbestos by spraying them.
- Section 33** A person must not use asbestos in an air distribution system or equipment in a form in which, or in a location where, asbestos fibres could enter the air supply or return air systems.
- Section 34** If a building is to be demolished, the employer must ensure that materials with the potential to release asbestos fibres are removed first.
- Section 35** If a building is being altered or renovated, the employer must ensure that materials in the area of the alterations or renovations that could release asbestos fibres are encapsulated, enclosed or removed.
- Section 36 (1)** An employer who is responsible for removing or abating asbestos or for demolishing or renovating a building or equipment containing asbestos must notify a Director of Inspection of the activity at least 72 hours before beginning the activities that may release asbestos fibres.
- (2)** A person must not remove or abate asbestos or demolish or renovate a building or equipment containing asbestos if a Director of Inspection has not been notified in accordance with subsection (1).

All services provided by Eco Abate strictly adhere to Alberta's current occupational health and safety laws, which includes the Occupational Health and Safety Act, Regulation and Code².

¹ Alberta Queens Printer, *Alberta Asbestos Abatement Manual (2019)*, Retrieved from <https://www.alberta.ca/alberta-asbestos-abatement-manual.aspx>

² Alberta Queens Printer, *Occupational Health and Safety Act, Regulation and Code (December 2021)*, Retrieved from <http://work.alberta.ca/occupational-health-safety/ohs-act-regulation-and-code.html>

Asbestos Products Regulations

Section 1 of the Asbestos Products Regulation (December 12, 2018)³, defines asbestos product as the following:

- A product that contains any type of asbestos, including actinolite, amosite, anthophyllite, chrysotile, crocidolite, cummingtonite, fibrous erionite and tremolite.

Section 2.2 of the Asbestos Products Regulation (December 12, 2018)³ permits the use of non-crocidolite asbestos products if certain conditions are met. The following products and conditions are:

- 1) A textile fibre product that is worn on the person; if:
 - a) The product provides protection from fire or heat hazards; and
 - b) A person who uses the product in a reasonably foreseeable manner cannot come into contact with airborne asbestos from the product.
- 2) A product that is used by a child in learning or play; if:
 - a) Asbestos cannot become separated from the product.
- 3) Drywall joint cement or compound, or spackling or patching compound, that is used in construction, repair or renovation; if:
 - a) Asbestos cannot become separated from the product during its post-manufacture preparation, application or removal.
- 4) A product that is applied by spraying; if:
 - a) The asbestos is encapsulated with a binder during spraying; and
 - b) The materials that result from the spraying are not friable after drying.

³ Minister of Justice (December 12, 2018), *Asbestos Products Regulations (SOR/2016-164)*, Retrieved from <https://laws-lois.justice.gc.ca/PDF/SOR-2016-164.pdf>

METHODOLOGY

Asbestos Bulk Sampling

Asbestos bulk sampling and assessment was conducted following AAAM¹ guidelines by qualified and competent personnel with experience in sampling and laboratory analysis techniques. Asbestos samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed by polarized-light microscopy (PLM) using the EPA 600/R-93/116 analysis method. This method uses various techniques to determine the asbestos concentrations in building materials.

Material Condition Assessment

Assessment of the material was performed following the exposure assessment algorithm in Section 1.6 of the AAAM¹ as a guideline. This assessment method takes into account eight (8) factors that ultimately determine the corrective actions that must be taken to ensure the safety of an asbestos-containing installation. The factors which must be evaluated are:

- (1) Condition of Material – An assessment of the quality of the installation, adhesion of the material to substrate, and instances of deterioration or damage. Condition rated as follows:
 - i. Good Condition – no significant signs of damage, deterioration or delamination;
 - ii. Fair Condition – mild to moderate damage, deterioration or delamination; and
 - iii. Poor Condition – severely damaged, deteriorated or delaminated.
- (2) Water Damage;
- (3) Exposed Surface Area;
- (4) Accessibility;
- (5) Activity and Movement;
- (6) Air Distribution System;
- (7) Friability; and
- (8) Asbestos Content.

Lead Sampling

Lead containing material and paint samples were collected and recommendations provided in accordance with the Alberta Government's Lead at the Work Site (2013)⁴ document. This is a bulletin combining regulations and standards from various sources in the occupational health and safety industry. Lead samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed for lead content using EPA Method SW 846 3050B*/700B. EMSL's laboratory is also accredited by the AIHA Environmental Lead Laboratory Approval Program (ELLAP)

Criteria for evaluating the condition of LCPs is based on the United States Housing and Urban Development (HUD) 2012 *Guidelines for the Evaluation and Control of Lead-Based Paint Hazards in Housing*. The assessment evaluates the condition of the LCPs to determine if deterioration is due to moisture or another building deficiency.

- (1) Condition of Material – An assessment of the quality of the installation, adhesion of the material to substrate, and instances of deterioration or damage. Condition rated as follows:
 - i. Good Condition – surfaced should be monitored to ensure they remain non-hazardous;
 - ii. Fair Condition – surfaced need to be repaired but are not yet hazardous; and
 - iii. Poor Condition – surfaces are considered to be hazardous and need to be corrected.
- (2) Building Component; and
- (3) Surface Area.

Polychlorinated Biphenyls

Light ballasts were visually assessed for polychlorinated biphenyls (PCBs) containing ballasts during the inspection. Identification of PCBs was possible by the serial numbers and branding on the ballasts. Most PCBs produced in the 1980s or later have markings indicating the ballasts are "Non-PCB". Other ballasts can be identified as hazardous based on the product date and serial numbers indicating they were produced in the time period in which the manufacturer utilized PCB components.

Electrical conduits and heavy-duty sealants may contain PCBs and sampling may be required if large scale industrial processes may have required specialized PCB-containing products.

Mercury

Thermostats can utilize mercury switches and were visually inspected for the presence of these switches. All observable switches were counted and relayed in the results section.

Mercury is known to be a component of fluorescent light tubes. Visual estimation of the number of light tubes was provided in the results section.

Ozone Depleting Substances

Assessment for equipment or systems likely to contain ODSs was completed visually. Information on the type of equipment, manufacturer, type, and quantity of refrigerants was recorded, where available. The most common products include refrigeration equipment and air conditioning units.

⁴ Alberta Queens Printer (2013). *Lead at the Work Site*, Retrieved from <https://work.alberta.ca/documents/OHS-Bulletin-CH071.pdf>

Radioactive Materials

Visual assessment of smoke detectors was performed to confirm the presence of radioactive materials where possible. Any smoke detectors which were inaccessible were assumed to contain radioactive materials and were included in the reported amounts in the results section.

Biological Hazards

Identification of hazardous organic waste or biological contaminants was conducted visually and included assessment of all site conditions at the time of the inspection. The identification of material which could result in illness or disease were documented, where possible.

Biological hazards include conditions such as animal droppings or carcasses, mould contamination, standing water, etc.

Miscellaneous Chemicals

Any household or commercial chemicals which would require special disposal were documented and quantified where possible. Visual identification of the chemicals is sufficient in most cases to determine appropriate handling and disposal procedures.

LIMITATIONS

The amount of material reported, if reported, is an estimate and materials may exist in locations inaccessible at the time the survey was performed.

Materials with a homogenous appearance cannot be differentiated based on appearance and accurate identification of renovated or replaced areas is not possible. As a result, all areas of materials such as drywall, ceiling texture, stucco, etc., must be treated as asbestos-containing if one (1) or more samples are identified as positive.

Asbestos materials may exist in areas of the property inaccessible for inspection including wall cavities and ceiling cavities.

No attic entrance was identified, and ceiling materials were suspected to be asbestos-containing. As a result, no attic inspection was possible.

Materials such as flooring may extend into other areas of the home beneath secondary layers. Assessment was performed where possible but cannot account for all layers.

OBSERVATIONS

The following observations were made at the time of the assessment:

1. Walls were found to consist of drywall and joint compound.
2. No attic entrance was identified.
3. Basement was unfinished and access was limited.
4. Ceiling texture was present in most areas.
5. Stucco was present and was painted with vibrant blue color.
6. Animals including dogs and multiple cats were present within the home.
7. Dead animal carcasses were present on the porch.
8. Smoke detectors were observed.
9. No fluorescent tubes were identified.
10. PCB ballasts were not observed.
11. Visible mould growth was present on some building materials.
12. No suspected building materials existed on the garage interiors.
13. A fridge was confirmed on the porch.

RESULTS

Asbestos Materials

Table 1 below summarizes the positive results of the asbestos bulk sampling. For details, please refer to the attached laboratory reports (See Appendix II).

Table #1: Summary of Positive Asbestos Sampling Results

| # | DESCRIPTION / LOCATION | ASB TYPE | ASB% | CONDITION | PHOTO |
|----|------------------------------|-----------------|------|-----------|-------|
| 13 | Stucco Exterior NE Corner | Assume Positive | | Fair | 13 |
| 14 | Stucco Exterior SE Corner | Assume Positive | | Fair | 14 |
| 15 | Stucco Exterior NW Corner | Chrysotile | 2% | Fair | 15 |
| 16 | Stucco Shed SE Corner | Chrysotile | 2% | Fair | 16 |
| 17 | Stucco Shed SW Corner | Chrysotile | 2% | Fair | 17 |

Notes:

- a. N/A = Not applicable due to asbestos not being detected in the provided sample.
- b. None Detected = no asbestos was detected within the material sampled.
- c. Reporting limit is <1% for the method used.

Sampling was performed by Eco Abate Inc. following sampling procedures outlined in the [Alberta Asbestos Abatement Manual \(2019\)](#). Analysis was conducted in Calgary, Alberta, following the [EPA 600/R-93/116 Method](#), which is the approved polarized light microscopy (PLM) analysis method used in Canada for identification of asbestos within bulk materials.

Lead Materials

Results of lead paint sampling indicate lead-based paint was used on the property. *Table 2* below summarizes the results of the lead paint sampling. Please refer to the attached *Laboratory Report* for further details (*See Appendix II*).

Table #2: Lead Paint Sampling Results

| ID# | LOCATION | COLOR | CONC. (ppm) | INTERPRETATION |
|-----|----------|-------|-------------|----------------|
| A | Interior | Beige | <80 | Non-Lead |
| B | Exterior | Blue | <80 | Non-Lead |

Notes:

- a. Non-Lead = Lead levels reported are below the limit of lead required to classify a paint as lead-based.
- b. Reporting limit is <80 ppm for the method used.

Sampling was performed by Eco Abate Inc. following sampling procedures outlined in the Flame AAS SW 846 3050B/7000B Method. Analysis was conducted in Calgary, Alberta, by EMSL Canada Inc. following the Flame AAS SW 846 3050B/7000B Method, which is a flame atomic absorption spectrometry (AAS) analysis method used for identification of lead within surface coating samples.

Hazardous Components

Results of visual inspection for hazardous materials in building components identified multiple items which will require disposal prior to demolition. *Table 3* below summarizes the results of the assessment including confirmed counts of various items.

Table #3: Hazmat Item Count

| ITEM | TOTAL |
|-------------------------------------|-------|
| Smoke Detectors (Radioactive) | 2 |
| Thermostat (Mercury) | - |
| Fluorescent Light Tubes (Mercury) | - |
| PCB Light Ballasts | - |
| Ozone Depleting Substances (Fridge) | 2 |
| Fire Extinguishers | - |

Notes:

- ~ = Estimated amount of material based on visual observation and extrapolation through unexplored areas.
- All fluorescent light tubes were assumed to contain mercury.
- Only smoke detectors confirmed to contain radioactive materials were included.
- Refrigeration equipment included air conditioning units, refrigerators, freezers, and water coolers.
- Item counts are based on visual observation while on site and does not include items which were inaccessible.

Biological Hazards

Animal carcasses and fecal matter were present. A pungent odour of urine was present due to large number of litter boxes throughout the home.

Mould contamination was observed in various areas of the home.

Miscellaneous Chemicals

Various chemicals were identified in the basement and main floor.

CONCLUSIONS

Based on observations and results, Eco Abate makes the following conclusions:

1. The stucco on the property was identified as asbestos-containing (*See Photographs #13 to 17*). Removal of the material must be performed prior to demolition by a qualified abatement contractor using moderate-risk asbestos abatement procedures found in Section 5.3 of the AAAM (2019).
2. Hazardous components were identified on site and will require appropriate disposal prior to demolition. These items included:
 - a. ozone depleting substances in refrigerators,
 - b. radioactive materials in smoke detectors, and
 - c. miscellaneous chemicals.
3. Various biological hazards were observed on site including animal carcasses, animal fecal matter and urine, and mould growth.
4. No attic access was identified, and ceiling materials were suspected to be asbestos-containing at the time. As a result, no inspection or test of attic materials was possible.
5. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

PLEASE NOTE: Renovation and demolition activities involving asbestos materials identified must be performed in accordance with all laws found in the Occupational Health and Safety Act Regulation and Code (2019) and follow procedures outlined in the Alberta Asbestos Abatement Manual (2019). Asbestos abatement must be performed by a competent contractor experienced in the procedures described above and include air quality monitoring by a third-party occupational hygiene consultant. All contractors who perform work on the building must be given relevant information pertaining to asbestos-containing materials and must be given access to all records of asbestos testing, including this report.

WARRANTY:

Eco Abate Inc. warrants to the company, organization, or individual to whom this report is addressed that the assessment described has been conducted with a reasonable level of care and skill, in accordance with standards currently prevailing in the health, safety, and environmental consulting profession.

The warranty stated above is subject to the following: (i) the assessment conducted by Eco Abate has been limited to the scope of work described, (ii) this report has been prepared taking into account current government regulations, and does not reflect regulations which may be enacted in the future, (iii) where indicated or implied in this report, conclusions are based on visual observation of the site at the time of this assessment, and (iv) the conclusions of this report do not apply to any areas of the site not available for testing or inspection.

This report is intended for the exclusive use of the company, organization, or individual to whom it is addressed.

If you have any questions, concerns or require any additional information please contact the undersigned at (403) 998-5079 or info@ecoabate.com.

Authored By:



Reid Andersen, B.Sc.,
Project Coordinator

Reviewed By:



Scott Blake, B.Sc., NCSO, EP®
Principal

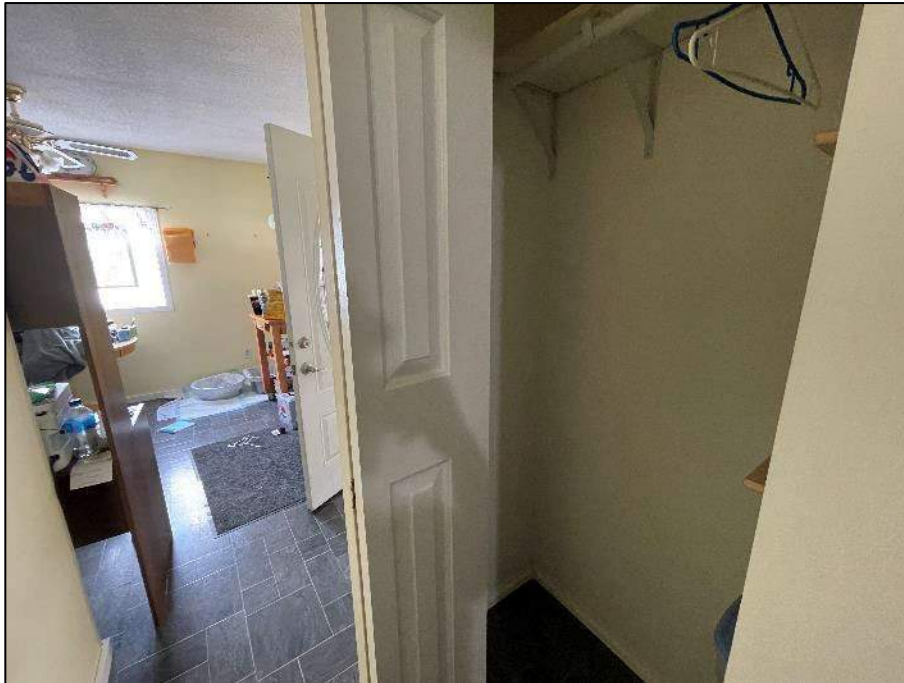
APPENDIX I
PHOTOGRAPHS



PHOTOGRAPH #1: Drywall Joint Compound - Level 1 SW Bedroom (Non-Asbestos)



PHOTOGRAPH #2: Drywall Joint Compound - Level 1 NW Living Room (Non-Asbestos)



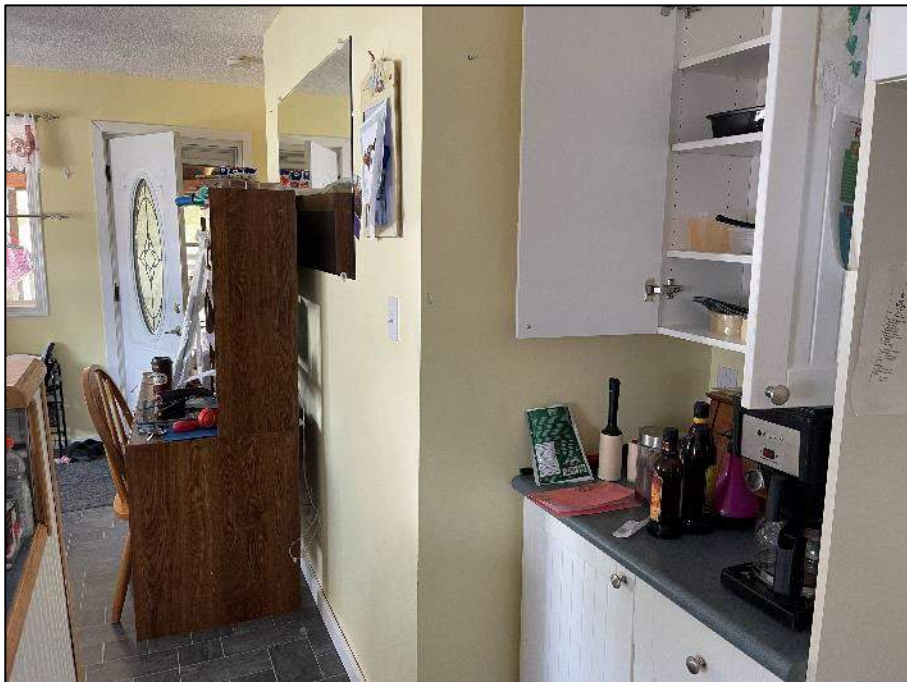
PHOTOGRAPH #3: Drywall Joint Compound - Level 1 West Hall Closet (Non-Asbestos)



PHOTOGRAPH #4: Drywall Joint Compound - Level 1 SW Hallway (Non-Asbestos)



PHOTOGRAPH #5: Drywall Joint Compound - Level 1 Laundry Area (Non-Asbestos)



PHOTOGRAPH #6: Drywall Joint Compound - Level 1 Kitchen (Non-Asbestos)



PHOTOGRAPH #7: Ceiling Texture - Level 1 Living Room (Non-Asbestos)



PHOTOGRAPH #8: Ceiling Texture - Level 1 Kitchen (Non-Asbestos)



PHOTOGRAPH #9: Ceiling Texture - Level 1 SW Bedroom (Non-Asbestos)



PHOTOGRAPH #10: Ceiling Tile - Basement (Non-Asbestos)



PHOTOGRAPH #11: Flooring - Level 1 SW Bedroom (Non-Asbestos)



PHOTOGRAPH #12: Flooring - Level 1 Living Room (Non-Asbestos)



PHOTOGRAPH #13: Stucco - Exterior NE Corner (Assume Positive)



PHOTOGRAPH #14: Stucco - Exterior SE Corner (Assume Positive)



PHOTOGRAPH #15: Stucco - Exterior NW Corner (2% Chrysotile)



PHOTOGRAPH #16: Stucco - Shed SE Corner (2% Chrysotile)



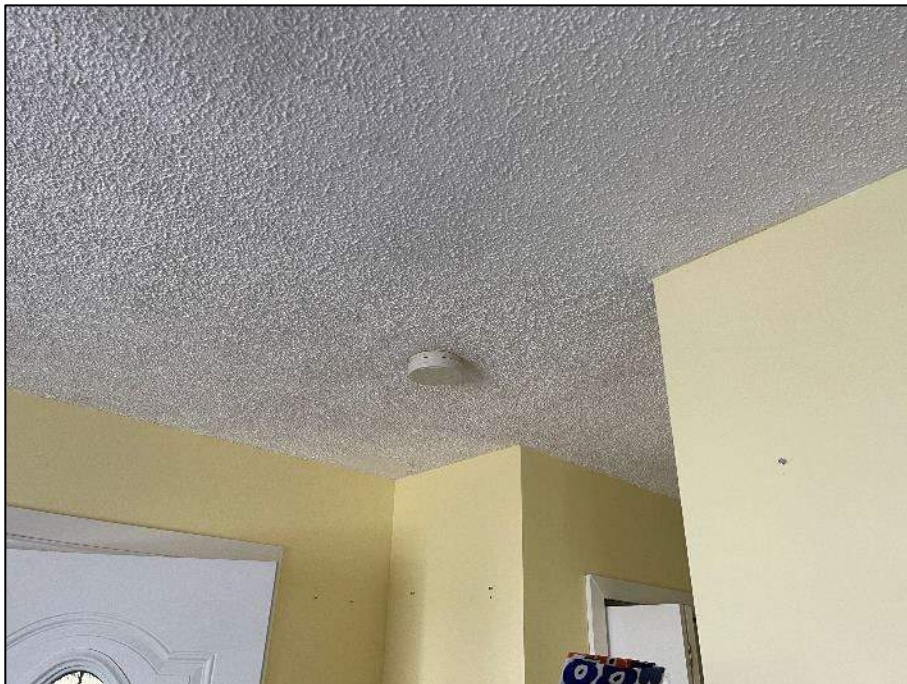
PHOTOGRAPH #17: Stucco - Shed SW Corner (2% Chrysotile)



PHOTOGRAPH #18: Beige Interior Paint (Non-Lead)



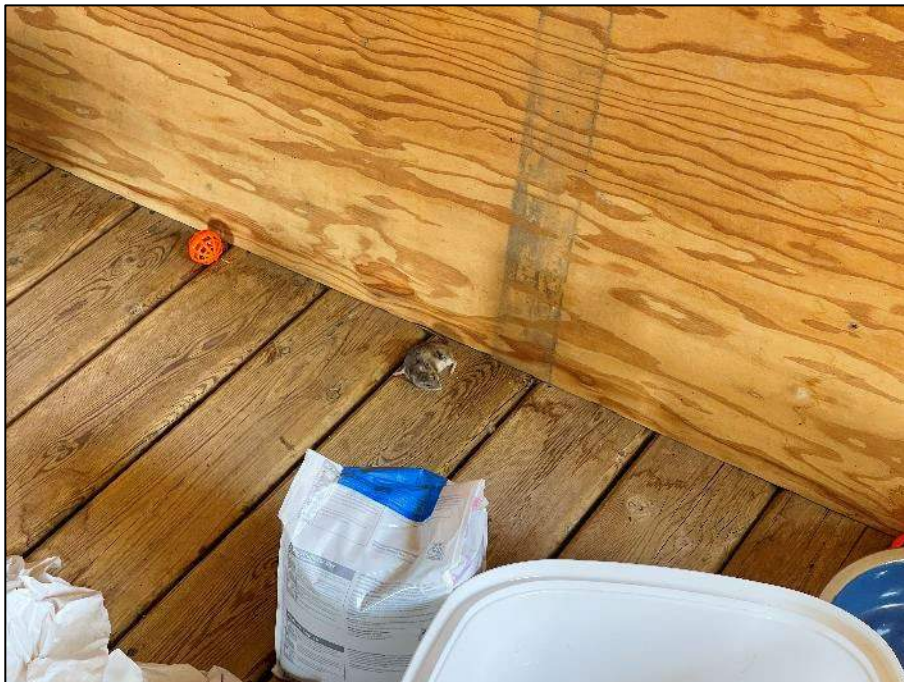
PHOTOGRAPH #19: Blue Exterior Paint (Non-Lead)



PHOTOGRAPH #20: Smoke Detectors Present (Radioactive Materials)



PHOTOGRAPH #23: Fridge on Porch (Ozone Depleting Substances)



PHOTOGRAPH #24: Animal Carcass on Front Porch (Biological Hazard)

Project Number: E2791

Date of Analysis Monday, July 11, 2022

Author Reid Andersen

Results

| ID | Sample Description / Location | Results |
|----|---|---------------|
| 1 | Drywall Joint Compound - Level 1 SW Bedroom (EXT) | None Detected |
| 2 | Drywall Joint Compound - Level 1 NW Living Room (EXT) | None Detected |
| 3 | Drywall Joint Compound - Level 1 West Hall Closet (EXT) | None Detected |
| 4 | Drywall Joint Compound - Level 1 SW Hallway (INT) | None Detected |
| 5 | Drywall Joint Compound - Level 1 Laundry Area (INT) | None Detected |
| 6 | Drywall Joint Compound - Level 1 Kitchen (INT) | None Detected |
| 7 | Ceiling Texture - Level 1 Living Room | None Detected |
| 8 | Ceiling Texture - Level 1 Kitchen | None Detected |
| 9 | Ceiling Texture - Level 1 SW Bedroom | None Detected |
| 10 | Ceiling Tile - Basement | None Detected |
| 11 | Flooring - Level 1 SW Bedroom | None Detected |
| 12 | Flooring - Level 1 Living Room (Layer 2) | None Detected |
| 13 | Stucco - Exterior NE Corner | None Detected |
| 14 | Stucco - Exterior SE Corner | None Detected |
| 15 | Stucco - Exterior NW Corner | 2% Chrysotile |
| 16 | Stucco - Shed SE Corner | 2% Chrysotile |
| 17 | Stucco - Shed SW Corner | 2% Chrysotile |

- Samples analysis of bulk materials via EPA 600/R-93/116 Method using Polarized Light Microscopy
- This report relates only to the samples reported above, and may not be reproduced
- Analysis and results subject to limitations of sample collection and methodology used
- Eco Abate maintains liability limited to cost of analysis

APPRAISAL OF REAL PROPERTY

LOCATED AT

220 2 Ave W
Lehigh, AB T0J 1B0
PLAN 8810626 BLOCK 2 LOT 1

FOR

DRFM Office
702 Premier Way
Drumheller, AB T0J 0Y0

AS OF

February 23, 2022


BY

Robert Irwin
Tru Appraisals Ltd.
P.O. Box 771
Brooks, AB T1R 1B7
(403) 362-6992
irwin@tru-appraisals.com

REFERENCE: 220755

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 220755

| | | | | |
|---------------|--|------------------|--|---|
| CLIENT | CLIENT: DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX: | APPRAISER | AIC MEMBER: Robert Irwin COMPANY: Tru Appraisals Ltd. ADDRESS: P.O. Box 771 Brooks, AB T1R 1B7 E-MAIL: irwin@tru-appraisals.com PHONE: (403) 362-6992 FAX: |  |
| | PROPERTY ADDRESS: 220 2 Ave W LEGAL DESCRIPTION: PLAN 8810626 BLOCK 2 LOT 1 | | CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0 Source: Assessment / Title Search | |

| | | |
|----------------|--|---|
| SUBJECT | MUNICIPALITY AND DISTRICT: Drumheller ASSESSMENT: [REDACTED] Assessment Date Jul. 1, 2020 (2021 Assmt) Taxes \$ [REDACTED] Year 2021 EXISTING USE: Residential Single Family OCCUPIED BY: Owner (assumed) | Name Type: Owner PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Acquisition/Expropriation only (all other uses are denied) |
| | INTENDED USERS (by name): DRFM Office REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on with an effective date of File No. | PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> MAINTENANCE FEE (if applicable) \$: CONDO/STRATA COMPLEX NAME (if applicable): IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) |

| | | |
|-------------------|---|---|
| ASSIGNMENT | APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) JURISDICTIONAL EXCEPTION <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) | Ranges do not apply (see comments below) MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low PRICE TRENDS: <input checked="" type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining |
| | NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural CONFORMITY: Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> see comments below Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> see comments below Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> see comments below | AGE RANGE OF PROPERTIES (years): From To PRICE RANGE OF PROPERTIES: \$ \$ COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed |

| | | |
|----------------------|--|------------|
| NEIGHBOURHOOD | COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed [REDACTED] | [REDACTED] |
| | [REDACTED] | [REDACTED] |

| | | |
|-------------|--|--|
| SITE | SITE DIMENSIONS: Irregular LOT SIZE: 34,268 Unit of Measurement Sq.Ft. Source: Estimated using G.I.S. map measurement tool TOPOGRAPHY: Level or gently sloping CONFIGURATION: Irregular (see plot map addendum) ZONING: CSD - Countryside District Source: Assessment & G.I.S. Map OTHER LAND USE CONTROLS (see comments) USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) TITLE SEARCHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions) | UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well FEATURES: <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision ELECTRICAL: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Underground <input type="checkbox"/> Laneway Surface: PARKING: <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| | COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Appears to be a lawn area surrounding the home with mature trees, assuming average condition. Property use conforms to the zoning. | [REDACTED] |

RESIDENTIAL APPRAISAL REPORT

| | | |
|-------------------------------------|---|---|
| YEAR BUILT (estimated) _____ | PROPERTY TYPE: _____ | ROOFING: Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| YEAR of ADDITIONS (estimated) _____ | DESIGN/STYLE: _____ | |
| EFFECTIVE AGE: _____ years | CONSTRUCTION: _____ | |
| REM. ECONOMIC LIFE: _____ years | WINDOWS: _____ | |
| COMMENTS: _____ | BASEMENT: _____ | EXTERIOR FINISH: Condition: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| | ESTIMATED BASEMENT AREA: _____ <input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. | |
| | ESTIMATED BASEMENT FINISH: _____ % | |
| | FOUNDATION WALLS: _____ | |

| | | | | | | | | | |
|--|--------------|---|--------------------------|--------------------------|------------------------------------|-------------------------------------|----------------------------------|----------------------------------|-------------------------------------|
| BEDROOM (#) | BATHROOM (#) | INTERIOR FINISH: | Walls | Ceilings | CLOSET: | INSULATION: | PLUMBING LINES: | FLOORPLAN: | BUILT-IN/EXTRA: |
| Large | 2-Piece | Good | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Good | <input type="checkbox"/> Ceiling | <input type="checkbox"/> Good | <input type="checkbox"/> Good | <input type="checkbox"/> Stove |
| Average | 3-Piece | Average | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Average | <input type="checkbox"/> Walls | <input type="checkbox"/> Average | <input type="checkbox"/> Average | <input type="checkbox"/> Oven |
| Small | 4-Piece | Fair | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Fair | <input type="checkbox"/> Basement | <input type="checkbox"/> Fair | <input type="checkbox"/> Fair | <input type="checkbox"/> Dishwasher |
| | 5-Piece | Poor | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Poor/None | <input type="checkbox"/> Crawlspace | <input type="checkbox"/> Poor | <input type="checkbox"/> Poor | <input type="checkbox"/> Garburator |
| FLOORING: | | Plaster | | Info Source: | | FIREPLACE: | | SKYLIGHT: | |
| ELECTRICAL: <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers | | Paneling | | Vacuum | | Security System | | Solarium | |
| ESTIMATED RATED CAPACITY OF MAIN PANEL: _____ amps | | Fuel Type _____ | | HR Ventilator | | Central Air | | Sauna | |
| HEATING SYSTEM: _____ | | Garage Opener | | Swimming Pool | | Air Cleaner | | Jettted tub | |
| WATER HEATER: _____ | | OVERALL INT. COND: <input type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | |

| ROOM ALLOCATION | | | | | | | | | | | | | | | |
|---------------------|----------|-------------|--------------|---------|--------|----------|-----|-----------|-----------|---------|--|--|--|------------|------|
| LEVEL: | ENTRANCE | LIVING | DINING | KITCHEN | FAMILY | BEDROOMS | DEN | FULL BATH | PART BATH | LAUNDRY | | | | ROOM TOTAL | AREA |
| MAIN | | | | | | | | | | | | | | | |
| SECOND | | | | | | | | | | | | | | | |
| THIRD | | | | | | | | | | | | | | | |
| ABOVE GRADE TOTALS: | ROOMS: 5 | BEDROOMS: 3 | BATHROOMS: 2 | | | | | | | | | | | TOTAL AREA | |
| BASEMENT | | | | | | | | | | | | | | | |

UNIT OF MEASUREMENT: Sq. Ft Sq. M

SOURCE OF MEASUREMENT: _____

BASEMENT FINISH _____

GARAGES/CARPORT/PARKING FACILITIES: _____

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): _____

COMMENTS: Detrimental Conditions Observed Incomplete Construction (see comments)

2017 MLS listing indicates a 1,520 square foot bungalow built in 2005. Assessment indicates a 668 square foot garage (assumed to be double detached). Assuming 3 bedrooms 2 bathrooms (as per 2017 MLS listing) and typical finishes throughout. Any significant deviation from the above assumptions would invalidate the value conclusions reached in this report.

Effective age estimated at 15 years.

IMPROVEMENTS

REFERENCE: 220755

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 220755

LAND VALUE AS IF VACANT: N/A \$ [REDACTED] SOURCE OF DATA: MLS / Assessment COMMENT: rough estimate / limited data

EXISTING USE: Vacant Residential Land

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: Residential Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: Existing Residential Use Other

ANALYSES AND COMMENTS: The property is zoned for residential uses and is improved with a residential structure that adds significant value to the property. The existing residential use is the highest and best use.

| | | |
|--------------------------------------|-----------------------------------|------------------------------|
| DIRECT COMPARISON APPROACH | SUBJECT | |
| | 220 2 Ave W Lehigh, AB T0J 1B0 | |
| | DATA SOURCE | Assessment |
| | DAYS ON MARKET | |
| | DATE OF SALE | |
| | SALE PRICE | \$ |
| | LOCATION | Average |
| | SITE DIMENSIONS / LOT SIZE | 34,268 Sq.Ft. |
| | BUILDING TYPE | Single Family Dwelling |
| | DESIGN / STYLE | Modular |
| | AGE / CONDITION | 15 eff. : Average |
| | LIVABLE FLOOR AREA | 1,520 |
| | ROOM COUNT | Total Rooms : Bdrms 5 : 3 |
| | BATHROOMS | 2 |
| | BASEMENT | None |
| PARKING FACILITIES | Double Detached | |
| ADJUSTMENTS (Gross %, Net %, Net \$) | | |
| ADJUSTED VALUES | | |

ANALYSES AND COMMENTS:

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): \$ [REDACTED]

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- No one has provided professional assistance to the member(s) signing this report; The following individual provided the following professional assistance:
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
- The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

PROPERTY IDENTIFICATION

ADDRESS: 220 2 Ave W CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0

LEGAL DESCRIPTION: PLAN 8810626 BLOCK 2 LOT 1

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT February 23, 2022 (Effective Date of the Appraisal) IS ESTIMATED AT \$ [REDACTED]

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT. As Is As If Complete

APPRAISER *Robert Irwin* **CO-SIGNING AIC APPRAISER (if applicable)**

SIGNATURE: _____ CO-SIGNATURE: _____

NAME: Robert Irwin NAME: _____

AIC DESIGNATION/STATUS: AIC Candidate Member CRA, P.App A.ACI, P.App Membership # 905160 AIC DESIGNATION/STATUS: CRA, P.App A.ACI, P.App Membership # _____

DATE OF REPORT/DATE SIGNED: 02/24/2022 DATE OF REPORT/DATE SIGNED: _____

PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO

DATE OF INSPECTION: N/A (did not inspect) DATE OF INSPECTION: _____

LICENSE INFO (where applicable): 905160 LICENSE INFO (where applicable): _____

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: WinTotal

ATTACHMENTS AND ADDENDA: ADDITIONAL SALES EXTRAORDINARY ITEMS NARRATIVE PHOTOGRAPHS BUILDING SKETCH Title _____

MAP COST APPROACH INCOME APPROACH SCOPE OF WORK LIMITED USES/LIMITED DETRIMENTAL CONDITIONS _____

REFERENCE:

Palliser G.I.S. Map

FILE NO.: 220755

| | | | | | |
|--------|----------|------------------------|-----------|------------|--------------------|
| CLIENT | CLIENT: | DRFM Office | APPRAISER | APPRAISER: | Robert Irwin |
| | ADDRESS: | 702 Premier Way | | ADDRESS: | P.O. Box 771 |
| | PHONE: | Drumheller, AB T0J 0Y0 | | PHONE: | Brooks, AB T1R 1B7 |
| | | FAX: | | FAX: | (403) 362-6992 |

220 2 Ave W, Lehigh, AB T0J 1B0





APPRAISAL OF REAL PROPERTY

LOCATED AT

333 2nd Avenue W
Lehigh, AB T0J 1B0
PLAN 8168FS BLOCK 5 LOTS 1 - 3

FOR

DRFM Office
702 Premier Way
Drumheller, AB T0J 0Y0

AS OF

November 29, 2021


BY


Robert Irwin
Tru Appraisals Ltd.
P.O. Box 771
Brooks, AB T1R 1B7
(403) 362-6992
irwin@tru-appraisals.com


REFERENCE: 214983

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 214983

| | | | | |
|---------------|--|------------------|--|---|
| CLIENT | CLIENT: DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX: | APPRAISER | AIC MEMBER: Robert Irwin COMPANY: Tru Appraisals Ltd. ADDRESS: P.O. Box 771 Brooks, AB T1R 1B7 E-MAIL: irwin@tru-appraisals.com PHONE: (403) 362-6992 FAX: |  |
| | PROPERTY ADDRESS: 333 2nd Avenue W LEGAL DESCRIPTION: PLAN 8168FS BLOCK 5 LOTS 1 - 3 | | CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0 Source: Assessment / Title Search | |

| | | |
|----------------|---|---|
| SUBJECT | MUNICIPALITY AND DISTRICT: Drumheller ASSESSMENT: [REDACTED] Assessment Date: Jul. 1, 2020 (2021 Assmt) [REDACTED] Year: 2021 EXISTING USE: Residential Single Family OCCUPIED BY: Owner |  |
| | NAME: Bitner Name Type: Owner PURPOSE: <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> INTENDED USE: <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Acquisition/Expropriation only (all other uses are denied) INTENDED USERS (by name): DRFM Office REQUESTED BY: <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other VALUE: <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on with an effective date of File No. | |

| | | |
|-------------------|---|---|
| ASSIGNMENT | PROPERTY RIGHTS APPRAISED: <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/> MAINTENANCE FEE (if applicable) \$: CONDO/STRATA COMPLEX NAME (if applicable): IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING? <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments) |  |
| | APPROACHES USED: <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input checked="" type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH EXTRAORDINARY ASSUMPTIONS & LIMITING CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) HYPOTHETICAL CONDITIONS <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption) JURISDICTIONAL EXCEPTION <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum) | |

| | | |
|----------------------|---|--|
| NEIGHBOURHOOD | NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> TYPE OF DISTRICT: <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> BUILT-UP: <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural CONFORMITY: Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> see comments below Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> see comments below Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> see comments below | From To AGE RANGE OF PROPERTIES (years): PRICE RANGE OF PROPERTIES: \$ \$ Ranges do not apply (see comments below) |
| | COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed | MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low PRICE TRENDS: <input type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining |

| | | |
|-------------|---|--|
| SITE | SITE DIMENSIONS: Irregular LOT SIZE: 20,990 Unit of Measurement Sq.Ft. Source: Assessment & G.I.S. Map TOPOGRAPHY: Level Lot CONFIGURATION: Irregular (see maps in addendum) ZONING: CSD - Countryside District Source: Assessment & G.I.S. Map OTHER LAND USE CONTROLS (see comments) USE CONFORMS: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) ASSEMBLAGE: <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) TITLE SEARCHED: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions) | UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank WATER SUPPLY: <input checked="" type="checkbox"/> Municipal <input type="checkbox"/> Private Well FEATURES: <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision ELECTRICAL: <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground DRIVEWAY: <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double <input type="checkbox"/> Underground <input type="checkbox"/> Laneway Surface: Gravel PARKING: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| | COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed Lawn area surrounding the home in average condition. Property use conforms to the zoning. | |

REFERENCE: 214983

RESIDENTIAL APPRAISAL REPORT

FILE NO.: 214983

| | | |
|-------------------------------------|---|--|
| YEAR BUILT (estimated): 2018 | PROPERTY TYPE: Single Family Dwelling | ROOFING: Asphalt Shingles |
| YEAR of ADDITIONS (estimated): | DESIGN/STYLE: Modular | Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| EFFECTIVE AGE: 3 years | CONSTRUCTION: Wood | |
| REM. ECONOMIC LIFE: 50 years | WINDOWS: PVC | |
| COMMENTS: | BASEMENT: None | EXTERIOR FINISH: Composite (Hardiplank) |
| | ESTIMATED BASEMENT AREA: <input type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. | Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor |
| | ESTIMATED BASEMENT FINISH: % | |
| | FOUNDATION WALLS: N/A | |

| | | | | | | | |
|---|--------------|---|-------------------------------------|-------------------------------------|---|---|---|
| BEDROOM (#) | BATHROOM (#) | INTERIOR FINISH: | Walls | Ceilings | CLOSET: | INSULATION: | Info Source: |
| Large 3 | 1 2-Piece | Good | <input checked="" type="checkbox"/> | <input checked="" type="checkbox"/> | <input type="checkbox"/> Good | <input checked="" type="checkbox"/> Ceiling | <input checked="" type="checkbox"/> Average |
| Average | 3-Piece | <input checked="" type="checkbox"/> Average | <input type="checkbox"/> | <input type="checkbox"/> | <input checked="" type="checkbox"/> Walls | <input type="checkbox"/> Basement | <input type="checkbox"/> Fair |
| Small | 1 4-Piece | Fair | <input type="checkbox"/> | <input type="checkbox"/> | <input type="checkbox"/> Poor/None | <input type="checkbox"/> Crawlspace | <input type="checkbox"/> Poor |
| | 1 5-Piece | Poor | <input type="checkbox"/> | <input type="checkbox"/> | Inspection (Assumed) | | |
| FLOORING: Carpet & Vinyl | | | | | | | |
| ELECTRICAL: <input type="checkbox"/> Fuses <input checked="" type="checkbox"/> Breakers | | | | | | | |
| ESTIMATED RATED CAPACITY OF MAIN PANEL: 100 amps | | | | | | | |
| HEATING SYSTEM: Forced Air Fuel Type Natural Gas | | | | | | | |
| WATER HEATER: 40-gallon (assumed) | | | | | | | |
| PLUMBING LINES: Pex & ABS Plastic Info Source: limited inspection | | | | | | | |
| FLOORPLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | |
| BUILT-IN/EXTRA: <input type="checkbox"/> Stove <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator | | | | | | | |
| <input type="checkbox"/> Vacuum <input type="checkbox"/> Security System <input type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium | | | | | | | |
| <input type="checkbox"/> HR Ventilator <input type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input type="checkbox"/> Jetted tub | | | | | | | |
| <input type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input type="checkbox"/> | | | | | | | |
| OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor | | | | | | | |

| ROOM ALLOCATION | | | | | | | | | | | | | ROOM TOTAL | AREA | | |
|---------------------|-----------------|--------|--------------------|---------|-----------------------|----------|-----|-----------|-----------|---------|--|--|------------|------|------------|--------------|
| LEVEL: | ENTRANCE | LIVING | DINING | KITCHEN | FAMILY | BEDROOMS | DEN | FULL BATH | PART BATH | LAUNDRY | | | | | | |
| MAIN | x | 1 | area | 1 | | 3 | | 2 | 1 | & util. | | | | | 5 | 1,680 |
| SECOND | | | | | | | | | | | | | | | | |
| THIRD | | | | | | | | | | | | | | | | |
| ABOVE GRADE TOTALS: | ROOMS: 6 | | BEDROOMS: 3 | | BATHROOMS: 2:1 | | | | | | | | | | TOTAL AREA | 1,680 |
| BASEMENT | | | | | | | | | | | | | | | | |

IMPROVEMENTS

UNIT OF MEASUREMENT: Sq. Ft Sq. M
SOURCE OF MEASUREMENT: **Measured**

BASEMENT FINISH: **No basement.**

GARAGES/CARPORT/PARKING FACILITIES: **None.**

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): **Large wrap around wood deck (diagram in addendum), storage shed, landscaping and site works.**

COMMENTS: Detrimental Conditions Observed Incomplete Construction (see comments)

Newer modular in average condition of average quality materials and workmanship. Some higher end finishes for a modular (skylight, composite siding, etc.)

RESIDENTIAL APPRAISAL REPORT

LAND VALUE AS IF VACANT: N/A SOURCE OF DATA: Assessment, vacant land sales/listings COMMENT: estimate based on very limited data

EXISTING USE: Residential Single Family

HIGHEST AND BEST USE OF THE LAND AS IF VACANT: Residential Other

HIGHEST AND BEST USE OF THE PROPERTY AS IMPROVED: Existing Residential Use Other

ANALYSES AND COMMENTS: The property is zoned for residential uses and is improved with a residential structure that adds significant value to the property. The existing residential use is the highest and best use.

| | | |
|--------------------------------------|--|------------------------------|
| DIRECT COMPARISON APPROACH | SUBJECT | |
| | 333 2nd Avenue W Lehigh, AB T0J 1B0 | |
| | DATA SOURCE | Inspection |
| | DAYS ON MARKET | |
| | DATE OF SALE | |
| | SALE PRICE | \$ |
| | LOCATION | Average |
| | SITE DIMENSIONS / LOT SIZE | 20,990 Sq.Ft. |
| | BUILDING TYPE | Single Family Dwelling |
| | DESIGN / STYLE | Modular |
| | AGE / CONDITION | 3 Average |
| | LIVABLE FLOOR AREA | 1,680 Sq.Ft. |
| | ROOM COUNT | Total Rooms : Bdrms 6 : 3 |
| | BATHROOMS | 2:1 |
| | BASEMENT | None |
| PARKING FACILITIES | None | |
| EXTRAS | Deck, Shed | |
| ADJUSTMENTS (Gross %, Net %, Net \$) | | |
| ADJUSTED VALUES | | |

ANALYSES AND COMMENTS:

[REDACTED]

[REDACTED]

[REDACTED]

major adjustments were made for these factors:

[REDACTED]

ESTIMATED VALUE BY THE DIRECT COMPARISON APPROACH (rounded): [REDACTED]

HISTORY

SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: YES NO

[REDACTED]

SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: YES NO SUBJECT CURRENTLY LISTED: YES NO

ANALYSIS OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) No known marketing of the property over the past year.

EXPOSURE TIME

ANALYSIS OF REASONABLE EXPOSURE TIME: Based on limited data the estimated reasonable exposure time is 1 to 365 days (contingent on reasonable pricing and listing on the open market).

RECONCILIATION AND FINAL VALUE

[REDACTED]

UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY

AS AT November 29, 2021 (Effective Date of the Appraisal) IS ESTIMATED AT [REDACTED]

COMPLETED ON 12/03/2021 (Date of Report) AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT.

DEFINITIONS

DEFINITION OF MARKET VALUE: The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010)

Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.

DEFINITION OF MARKET RENT (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017)

DEFINITION OF HIGHEST AND BEST USE: The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)

SCOPE

The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.

The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.

The specific tasks and items necessary to complete this assignment include a summary of the following:

1. assembly and analyses of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal;
2. a site visit and observation of the subject property and the surrounding area;
3. assembly and analyses of pertinent economic and market data;
4. an analysis of land use controls pertaining to the subject property;
5. an analysis of "Highest and Best Use", or most probable use;
6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value;
7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and
8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal.

All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.

Other:

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this report is subject to compliance with the Personal Information and Electronics Documents Act (PIPEDA), Canadian Uniform Standards of Professional Appraisal Practice ("CUSPAP") and the following conditions:

- This report is prepared only for the client and authorized users specifically identified in this report and only for the specific use identified herein. No other person may rely on this report or any part of this report without first obtaining consent from the client and written authorization from the authors. Liability is expressly denied to any other person and, accordingly, no responsibility is accepted for any damage suffered by any other person as a result of decisions made or actions taken based on this report. Liability is expressly denied for any unauthorized user or for anyone who uses this report for any use not specifically identified in this report. Payment of the appraisal fee has no effect on liability. Reliance on this report without authorization or for an unauthorized use is unreasonable.
- Because market conditions, including economic, social and political factors, may change rapidly and, on occasion, without warning, this report cannot be relied upon as of any date other than the effective date specified in this report unless specifically authorized by the author(s).
- The author will not be responsible for matters of a legal nature that affect either the property being appraised or the title to it. The property is appraised on the basis of it being under responsible ownership. No registry office search has been performed and the author assumes that the title is good and marketable and free and clear of all encumbrances. Matters of a legal nature, including confirming who holds legal title to the appraised property or any portion of the appraised property, are outside the scope of work and expertise of the appraiser. Any information regarding the identity of a property's owner or identifying the property owned by the listed client and/or applicant provided by the appraiser is for informational purposes only and any reliance on such information is unreasonable. Any information provided by the appraiser does not constitute any title confirmation. Any information provided does not negate the need to retain a real estate lawyer, surveyor or other appropriate experts to verify matters of ownership and/or title.
- Verification of compliance with governmental regulations, bylaws or statutes is outside the scope of work and expertise of the appraiser. Any information provided by the appraiser is for informational purposes only and any reliance is unreasonable. Any information provided by the appraiser does not negate the need to retain an appropriately qualified professional to determine government regulation compliance.
- No survey of the property has been made. Any sketch in this report shows approximate dimensions and is included only to assist the reader of this report in visualizing the property. It is unreasonable to rely on this report as an alternative to a survey, and an accredited surveyor ought to be retained for such matters.
- This report is completed on the basis that testimony or appearance in court concerning this report is not required unless specific arrangements to do so have been made beforehand. Such arrangements will include, but not necessarily be limited to: adequate time to review the report and related data, and the provision of appropriate compensation.
- Unless otherwise stated in this report, the author has no knowledge of any hidden or unapparent conditions (including, but not limited to: its soils, physical structure, mechanical or other operating systems, foundation, etc.) of/on the subject property or of/on a neighbouring property that could affect the value of the subject property. It has been assumed that there are no such conditions. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. This report should not be construed as an environmental audit or detailed property condition report, as such reporting is beyond the scope of this report and/or the qualifications of the author. The author makes no guarantees or warranties, express or implied, regarding the condition of the property, and will not be responsible for any such conditions that do exist or for any engineering or testing that might be required to discover whether such conditions exist. The bearing capacity of the soil is assumed to be adequate.
- The author is not qualified to comment on detrimental environmental, chemical or biological conditions that may affect the market value of the property appraised, including but not limited to pollution or contamination of land, buildings, water, groundwater or air which may include but are not limited to moulds and mildews or the conditions that may give rise to either. Any such conditions that were visibly apparent at the time of inspection or that became apparent during the normal research involved in completing the report have been noted in the report. It is an assumption of this report that the property complies with all regulatory requirements concerning environmental, chemical and biological matters, and it is assumed that the property is free of any detrimental environmental, chemical legal and biological conditions that may affect the market value of the property appraised. If a party relying on this report requires information about or an assessment of detrimental environmental, chemical or biological conditions that may impact the value conclusion herein, that party is advised to retain an expert qualified in such matters. The author expressly denies any legal liability related to the effect of detrimental environmental, chemical or biological matters on the market value of the property.
- The analyses set out in this report relied on written and verbal information obtained from a variety of sources the author considered reliable. Unless otherwise stated herein, the author did not verify client-supplied information, which the author believed to be correct.
- The term "inspection" refers to observation only as defined by CUSPAP and reporting of the general material finishing and conditions observed for the purposes of a standard appraisal inspection. The inspection scope of work includes the identification of marketable characteristics/amenities offered for comparison and valuation purposes only.
- The opinions of value and other conclusions contained herein assume satisfactory completion of any work remaining to be completed in a good and workmanlike manner. Further inspection may be required to confirm completion of such work. The author has not confirmed that all mandatory building inspections have been completed to date, nor has the availability/issuance of an occupancy permit been confirmed. The author has not evaluated the quality of construction, workmanship or materials. It should be clearly understood that this visual inspection does not imply compliance with any building code requirements as this is beyond the professional expertise of the author.
- The contents of this report are confidential and will not be disclosed by the author to any party except as provided for by the provisions of the CUSPAP and/or when properly entered into evidence of a duly qualified judicial or quasi-judicial body. The author acknowledges that the information collected herein is personal and confidential and shall not use or disclose the contents of this report except as provided for in the provisions of the CUSPAP and in accordance with the author's privacy policy. The client agrees that in accepting this report, it shall maintain the confidentiality and privacy of any personal information contained herein and shall comply in all material respects with the contents of the author's privacy policy and in accordance with the PIPEDA.
- The author has agreed to enter into the assignment as requested by the client named in this report for the use specified by the client, which is stated in this report. The client has agreed that the performance of this report and the format are appropriate for the intended use.
- This report, its content and all attachments/addendums and their content are the property of the author. The client, authorized users and any appraisal facilitator are prohibited, strictly forbidden, and no permission is expressly or implicitly granted or deemed to be granted, to modify, alter, merge, publish (in whole or in part) screen scrape, database scrape, exploit, reproduce, decompile, reassemble or participate in any other activity intended to separate, collect, store, reorganize, scan, copy, manipulate electronically, digitally, manually or by any other means whatsoever this appraisal report, addendum, all attachments and the data contained within for any commercial, or other, use.
- If transmitted electronically, this report will have been digitally signed and secured with personal passwords to lock the appraisal file. Due to the possibility of digital modification, only originally signed reports and those reports sent directly by the author can be reasonably relied upon.
- This report form is the property of the Appraisal Institute of Canada (AIC) and for use only by AIC members in good standing. Use by any other person is a violation of AIC copyright.
- Where the intended use of this report is for financing or mortgage lending or mortgage insurance, it is a condition of reliance on this report that the authorized user has or will conduct lending, underwriting and insurance underwriting and rigorous due diligence in accordance with the standards of a reasonable and prudent lender or insurer, including but not limited to ensuring the borrower's demonstrated willingness and capacity to service his/her debt obligations on a timely basis, and to conduct loan underwriting or insuring due diligence similar to the standards set out by the Office of the Superintendent of Financial Institutions (OSFI), even when not otherwise required by law. Liability is expressly denied to those that do not meet this condition. Any reliance on this report without satisfaction of this condition is unreasonable.

CERTIFICATION

I certify that, to the best of my knowledge and belief that:

- The statements of fact contained in this report are true and correct;
- The reported analyses, opinions and conclusions are limited only by the reported assumptions and limiting conditions and are my impartial and unbiased professional analyses, opinions and conclusions;
- I have no past, present or prospective interest in the property that is the subject of this report and no personal and/or professional interest or conflict with respect to the parties involved with this assignment.
- I have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment;
- My engagement in and compensation is not contingent upon developing or reporting predetermined results, the amount of value estimate, a conclusion favouring the client, or the occurrence of a subsequent event.
- My analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the CUSPAP.
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with CUSPAP;
- No one has provided professional assistance to the member(s) signing this report; The following individual provided the following professional assistance:
- As of the date of this report the undersigned has fulfilled the requirements of the AIC's Continuing Professional Development Program.
- The undersigned is a member/are all members in good standing of the Appraisal Institute of Canada. Where applicable this report is co-signed in compliance with CUSPAP. Where a report bears two signatures, both the signing appraiser and co-signing appraiser assume full responsibility for this report.

PROPERTY IDENTIFICATION

ADDRESS: 333 2nd Avenue W CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0

LEGAL DESCRIPTION: PLAN 8168FS BLOCK 5 LOTS 1 - 3

BASED UPON THE DATA, ANALYSES AND CONCLUSIONS CONTAINED HEREIN, THE MARKET VALUE OF THE INTEREST IN THE PROPERTY DESCRIBED,

AS AT November 29, 2021 (Effective Date of the Appraisal) IS ESTIMATED [REDACTED]

AS SET OUT ELSEWHERE IN THIS REPORT, THIS REPORT IS SUBJECT TO CERTAIN ASSUMPTIONS AND LIMITING CONDITIONS, THE VERIFICATION OF WHICH IS OUTSIDE THE SCOPE OF THIS REPORT. As Is As If Complete

APPRAISER *Robert Irwin* **CO-SIGNING AIC APPRAISER (if applicable)**

SIGNATURE: _____ CO-SIGNATURE: _____

NAME: Robert Irwin NAME: _____

AIC DESIGNATION/STATUS: AIC Candidate Member CRA, P.App A.ACI, P.App Membership # 905160 AIC DESIGNATION/STATUS: CRA, P.App A.ACI, P.App Membership # _____

DATE OF REPORT/DATE SIGNED: 12/03/2021 DATE OF REPORT/DATE SIGNED: _____

PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO PERSONALLY INSPECTED THE SUBJECT PROPERTY: YES NO

DATE OF INSPECTION: November 29, 2021 DATE OF INSPECTION: _____

LICENSE INFO (where applicable): 905160 LICENSE INFO (where applicable): _____

NOTE: For this appraisal to be valid, an original or a password protected digital signature is required. NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.

SOURCE OF DIGITAL SIGNATURE SECURITY: WinTotal

ATTACHMENTS AND ADDENDA: ADDITIONAL SALES EXTRAORDINARY ITEMS NARRATIVE PHOTOGRAPHS BUILDING SKETCH Title _____

MAP COST APPROACH INCOME APPROACH SCOPE OF WORK LIMITED USES/LIMITED DETRIMENTAL CONDITIONS _____

| | | | |
|---------------|--|------------------------------|------------------------------------|
| CLIENT | CLIENT: <u>DRFM Office</u> | APPRAISER | APPRAISER: <u>Robert Irwin</u> |
| | ADDRESS: <u>702 Premier Way</u> | | ADDRESS: <u>P.O. Box 771</u> |
| | ADDRESS: <u>Drumheller, AB T0J 0Y0</u> | | ADDRESS: <u>Brooks, AB T1R 1B7</u> |
| PHONE: | FAX: | PHONE: <u>(403) 362-6992</u> | FAX: |

333 2nd Avenue W, Lehigh, AB T0J 1B0

Subject Front

333 2nd Avenue W
 Sale Price
 Livable Floor Area 1,680 Sq.Ft.
 Total Rooms 6
 Total Bedrooms 3
 Total Bathrooms 2:1
 Site Size 20,990 Sq.Ft.
 Age 3



Subject Rear



