

NOTICE TO POTENTIAL PROPONENTS ADDENDUM 4

To all Bidders:

The following changes, additions, and/or deletions are hereby made a part of EOI Documents as fully and completely as if the same were fully set forth therein:

Project Name: Expression of Interest House Salvage DRFM#2023-02-16	
Date: March 27, 2023	
Item	Detail
A1.1	Clarification on Scope Revised Schedule C – 199 River Drive, East Coulee Please see the attached revised Schedule C for 199 River Drive, East Coulee.
Attachments: 1. Revised Schedule C – 199 River Drive, East Coulee	

End of Addendum 4

APPRAISAL OF



A Residential Property

LOCATED AT:

**199 River Drive, East Coulee
Drumheller, AB**

FOR:

**Drumheller Resiliency and Flood Mitigation Office
702 Premier Way
Drumheller, Alberta T0J 0Y0**

BORROWER:

Drumheller Resiliency and Flood Mitigation Office

AS OF:

November 21, 2022

BY:

**Kyle Sande, AACI, P.App.
Perry Appraisal Associates Ltd.**

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

CLIENT	CLIENT: Drumheller Resiliency and Flood Mitigation Office	APPRAISER	AIC MEMBER: Kyle Sande, AACI, P.App.	 Appraisal Institute of Canada
	ATTENTION:		COMPANY: Perry Appraisal Associates Ltd.	
	ADDRESS: 702 Premier Way Drumheller, Alberta T0J 0Y0		ADDRESS: 4805 - 49 Avenue Olds, Alberta T4H 1E1	
	E-MAIL:		E-MAIL: admin@perryapp.ca	
	PHONE: OTHER:		PHONE: 403-556-7277 OTHER:	

SUBJECT	PROPERTY ADDRESS: 199 River Drive, East Coulee	CITY: Drumheller	PROVINCE: AB	POSTAL CODE:	
	LEGAL DESCRIPTION: Plan 8011334 Block 3 Lot 1				
	MUNICIPALITY AND DISTRICT: Town of Drumheller				

ASSIGNMENT	NAME: Client Above Name Type: _____
	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"/> Flood Mitigation Buyout
	INTENDED USERS (by name): _____
	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): _____

NEIGHBOURHOOD	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 checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)					
	HYPOTHETICAL CONDITIONS <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)					
	JURISDICTIONAL EXCEPTION <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see attached addendum)					
	NATURE OF DISTRICT: <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>			From	To	
	TYPE OF DISTRICT: <input type="checkbox"/> Urban <input type="checkbox"/> Suburban <input checked="" type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>	AGE RANGE OF PROPERTIES (years):		New	100+	
	TREND OF DISTRICT: <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>	PRICE RANGE OF PROPERTIES:		\$ 50,000	\$ 450,000	
	BUILT-UP: <input type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input checked="" type="checkbox"/> Rural	MARKET OVERVIEW: Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low				
	CONFORMITY Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> N/A	Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low				

COMMENTS: Detrimental Conditions Observed

The subject is located in East Coulee, a community located within Drumheller but located approximately 15 minutes farther downriver from the town center. East Coulee does have some basic services, but the vast majority of services are found in Drumheller.

SITE	SITE DIMENSIONS: See Plot Plan	UTILITIES: <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input checked="" type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Septic
	LOT SIZE: 5,320 Unit of Measurement Sq. Ft.	WATER SUPPLY: <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Private Well <input type="checkbox"/>
	Source: Town of Drumheller	FEATURES: <input checked="" type="checkbox"/> Gravel Road <input checked="" type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs
	TOPOGRAPHY: Sloping toward the river	ELECTRICAL: <input checked="" type="checkbox"/> Overhead <input type="checkbox"/> Underground
	CONFIGURATION: Irregular	DRIVEWAY: <input type="checkbox"/> Private <input type="checkbox"/> Mutual <input checked="" type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double
	ZONING: ND - Neighbourhood District	Surface: <input type="checkbox"/> Garage <input type="checkbox"/> Carport <input type="checkbox"/> Driveway <input checked="" type="checkbox"/> Street
	Source: Town of Drumheller	LANDSCAPING: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	OTHER LAND USE CONTROLS (see comments):	CURB APPEAL: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
	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)	

COMMENTS: Detrimental Conditions Observed

At the time of inspection, no detrimental conditions were observed.

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

YEAR BUILT (estimated): 1950's YEAR OF ADDITIONS: _____ EFFECTIVE AGE: 50 years REM. ECONOMIC LIFE: 20 years COMMENTS: _____	PROPERTY TYPE: Single Family Dwelling DESIGN/STYLE: Bungalow CONSTRUCTION: Wood Framed WINDOWS: Double Glazed BASEMENT: Crawl Space ESTIMATED BASEMENT AREA: _____ Sq. Ft. _____ Sq. M. ESTIMATED BASEMENT FINISH: 0 % FOUNDATION WALLS: Concrete Block	ROOFING: Asphalt Shingles Condition: <input checked="" type="checkbox"/> Good <input type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor EXTERIOR FINISH: Wood Composite Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor												
BEDROOMS(##) BATHROOMS(##) _____ Large _____ 2-piece _____ Good 1 Average _____ 3-piece X Average _____ Small 1 4-piece _____ Fair _____ _____ 5-piece _____ Poor	INTERIOR FINISH Walls Ceilings Drywall <input checked="" type="checkbox"/> <input checked="" type="checkbox"/> Plaster <input type="checkbox"/> <input type="checkbox"/> Paneling <input type="checkbox"/> <input type="checkbox"/> _____ <input type="checkbox"/> <input type="checkbox"/>	CLOSET: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None INSULATION: <input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input type="checkbox"/> Basement <input type="checkbox"/> Crawl Space Info Source: Assumed PLUMBING LINES: Copper, ABS, Pex Info Source: Assumed FLOOR PLAN: <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 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"/> _____												
FLOORING: Vinyl Plank 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: Type: 48 Gallon Hot Water Tank		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	Utility		ROOM TOTAL	AREA
MAIN	1	1		1		1		1					3	389
SECOND														0
THIRD														0
ABOVE GRADE TOTALS ROOMS: 3 BEDROOMS: 1 BATHROOMS: 1F													3	389
BASEMENT													1	
UNIT OF MEASUREMENT: <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M. SOURCE OF MEASUREMENT: Measured														
BASEMENT FINISH: Crawlspace. The utilities are located in this area. GARAGES/CARPORT/PARKING FACILITIES: None SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): There is only a small garden shed on site. The property was snow covered on the date of inspection but is assumed to be typical for the area including lawn, shrubs, and some trees. COMMENTS: <input type="checkbox"/> Detrimental Conditions Observed <input type="checkbox"/> Incomplete Construction (see comments) The subject is a very small one-bedroom home. The home does have a new roof, hot water tank and furnace, flooring, cabinets, and counters. Overall, the home is considered to be in average condition.														

IMPROVEMENTS

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

L [REDACTED] SOURCE OF DATA: **MLS** Comment: _____

HIGHEST AND BEST USE

EXISTING USE: **Single Family Residential**

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 land, if vacant, would have the same highest and best use as it currently has. The property successfully passes the four feasibility tests for feasibility with regards to current highest and best use: the current use is legally feasible, physically feasible, financially feasible, and finally, maximally productive. As such, the subject as improved with a structure similar to the already existing subject would be the highest and best use.**

DIRECT COMPARISON APPROACH

SUBJECT							
199 River Drive, East Coulee Drumheller, AB							
DATA SOURCE							
DATE OF SALE							
SALE PRICE	\$						
DAYS ON MARKET							
LOCATION	River Front						
SITE DIMENSIONS/LOT SIZE	5,320 Sq. Ft.						
BUILDING TYPE	Detached						
DESIGN/STYLE	Bungalow						
AGE/CONDITION	72 Yrs Avg						
LIVABLE FLOOR AREA	389 Sq.Ft.						
ROOM COUNT	<table style="border: none; margin: 0 auto;"> <tr> <td style="border: none;">Total Rooms</td> <td style="border: none;"> </td> <td style="border: none;">Bdrms</td> </tr> <tr> <td style="border: none; text-align: center;">3</td> <td style="border: none; text-align: center;"> </td> <td style="border: none; text-align: center;">1</td> </tr> </table>	Total Rooms		Bdrms	3		1
Total Rooms		Bdrms					
3		1					
BATHROOMS	1F						
BASEMENT	Crawl Space						
PARKING FACILITIES	Street						
Extras	None						
Outbuildings	Shed						
ADJUSTMENTS (Gross%, Net%, Dollar)							
ADJUSTED VALUES							

ANALYSES AND COMMENTS:

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO.: **R31124**

SALES HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSES OF SALE TRANSFER HISTORY: (minimum of three years) Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) indicates research and discussion has to be made with respect to any knowledge of the property trading within the last three years. The subject has not been sold or listed in the last 3 years to the best of writer's knowledge.
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSES OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) To the best of the writer's knowledge the subject has not been listed in the last three years.
EXPOSURE TIME	ANALYSES OF REASONABLE EXPOSURE TIME: Over the past year the average marketing time is 100 days +/- depending on the season and the value of the property. Marketing time tends to be lower between May to September and higher between October and April. Also, properties over \$700,000 tend to take over 100 days while properties below \$700,000 will average less than 100 days.
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: It is felt that the subject is best valued using the Direct Comparison Approach because this method uses known sales of similar properties within the market to determine a market value. The Cost Approach is deemed less accurate due to differences in how depreciation is perceived and has a hard time accounting for items that have a cost but do not capture a value in the market. For these reasons all of the weight in this analysis is based on the findings within the Direct Comparison Approach.
RECONCILIATION AND FINAL VALUE	UPON REVIEWING AND RECONCILING THE DATA, ANALYSES AND CONCLUSIONS OF EACH VALUATION APPROACH, THE MARKET VALUE OF THE INTEREST IN THE SUBJECT PROPERTY <div style="background-color: black; width: 100%; height: 15px; margin-bottom: 5px;"></div> COMPLETED ON November 23, 2022 (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:
	<ol style="list-style-type: none"> 1. assembly and analyses of relevant information pertaining to the property being appraised, including listing 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 analyses of land use controls pertaining to the subject property; 5. an analyses 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 the market value or the 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: _____

RESIDENTIAL APPRAISAL REPORT

REFERENCE:

FILE NO: **R31124**

ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY

The certification that appears in this appraisal 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 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 of 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 Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- I have the knowledge and experience to complete this assignment competently, and where applicable this report is co-signed in compliance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP);
- No one has provided professional assistance to the members(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 Appraisal Institute of Canada (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: **199 River Drive, East Coulee** CITY: **Drumheller** PROVINCE: **AB** POSTAL CODE: _____

LEGAL DESCRIPTION: **Plan 8011334 Block 3 Lot 1**

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

AS AT **November 21, 2022** (Effective date of the appraisal) IS ESTIMATED AT \$ **61,000** As Is As If Complete

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

<p>APPRAISER</p> <p>SIGNATURE: </p> <p>NAME: Kyla Sande, AACI, P.App.</p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> Candidate Member <input type="checkbox"/> CRA, P.App <input checked="" type="checkbox"/> AACI, P.App Membership # _____</p> <p>DATE OF REPORT/DATE SIGNED: November 23, 2022</p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: November 21, 2022</p> <p>LICENSE INFO: (where applicable) _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p> <p>SOURCE OF DIGITAL SIGNATURE SECURITY: _____</p>	<p>CO-SIGNING AIC APPRAISER (if applicable)</p> <p>SIGNATURE: _____</p> <p>NAME: _____</p> <p>AIC DESIGNATION/STATUS: <input type="checkbox"/> CRA, P.App <input type="checkbox"/> AACI, P.App Membership # _____</p> <p>DATE OF REPORT/DATE SIGNED: _____</p> <p>PERSONALLY INSPECTED THE SUBJECT PROPERTY: <input type="checkbox"/> YES <input type="checkbox"/> NO</p> <p>DATE OF INSPECTION: _____</p> <p>LICENSE INFO: (where applicable) _____</p> <p>NOTE: For this appraisal to be valid, an original or a password protected digital signature is required.</p>
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ATTACHMENTS AND ADDENDA: ADDITIONAL SALES EXTRAORDINARY ASSUMPTIONS/LIMITING CONDITIONS NARRATIVE PHOTOGRAPHS BUILDING SKETCH PROGRESS INSPECTION

MAPS COST APPROACH INCOME APPROACH MARKET RENT SCOPE OF WORK LIMITED USES/LIMITED DETRIMENTAL CONDITIONS

SUBJECT PROPERTY PHOTO ADDENDUM

Borrower: Drumheller Resiliency and Flood Mitigation Office	File No.: R31124	
Property Address: 199 River Drive, East Coulee	Case No.:	
City: Drumheller	Prov.: AB	P.C.:
Lender: Drumheller Resiliency and Flood Mitigation Office		



FRONT VIEW OF
SUBJECT PROPERTY

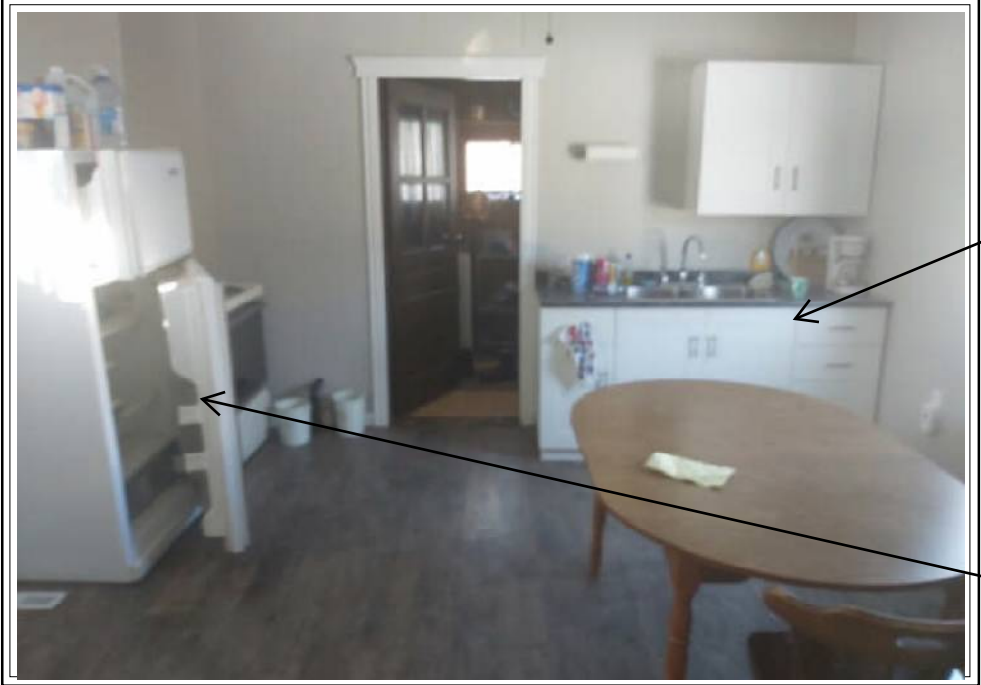


REAR VIEW OF
SUBJECT PROPERTY



STREET SCENE

Borrower: Drumheller Resiliency and Flood Mitigation Office	File No.: R31124	
Property Address: 199 River Drive, East Coulee	Case No.:	
City: Drumheller	Prov.: AB	P.C.:
Lender: Drumheller Resiliency and Flood Mitigation Office		



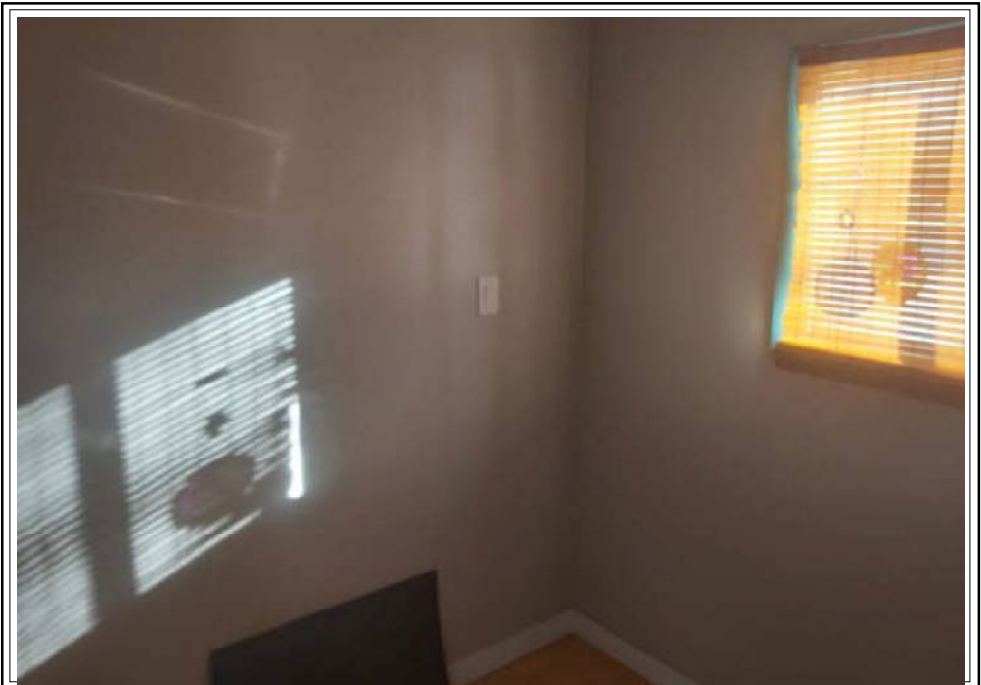
Kitchen

Counters not Included

Fridge not Included

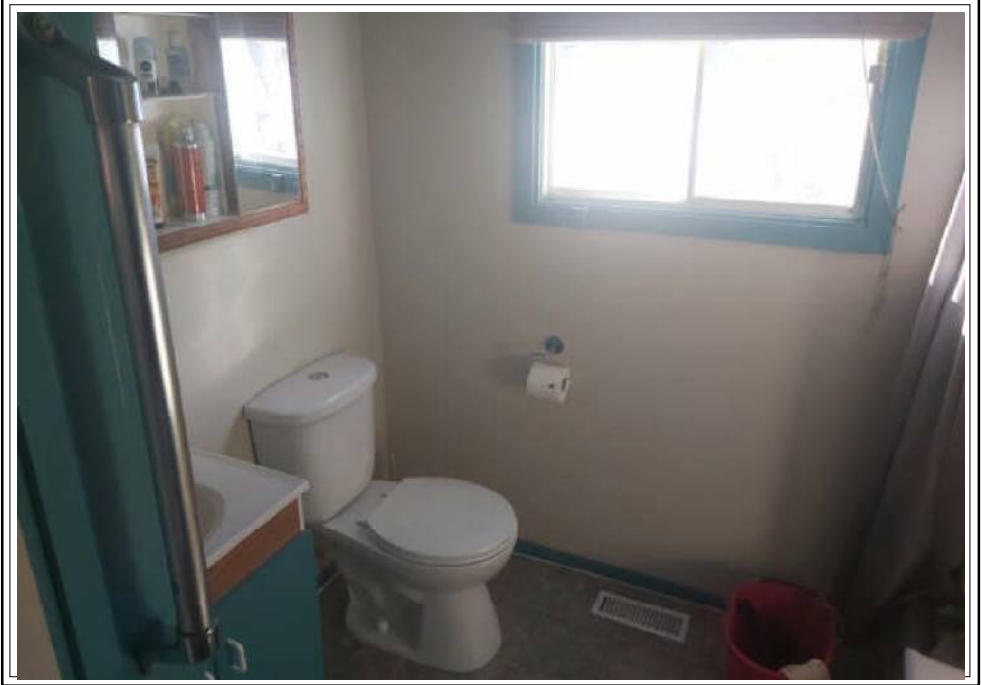


Living Room



Bedroom

Borrower: Drumheller Resiliency and Flood Mitigation Office	File No.: R31124	
Property Address: 199 River Drive, East Coulee	Case No.:	
City: Drumheller	Prov.: AB	P.C.:
Lender: Drumheller Resiliency and Flood Mitigation Office		



Bathroom



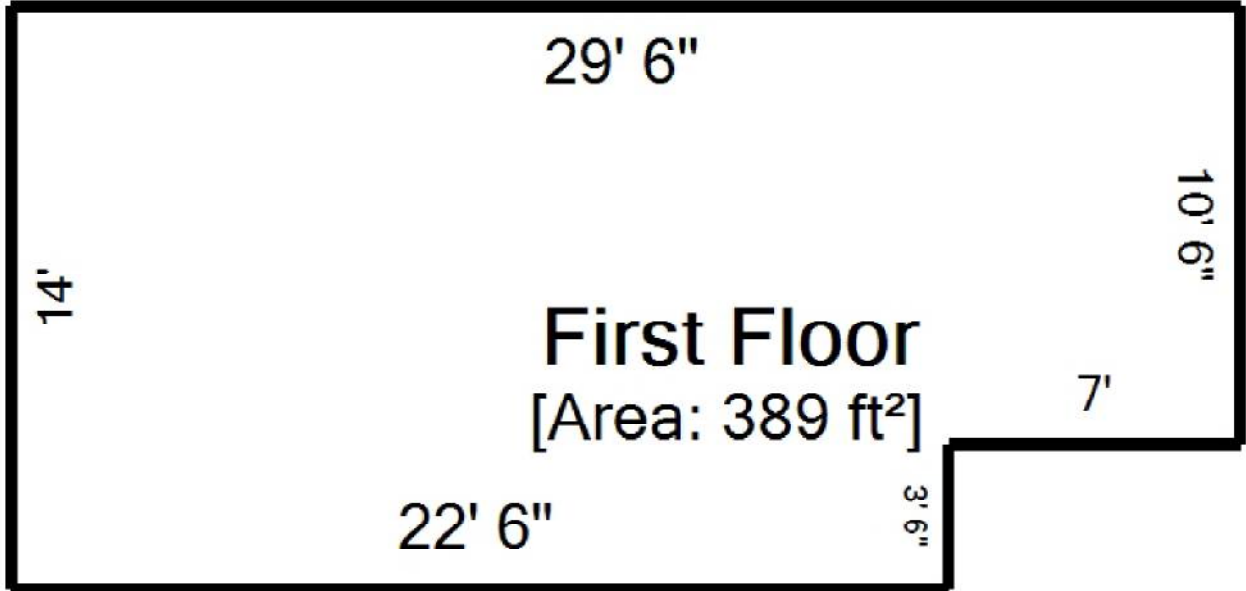
Utility Room Basement



FLOORPLAN

Borrower: Drumheller Resiliency and Flood Mitigation Office	File No.: R31124
Property Address: 199 River Drive, East Coulee	Case No.:
City: Drumheller	Prov.: AB P.C.:
Lender: Drumheller Resiliency and Flood Mitigation Office	

Sketch



Living Area	Area Calculation			
First Floor	388.5 ft ²	First Floor		x 1.00 = 388.5 ft ²
		7' x	10' 6" x	1.00 = 73.5 ft ²
Total Living Area (rounded):	389 ft²	22' 6" x	14' x	1.00 = 315 ft ²

PLOT MAP

Borrower: **Drumheller Resiliency and Flood Mitigation Office**

File No.: **R31124**

Property Address: **199 River Drive, East Coulee**

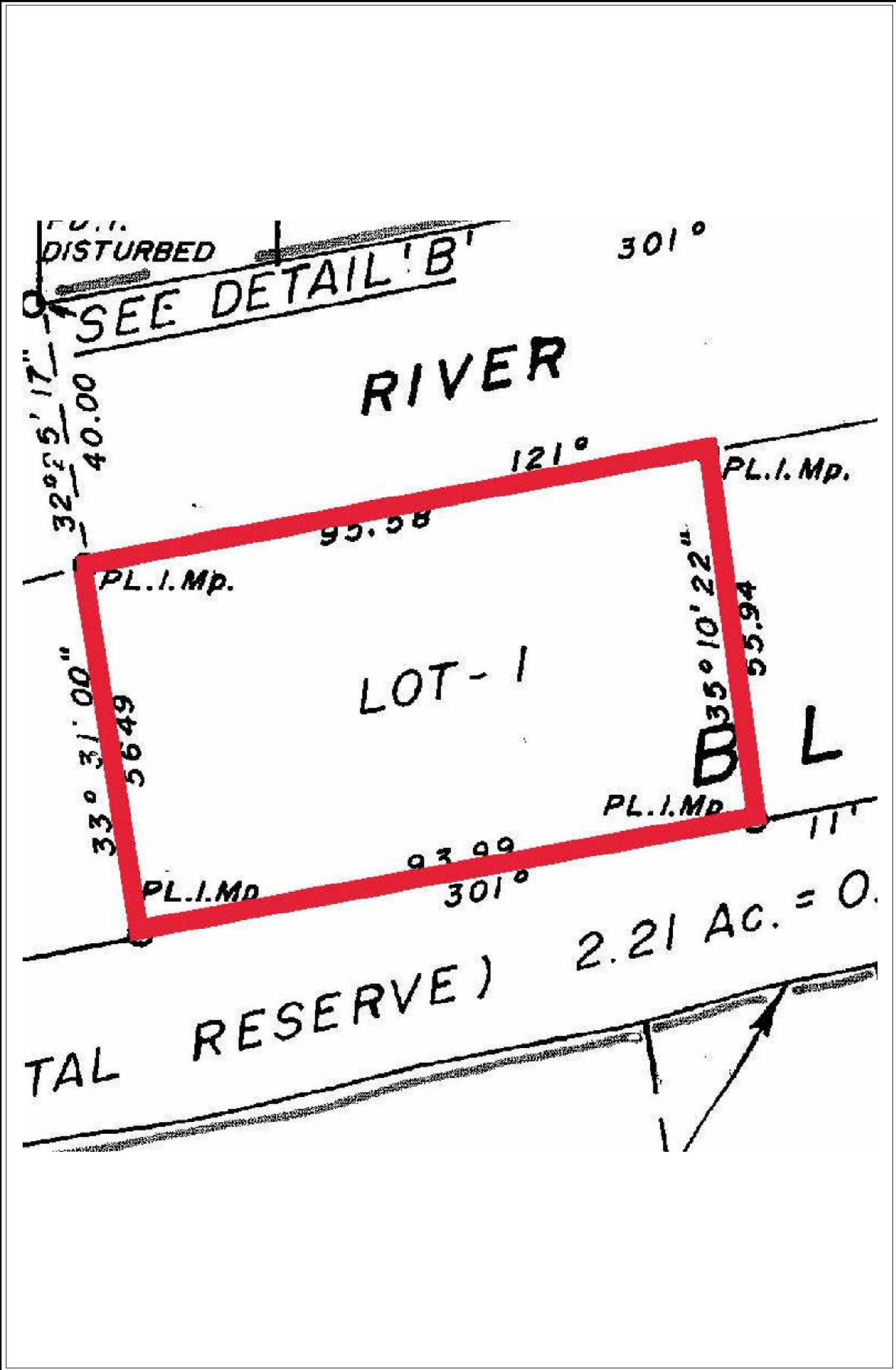
Case No.:

City: **Drumheller**

Prov.: **AB**

P.C.:

Lender: **Drumheller Resiliency and Flood Mitigation Office**



SENT: February 10, 2023

Town of Drumheller
Premier Way
Drumheller, Alberta
T0J 0Y4

ATTN: Mark Steffler, *Project Manager*

RE: **Hazardous Material Assessment Report**
199 River Dr in Rosedale, AB
Project #: E3030-D

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 199 River Dr in 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

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

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*).
2. **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).

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).

3. 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.

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, including:
 - a. ozone depleting substances in water cooler,
 - b. mercury thermostats, and
 - c. miscellaneous chemicals .
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 199 River Dr in East Coulee, 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 February 7, 2023, by Mr. Reid Andersen, B.Sc., Project Coordinator 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 hatch was present during the inspection and potential asbestos containing materials within the attic space could not be confirmed.

OBSERVATIONS

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

1. Wood paneling covering drywall was identified in the foyer and main area of the building.
2. No attic hatch was present to enter the attic space.
3. Organic growth identified behind baseboards in bathroom.
4. Water staining and dampness on ceiling tile foyer.
5. Pneumatic storage tank identified in the basement.
6. Parging was used on the exterior of the home.
7. No duct wrap was identified at the time of the inspection.
8. Mercury containing thermostat was confirmed.
9. Water cooler Observed within the foyer.
10. Miscellaneous chemicals were identified in the basement.
11. Lawn mower units was observed in the small shed.

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* Level 1 - Main Room Interior	Assume Positive		Fair	1
2	Drywall Joint Compound* Level 1 – Bathroom Interior	Chrysotile	2%	Fair	2
3	Drywall Joint Compound* Level 1 – Bathroom Exterior	Chrysotile	2%	Fair	3
4	Drywall Joint Compound* Level 1 – Storage Room Interior	Assume Positive		Fair	4
5	Drywall Joint Compound* Level 1 – Storage Room Exterior	Chrysotile	2%	Fair	5
6	Drywall Joint Compound* Level 1 – Foyer Ceiling	Assume Positive		Fair	6
7	Drywall Joint Compound* Level 1 – Bathroom Ceiling	Chrysotile	2%	Fair	7
8	Drywall Joint Compound* Level 1 – Storage Room Ceiling	Chrysotile	2%	Fair	8

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	Storage Room Wall	Beige	570	Lead Based
B	Storage Room Ceiling	Green	640	Lead Based
C	Exterior of Home	Beige	< 80	Non-Lead
D	Exterior Shed	White	3400	Lead Based
E	Foyer Ceiling	Green	980	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)	1
Fluorescent Light Tubes (Mercury)	-
PCB Light Ballasts	-
Ozone Depleting Substances (Freezer)	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

Organic growth was identified behind the baseboards in the bathroom.

Water damage ceiling tiles in foyer.

Miscellaneous Chemicals

Various chemicals were identified in the basement.

CONCLUSIONS

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

1. The drywall on the property was identified as asbestos-containing. Any renovation, demolition, or removal of the material must be performed by a qualified abatement contractor using moderate-risk asbestos abatement procedures found in Section 5.3 of the Alberta Asbestos Abatement Manual (2019) (See *Photographs #18-20*).

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

2. Lead-containing paints (See *Appendix II*) were identified on the property. 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.

3. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including: mercury thermostats, ozone depleting substances, pneumatic storage tank and miscellaneous chemicals.
4. 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 Main Room Interior (Assume Positive)



PHOTOGRAPH #2: Drywall Joint Compound - Level 1 Bathroom Interior (2% Chrysotile)



PHOTOGRAPH #3: Drywall Joint Compound - Level 1 Bathroom Exterior (2% Chrysotile)



PHOTOGRAPH #4: Drywall Joint Compound - Level 1 Storage Room Interior (Assume Positive)



PHOTOGRAPH #5: Drywall Joint Compound - Level 1 Storage Room Exterior (2% Chrysotile)



PHOTOGRAPH #6: Drywall Joint Compound - Level 1 Foyer Ceiling (Assume Positive)



PHOTOGRAPH #7: Drywall Joint Compound - Level 1 Bathroom Ceiling (2% Chrysotile)



PHOTOGRAPH #8: Drywall Joint Compound - Level 1 Storage Room Ceiling (2% Chrysotile)



PHOTOGRAPH #9: Ceiling Tile - Level 1 Main Room (None Detected)



PHOTOGRAPH #10: Ceiling Tile - Level 1 Foyer (None Detected)



PHOTOGRAPH #11: Ceiling Tile - Level 1 Foyer (None Detected)



PHOTOGRAPH #12: Sheet Flooring - Level 1 Bathroom (None Detected)



PHOTOGRAPH #13: Roof Shingle - Exterior Home (None Detected)



PHOTOGRAPH #14: Roof Shingle - Exterior Shed (None Detected)



PHOTOGRAPH #15: Brick Mortar - Stairs (None Detected)



PHOTOGRAPH #16: Parging - Exterior (None Detected)



PHOTOGRAPH #17: Window Caulking - Exterior (None Detected)



PHOTOGRAPH #18: Paint - Storage Room Beige (570 ppm Lead)



PHOTOGRAPH #19: Paint - Storage Room Green (640 ppm Lead)



PHOTOGRAPH #20: Paint - Exterior Beige (<80 ppm Lead)



PHOTOGRAPH #21: Paint - Shed White (3400 ppm Lead)



PHOTOGRAPH #22: Paint - Foyer Green (980 ppm Lead)



PHOTOGRAPH #24: Pneumatics Storage Tank in Basement



PHOTOGRAPH #25: Miscellaneous Chemicals in Basement



PHOTOGRAPH #26: Furnace Unit Within Basement



PHOTOGRAPH #27: Water Cooler with Ozone Deleting Substances



PHOTOGRAPH #28: Organic Growth Behind Bathroom Baseboard



PHOTOGRAPH #29: Water Damaged Ceiling Tile in Foyer



PHOTOGRAPH #30: Mercury Thermostat



PHOTOGRAPH #31: Small Shed with Lawn Mower Units

APPENDIX II
LABORATORY REPORTS

Project Number: 3030-D

Date of Analysis Friday, February 10, 2023

Author Reid Andersen

Results

ID	Sample Description / Location	Results
1	Drywall Joint Compound - Level 1 Main Room (INT)	None Detected
2	Drywall Joint Compound - Level 1 Bathroom (INT)	2% Chrysotile
3	Drywall Joint Compound - Level 1 Bathroom (EXT)	2% Chrysotile
4	Drywall Joint Compound - Level 1 Storage Room (INT)	None Detected
5	Drywall Joint Compound - Level 1 Storage Room (EXT)	2% Chrysotile
6	Drywall Joint Compound - Level 1 Foyer (Ceiling)	None Detected
7	Drywall Joint Compound - Level 1 Bathroom (Ceiling)	2% Chrysotile
8	Drywall Joint Compound - Level 1 Storage Room (Ceiling)	2% Chrysotile
9	Ceiling Tile - Level 1 Main Room	None Detected
10	Ceiling Tile - Level 1 Foyer	None Detected
11	Ceiling Tile - Level 1 Foyer	None Detected
12	Sheet Flooring - Level 1 Bathroom	None Detected
13	Roof Shingle - Exterior Home	None Detected
14	Roof Shingle - Exterior Shed	None Detected
15	Brick Mortar - Stairs	None Detected
16	Parging - Exterior	None Detected
17	Window Caulking - Exterior	None Detected

- 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

Project Number: E3030 - D

Date of Analysis: Friday, February 10, 2023

Author: Reid Andersen,

Results:

ID	Sample Description / Location	Results
A	Paint - Storage Room Wall (Beige)	570 ppm
B	Paint - Storage Room Ceiling (Green)	640 ppm
C	Paint - Exterior (Beige)	<80 ppm
D	Paint - Shed (White)	3400 ppm
E	Paint - Foyer (Green)	980 ppm

- Samples analysis of paint chips via Flame AAS (SW 846 3050B/7000B)*
- Reporting limit is 0.008% wt based on the minimum sample weight.
- 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