

EXPRESSION OF INTEREST #2022-04-05

PROPOSAL: [Flood Mitigation – House Relocation]

DATE: [April 5, 2022]

INITIATOR: [Mark Steffler, P.Eng.,]

DATE PROPOSAL REQUIRED

YEAR: [2022] MONTH: [May] DAY: 3 TIME: 2:00 PM Local Time

Submit Proposal via email to the attention of:

Procurement Department
Town of Drumheller
224 Centre Street
Drumheller, Alberta T0J0Y4

Email submission: purchasing@drumheller.ca

A onetime only Prebid Site Inspection will be held on **Friday April 22, 2022 at 10:00am** starting at 3096 Riverview Road to give Bidders an opportunity to view each property. **Bidders are not allowed to enter onto the properties outside of the Prebid Inspection time.**

“EOI - [Flood Mitigation – House Relocation EOI# 2022-04-05]

This Request for Proposal document is comprised of:

- RFP General Instructions
- Schedule A – House Relocation Submission Form
- Schedule B – House Inspection Reports

You are invited to submit a Proposal, pursuant to the general conditions for the scope of work as described. This Proposal shall not be considered authorization to proceed with work herein described. All Procurement processes must comply with Town of Drumheller Purchasing Policy C-09-20.

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1. INVITATION

Project Overview

The Town of Drumheller is a flood community with major floods having occurred in 1902, 1915, 1932, 1954, 1991, 2005, 2013, and 2018. While some areas in Drumheller have existing flood mitigation infrastructure, additional work is needed to improve upon Drumheller's level of flood mitigation and resiliency. The Town of Drumheller has chosen to make significant investment to mitigate flooding throughout the Valley.

In 2019 the Town was approved for \$55M in funding through the Government of Canada's Disaster Mitigation and Adaptation Fund, the Government of Alberta's Community Resiliency Program, and from the Town of Drumheller. The Flood Mitigation program includes purchasing of properties within the floodway and removal of structures to return lands to natural conditions. To date the Town has purchased 10 properties which they are in the process of cleaning up. Three of the homes are of newer construction which the Town is looking at having relocated.

Civic Address	Status	Size (ft ²)			Year Construction
		House	Garage	Auxiliary	
3084 Riverview Road West Rosedale	Vacant	2042	658		1993
3088 Riverview Road West Rosedale	Vacant	1445	727		2005
3096 Riverview Road West Rosedale	Rented	1787	629	Warehouse 2057	1999

Successful tenders will required to remove/relocate the existing house, removal of contents, HVAC, plumbing and electrical infrastructure. Removal and demolition of the house foundation and other buildings on the property will be handle under separate contract.

Property inspection reports were completed in December 2021 and are attached for information only. The Bidder is required to inspect each property to assess condition of structure, contents, and assess removal requirements. The Town assumes no responsibly for the information contained or omitted from the report

2. MANDATORY REQUIREMENTS

Submissions must comply with the following requirements in order to be considered by the Town. It will be at the Town's sole discretion to determine if a Submission shall be disqualified due to insufficient or incomplete information.

Rejection of Submissions

The Town shall not be obligated to accept Submissions that are unsigned, incomplete, conditional, illegal, or contain irregularities of any kind or if the Proponent fails to meet all of the requirements

stated in this Request. The Town also reserves the right to disqualify any Proponent's submission whose credentials or performance have been unsatisfactory in the past.

Town's Discretion

Funding contribution agreements require, insofar as practicable, that public solicitation be made for contracts carried out under this funding arrangement. The Town reserves the right to accept any Proposal, and not necessarily the lowest cost Proposal.

Submissions

Quotations are to be submitted on Submission Form provided in Schedule A. Proponents are to provide separate submission for each property indicating what structures and accessories they are wishing to salvage. Submission forms will be retained by the Town and will not be returned. In case of an incomplete or conditional Submissions, the Proponent will list the exceptions for a non-conforming proposal bid on a separate document and include in the Submissions.

Submissions are to be emailed in pdf format to purchasing@drumheller.ca no later than the identified closing time. Late submissions will not be accepted. Separate email is required for each submission. The Town assumes no responsibility for emails that are not received prior to closing time.

Clarifications/Addenda

Proponents shall carefully examine the Expression of Interest Documents and report any errors, omissions, discrepancies, or clauses requiring clarification. When deemed necessary, the Town shall respond to questions and clarifications by way of Addenda to report any changes to the Request for Proposal Documents. Any addenda issued prior to the closing date will form part of the Request for Proposal Documents.

Question or Inquiries

Questions may be submitted via email and directed to the contact person listed below:

Mark Steffler, P.Eng.
Flood Resiliency – Technical Adviser
msteffler@drumheller.ca
Phone (403) 660-3507

Cancellation

The Town reserves the right to cancel this Expression of Interest for any reason without any liability to any proponent or to waive irregularities and informalities at their own discretion. No payment will be made by the Town for costs incurred in the preparation or submission of this document.

Insurance

The successful Proponent must name the Town of Drumheller as additional insured and be able to provide proof of the following insurance:

- General Liability Insurance in an amount not less than Two Million Dollars (\$2,000,000) per occurrence for personal injury and/or property damage.

- Automobile Liability Coverage in an amount not less than Two Million Dollars (\$2,000,000) per accident for bodily injury and/or property damage.

Conflict of Interest

The Proponent shall have no pecuniary interest in the business of any third party that would cause, or seem to cause, a conflict of interest in carrying out any Consulting Services for the Town. Should such an interest be acquired during the Proposal process, the Consultant shall immediately declare it to the Town. The Town will, immediately upon notification, take action as it deems appropriate. This may include rejection of the submitted Proposal.

Proposal Confidentiality

All documents submitted to the Town will be subject to the protection and disclosure of the Alberta Freedom of Information and Protection of Privacy Act (FOIP ACT).

3. SCOPE OF SERVICES

By submitting Expression of Interest the Proponent agrees to:

- Coordination, removal of structures and identified appurtenances by specified date,
- Third party structural evaluations and inspections,
- A Town of Drumheller Building Permit will be required prior to the house being removed and/or relocated within the Town corporate limits,
- Grading, foundation, and utilities at new receiving location,
- Alberta Transportation permits, and approvals,
- Removal, disposal for of all furniture, and goods within the structures including landfill fees
- Disconnection and removal of all mechanical, plumbing, and electrical within the structures,
- Vegetation and tree removal required for removal of structures
- Security fencing around for basement or other excavation greater than 1.0m in depth as well as a ramp or other means of safe egress must be provided prior to Contract Completion
- It is the sole responsibility of the Proponent to determine any conditions affecting their Submission prior to contract award. Any costs incurred by the Proponent before or after execution of the contract are the sole responsibility of the Purchaser.
- The Successful Proponent will be required to enter into a Contract for the Work. As condition of Contract, the Proponent will be required to provide the Town payment in the amount specified on the Submission Form. Upon contract execution, the Purchaser become prime contractor for the building site and will assume full responsibility for the structure (including security, if desired) and the site until the building is removed, as per the conditions of the Building Permit. The purchaser assumes all responsibility for costs and logistics of house moving as well as assuming all damages before, during or after removal.
- The Town will coordinate disconnection of utilities (power, gas, and telecommunication) to the property

4. EVALUATION CRITERIA AND WEIGHTING

Proposals meeting the mandatory requirements will be evaluated.

Evaluation of Proposals

Each Proposal received will be evaluated on the basis listed below. The Town of Drumheller will have the sole and unfettered discretion to award up to the maximum number of points for each criterion listed below. Proposals will be evaluated based on best value to the Town of Drumheller and its residents. There is potential for a government or non-profit associations that may have interest in relocation of the houses within the Town for affordable housing availability. Any homes held for that purpose will have priority over other Proponents in the award evaluation

By submitting a Proposal, each Proponent acknowledges and agrees to waive any right to contest through legal proceedings. The decision to award points in respect to the criteria noted below will be at the sole discretion of the Town of Drumheller.

CRITERIA	NOTES	MAXIMUM SCORE
ENTITY TYPE	Non Profit Organization	10
	Town of Drumheller Resident or Company	10
	Neighboring Community Resident	5
	Other	0
BID PRICE		40
LOCATION	Within Town Of Drumheller	10
	Neighbor Community	5
	Other	0
REMOVAL SCHEDULE	Removal Date	5

Bid Price score = (Bid Price)/Highest Bid Price x 40

Removal Schedule: July 31, 2022 = 5 - December 31, 2022 = 0

5. SCHEDULE A – PROPOSAL SUBMISSION FORM

Attachment

6. SCHEDULE B – HOUSE INSPECTION REPORTS

Attachment

Schedule A Submission Form

CORPORATE/PERSONAL INFORMATION

Name of Applicant

Submission Date

Company

Nature Business

- Individual
- Private
- Public
- Non-Profit

Company Address

Phone

Email

BID FORM

Number of Bids Being Submitted: _____

Address of Subject Property

Purchased Buildings

House Entire House
 Portion

Accessory Buildings Yes
 No

Relocation Destination

- Drumheller
- Starland County
- Kneehill County
- Other

Appurtenances (description)

Specify Which Buildings

Completion Date: _____

Offer Value (\$ CAD) _____

Applicant Name: _____

Print

Date

Signature

Separate Submission required for Each Property

BOCC

HOME
INSPECTION



Inspection Report

Town of Drumheller attn: Mark Steffler

Property Address:

3084 Riverview Drive - West Rosedale
Drumheller Alberta



3084 Riverview Drive - West Rosedale

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: 16/12/2021	Time: 09:30 AM	Report ID: 3084 Riverview Drive - West Rosedale
Property: 3084 Riverview Drive - West Rosedale Drumheller Alberta	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.

In Attendance:

Vacant (inspector only)

Type of building:

Bungalow

Temperature:

-28 (C)

Weather:

Sunny

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
Binoculars

Sky Light(s):

None

Chimney (exterior):

Metal Flue Pipe

Roof Structure:

Engineered wood trusses

Items

1.0 Roof Coverings

Comments: Inspected

ROOF COVERINGS

Roof was limited to a visual inspection with the use of binoculars 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

1.1 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

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:

Cellulose

Ventilation:

Soffit Vents

Roof Vents

Method Used to Observe Attic:

Ladders Edge

Attic Info:

Attic Hatch

No Storage

Items

2.0 Attic

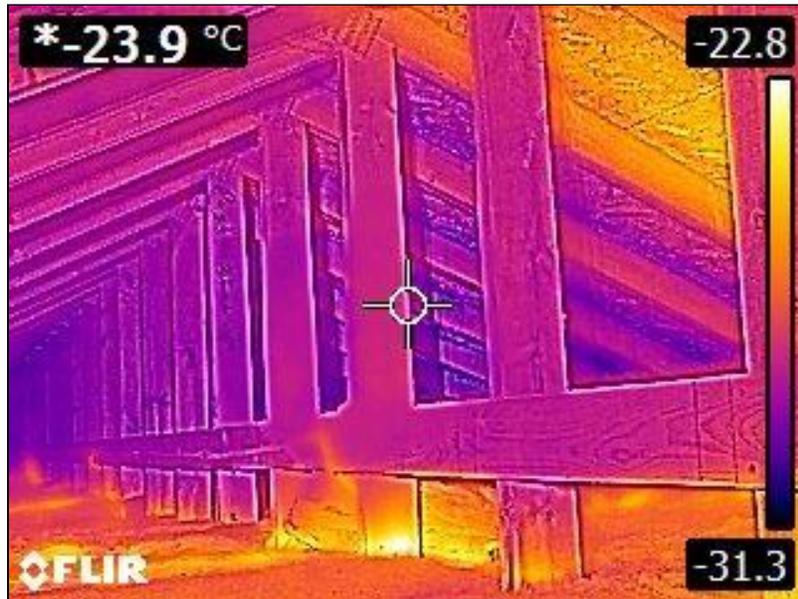
Comments: Inspected

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



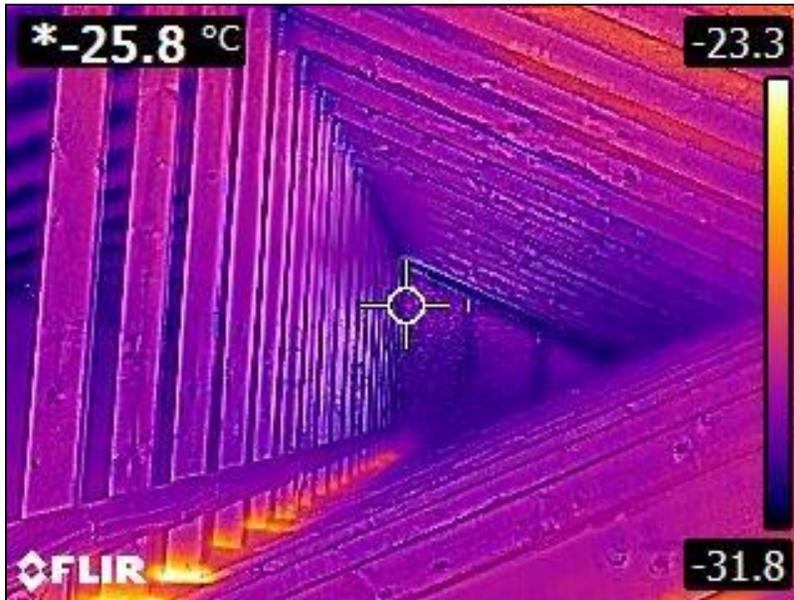
2.0 Item 2(Picture) Attic



2.0 Item 3(Picture) Attic



2.0 Item 4(Picture) Attic



2.0 Item 5(Picture) Attic



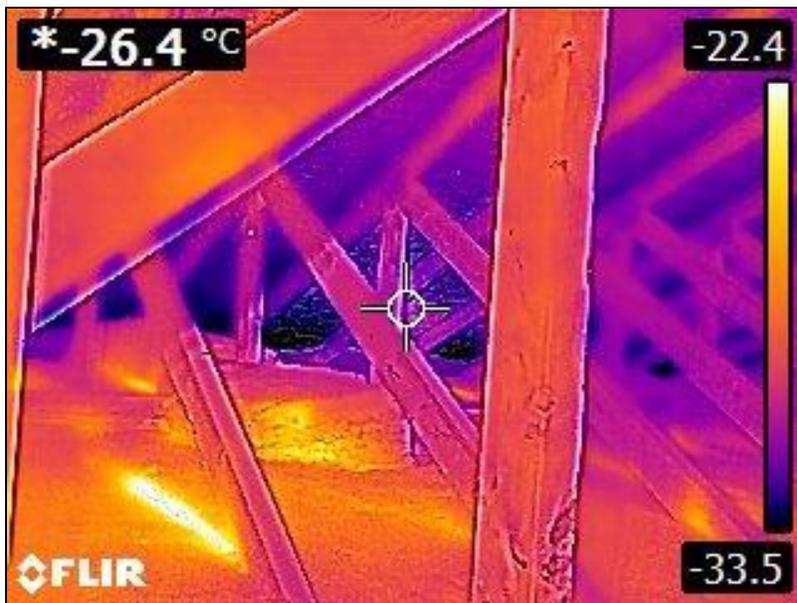
2.0 Item 6(Picture) Attic



2.0 Item 7(Picture) Attic



2.0 Item 8(Picture) Attic



2.0 Item 9(Picture) Attic



2.0 Item 10(Picture) Attic

2.1 Attic Hatch

Comments: Inspected

2.2 Vapor Barrier

Comments: Inspected

2.3 Roof Structure

Comments: Inspected

2.4 Insulation

Comments: Inspected

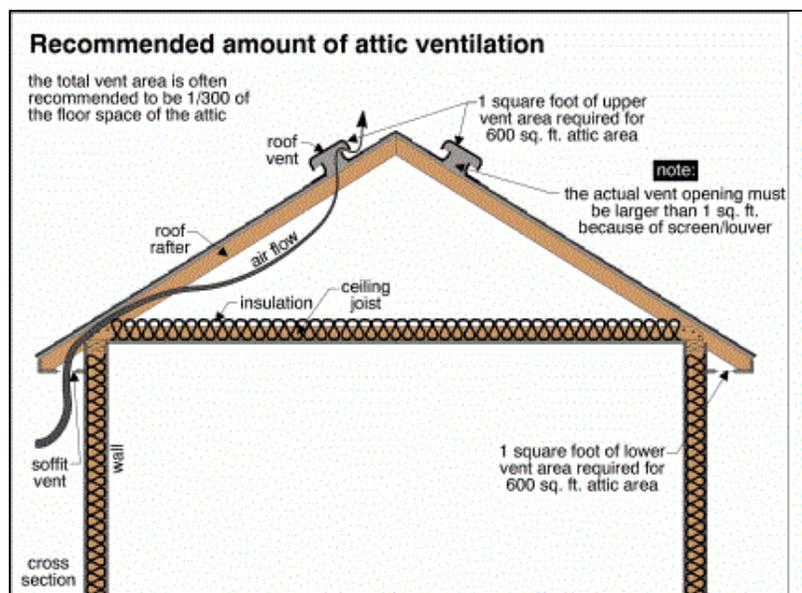
2.5 Ventilation

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

3.0 Exterior Foundation

Comments: Inspected

3.1 Wall Cladding Flashing and Trim

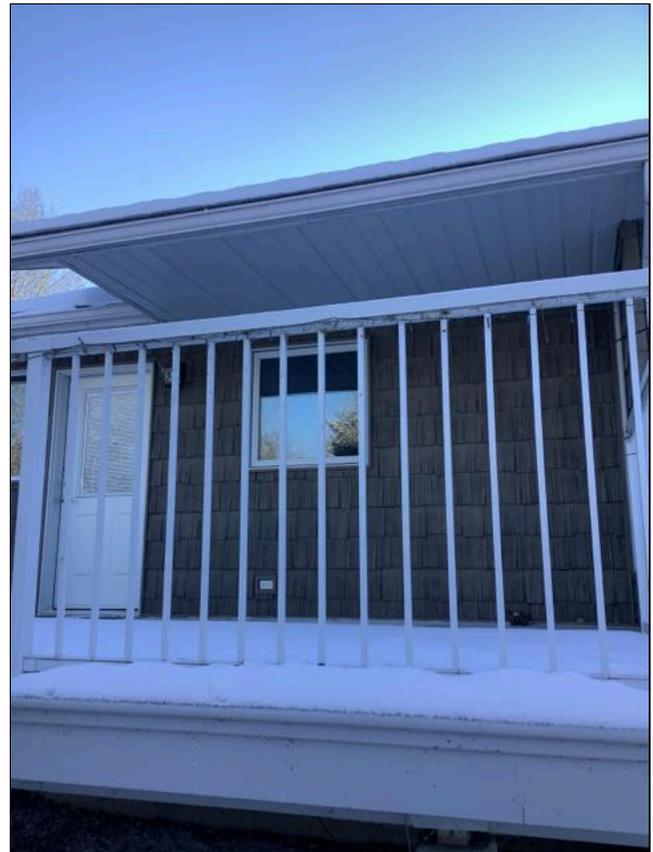
Comments: Inspected

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. No signs of any major concerns.



3.1 Item 1(Picture) Exterior



3.1 Item 2(Picture) Exterior



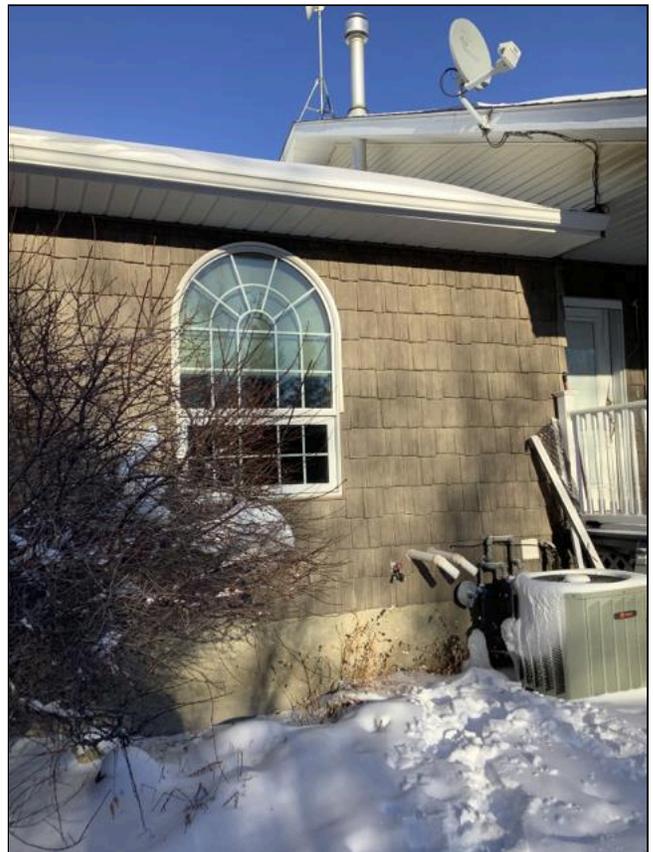
3.1 Item 3(Picture) Exterior



3.1 Item 4(Picture) Exterior



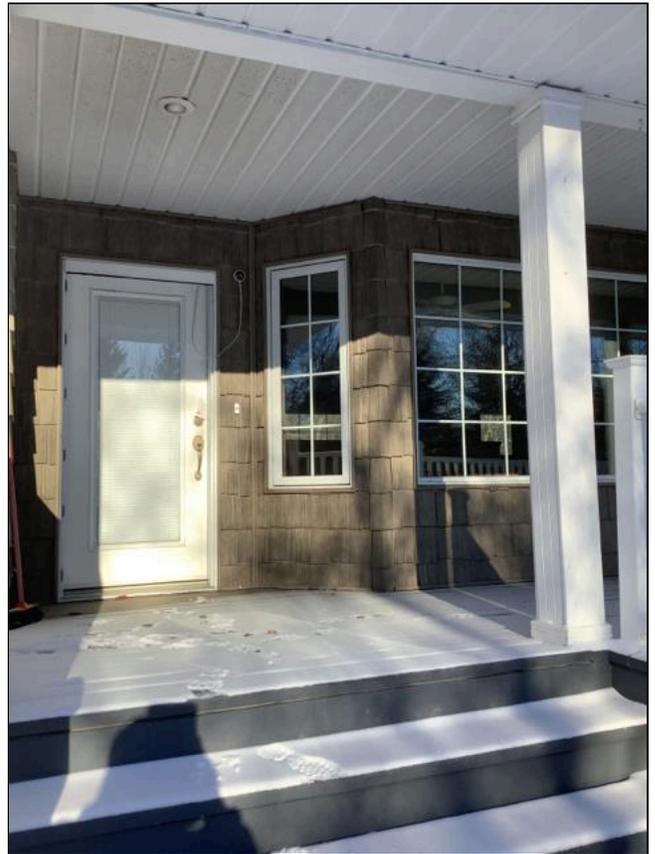
3.1 Item 5(Picture) Exterior



3.1 Item 6(Picture) Exterior



3.1 Item 7(Picture) Exterior



3.1 Item 8(Picture) Exterior



3.1 Item 9(Picture) Exterior



3.1 Item 10(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.

4. Garage

Items

4.0 Garage Roof

Comments: Inspected

GARAGE ROOF

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



4.0 Item 1(Picture) Garage Roof



4.0 Item 2(Picture) Garage Roof



4.0 Item 3(Picture) Garage Roof

4.4 Garage Clading, Flashing and Trim

Comments: Inspected

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. No signs of any major concerns.



4.4 Item 1(Picture) Garage Exterior



4.4 Item 2(Picture) Garage Exterior



4.4 Item 3(Picture) Garage Exterior



4.4 Item 4(Picture) Garage Exterior



4.4 Item 5(Picture) Garage Exterior



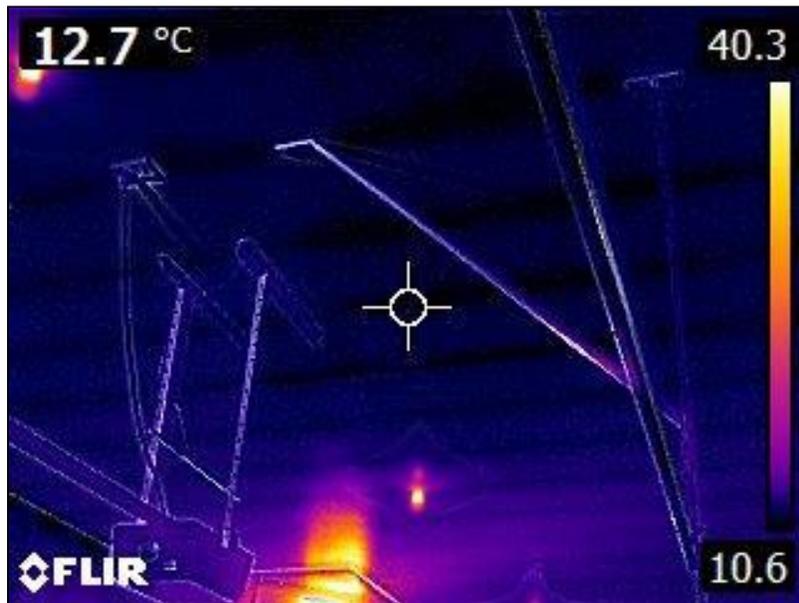
4.4 Item 6(Picture) Garage Exterior

4.5 Garage Ceilings

Comments: Inspected

GARAGE CEILINGS

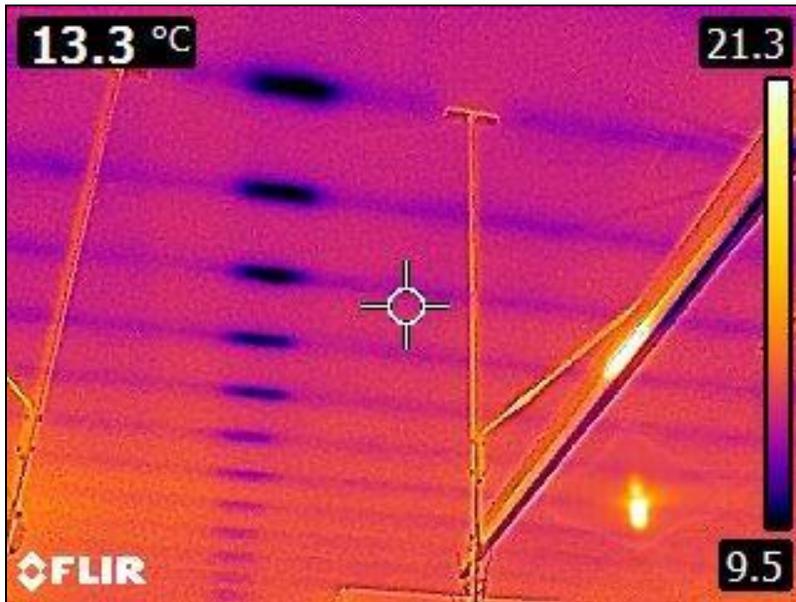
Dry at time of the inspection, in good shape and condition.



4.5 Item 1(Picture) Garage Ceiling



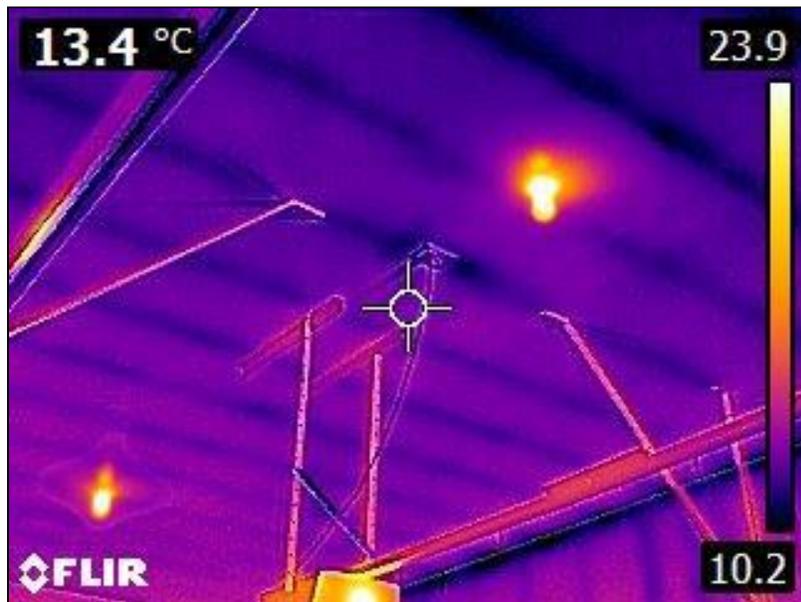
4.5 Item 2(Picture) Garage Ceiling



4.5 Item 3(Picture) Garage Ceiling



4.5 Item 4(Picture) Garage Ceiling



4.5 Item 5(Picture) Garage Ceiling



4.5 Item 6(Picture) Garage Ceiling

4.6 Garage Walls (including Firewall Separation)

Comments: Inspected

GARAGE FIREWALL

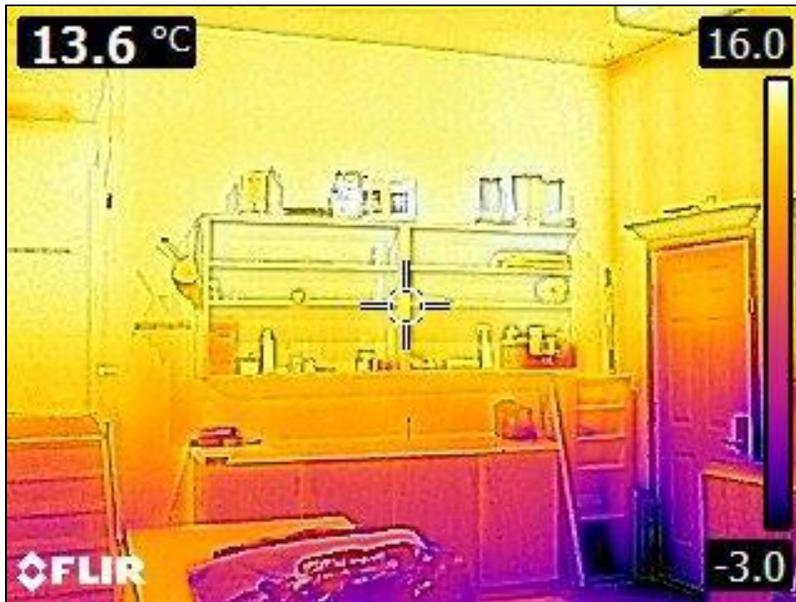
Firewall in good condition- found to be dry, with no holes or damage of note at time of inspection. If damage occurs in the future, repair to maintain the fire rating.



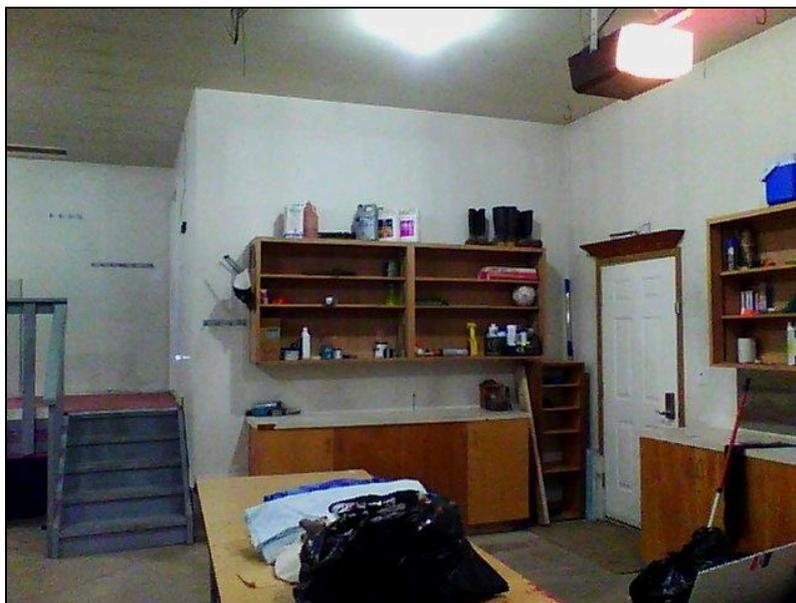
4.6 Item 1(Picture) Garage Firewall



4.6 Item 2(Picture) Garage Firewall



4.6 Item 3(Picture) Garage Firewall



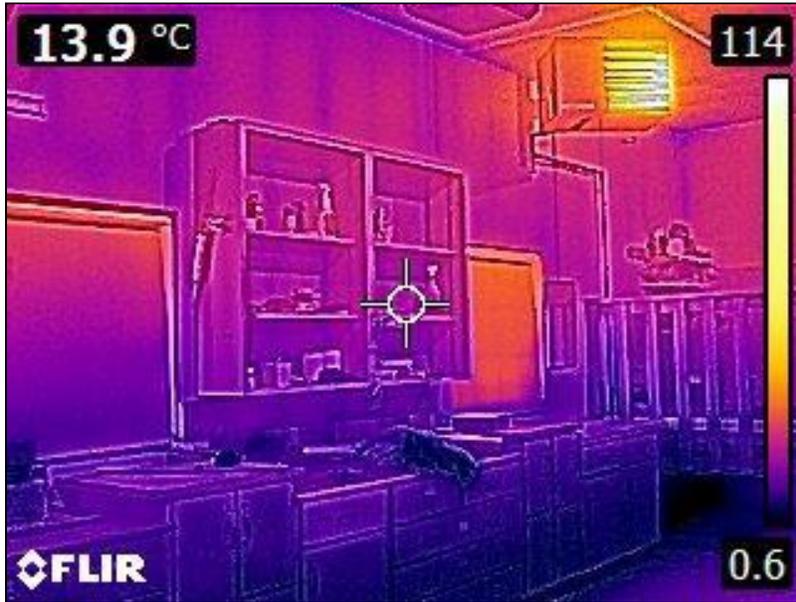
4.6 Item 4(Picture) Garage Firewall



4.6 Item 5(Picture) Garage Firewall



4.6 Item 6(Picture) Garage Firewall



4.6 Item 7(Picture) Garage Firewall



4.6 Item 8(Picture) Garage Firewall



4.6 Item 9(Picture) Garage Firewall



4.6 Item 10(Picture) Garage Firewall

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

Hardwood T&G

Linoleum

Interior Doors:

Hollow core

Floor Structure:

Engineer Floor Joists

Items

5.0 Ceilings

Comments: Inspected

CEILINGS

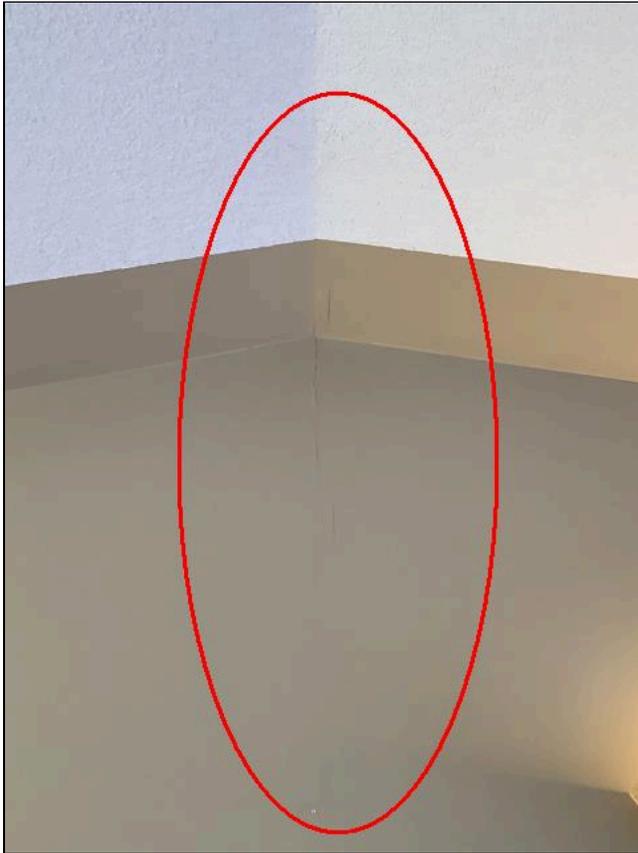
All ceilings were in good condition and dry at time of inspection. (Cosmetic issues are not part of the inspection.)

5.1 Walls

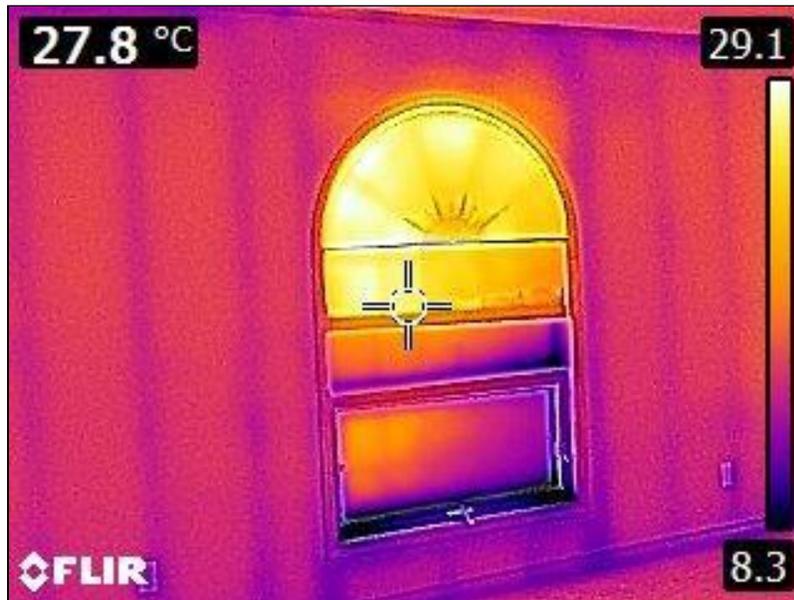
Comments: Inspected

WALLS

All walls were in good condition and dry at the time of inspection. There was one common stress crack that can be patched at any time and is not a concern.



5.1 Item 1(Picture) Common stress crack



5.1 Item 2(Picture) Interior Walls



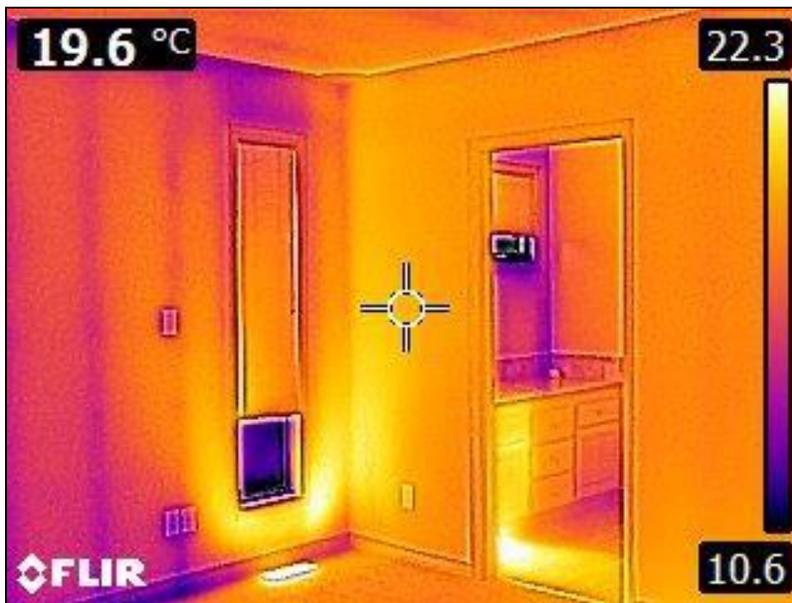
5.1 Item 3(Picture) Interior Walls



5.1 Item 4(Picture) Interior Walls



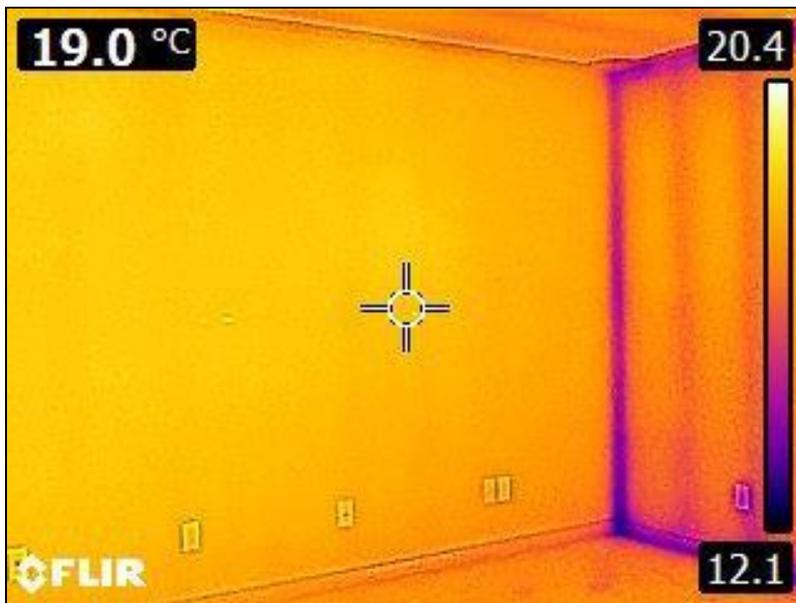
5.1 Item 5(Picture) Interior Walls



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



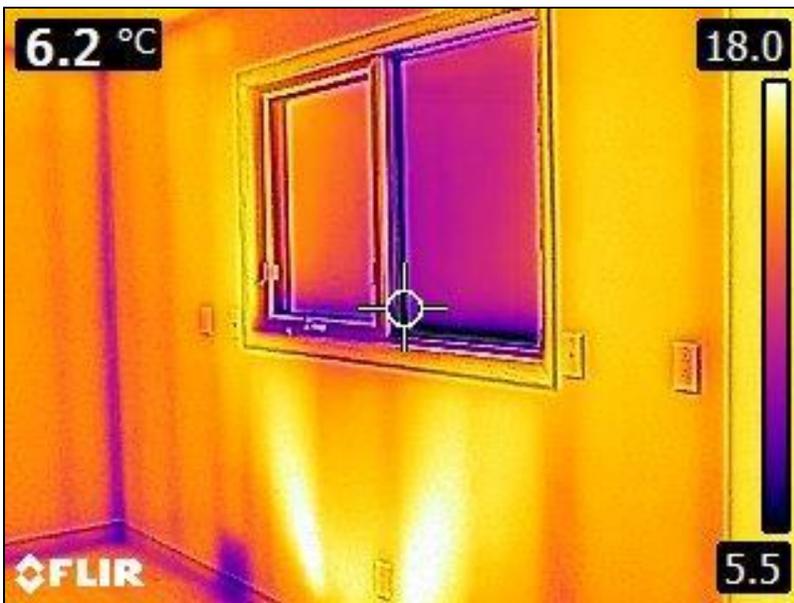
5.1 Item 11(Picture) Interior Walls



5.1 Item 12(Picture) Interior Walls



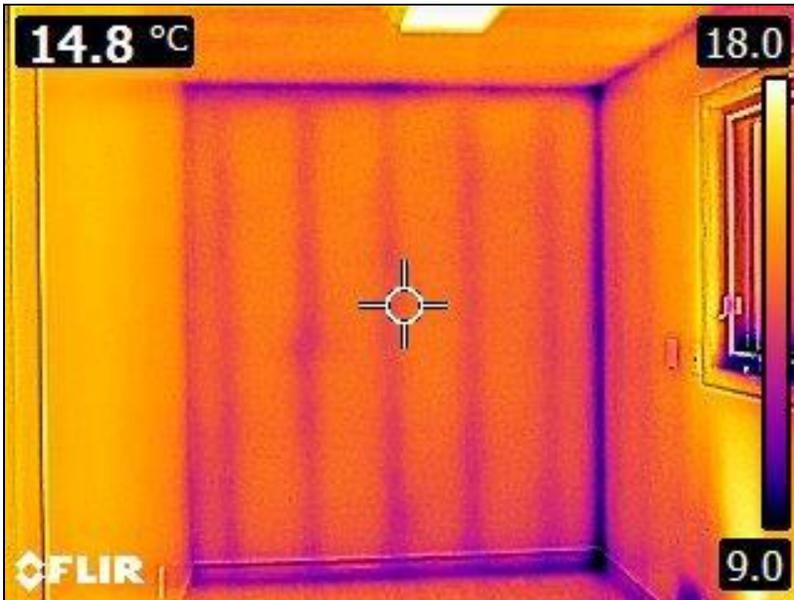
5.1 Item 13(Picture) Interior Walls



5.1 Item 14(Picture) Interior Walls



5.1 Item 15(Picture) Interior Walls



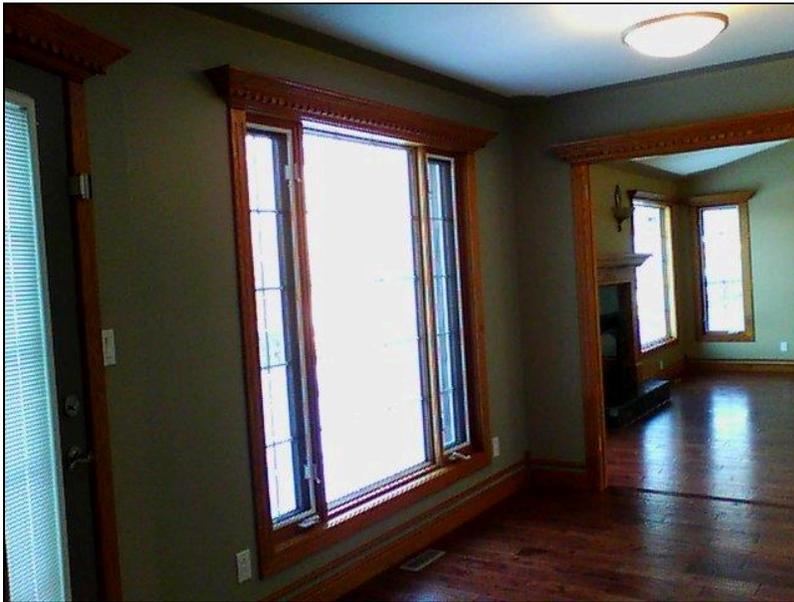
5.1 Item 16(Picture) Interior Walls



5.1 Item 17(Picture) Interior Walls



5.1 Item 18(Picture) Interior Walls



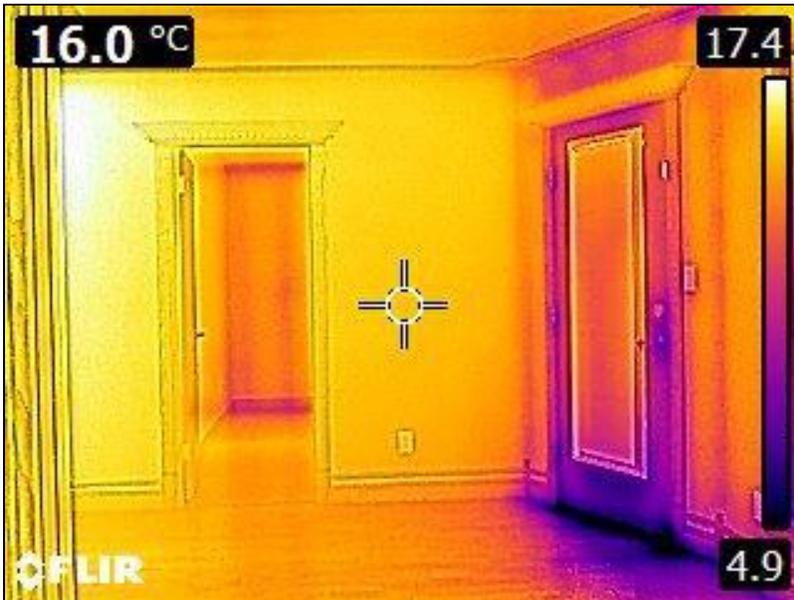
5.1 Item 19(Picture) Interior Walls



5.1 Item 20(Picture) Interior Walls



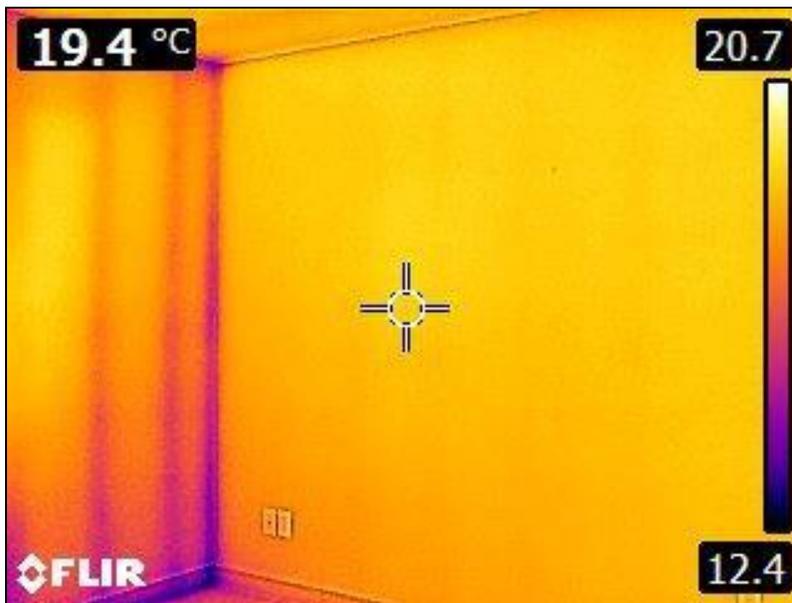
5.1 Item 21(Picture) Interior Walls



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



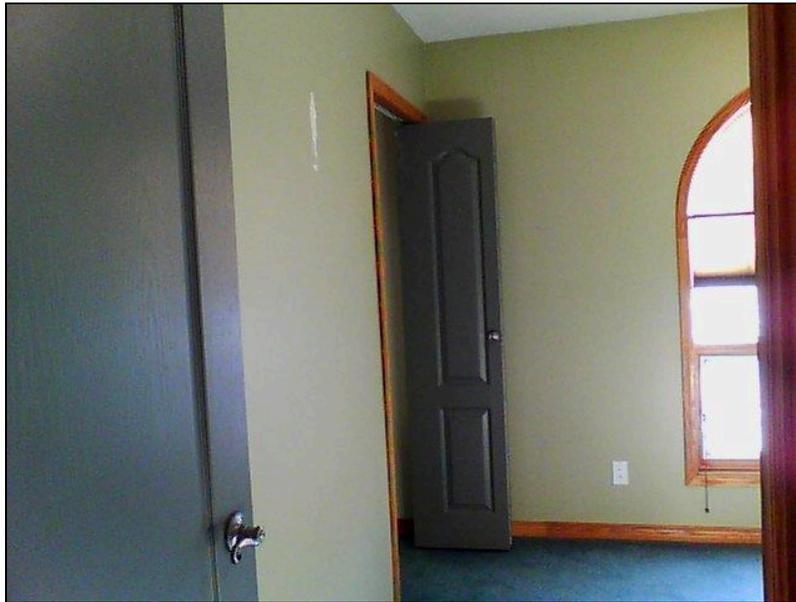
5.1 Item 26(Picture) Interior Walls



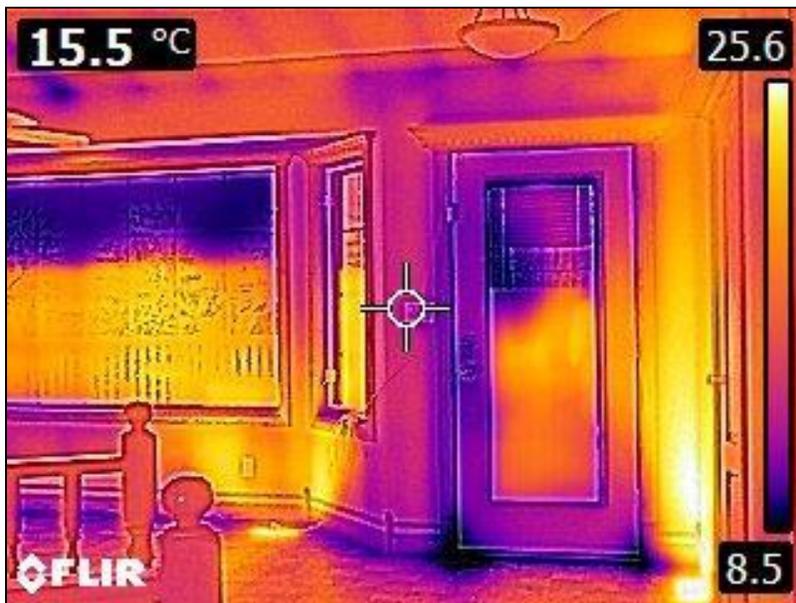
5.1 Item 27(Picture) Interior Walls



5.1 Item 28(Picture) Interior Walls



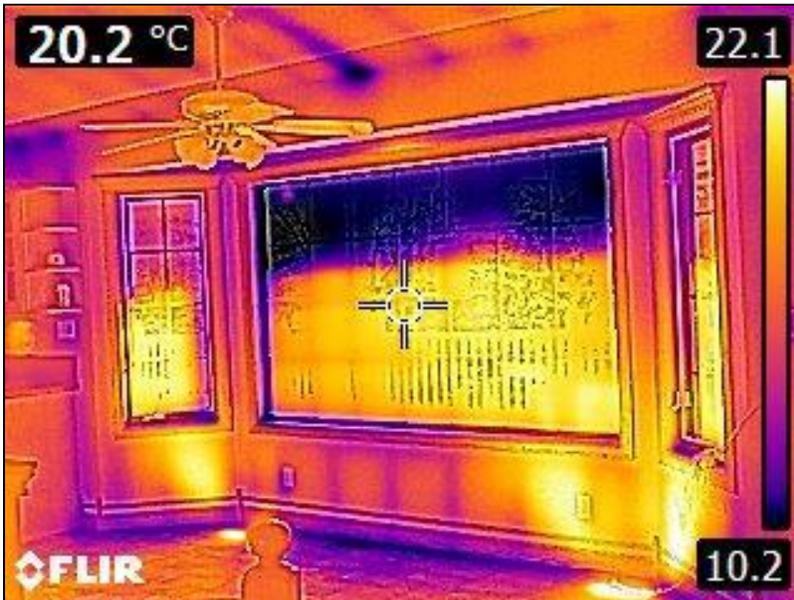
5.1 Item 29(Picture) Interior Walls



5.1 Item 30(Picture) Interior Walls



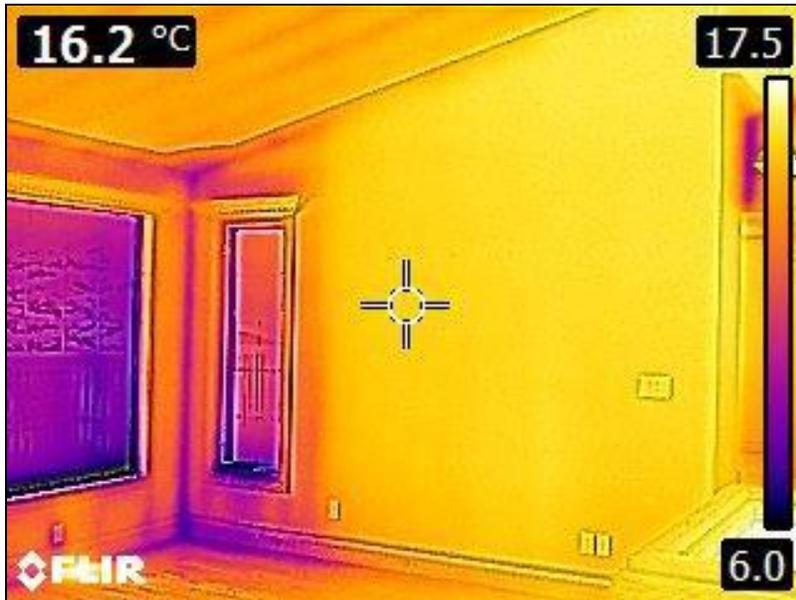
5.1 Item 31(Picture) Interior Walls



5.1 Item 32(Picture) Interior Walls



5.1 Item 33(Picture) Interior Walls



5.1 Item 34(Picture) Interior Walls



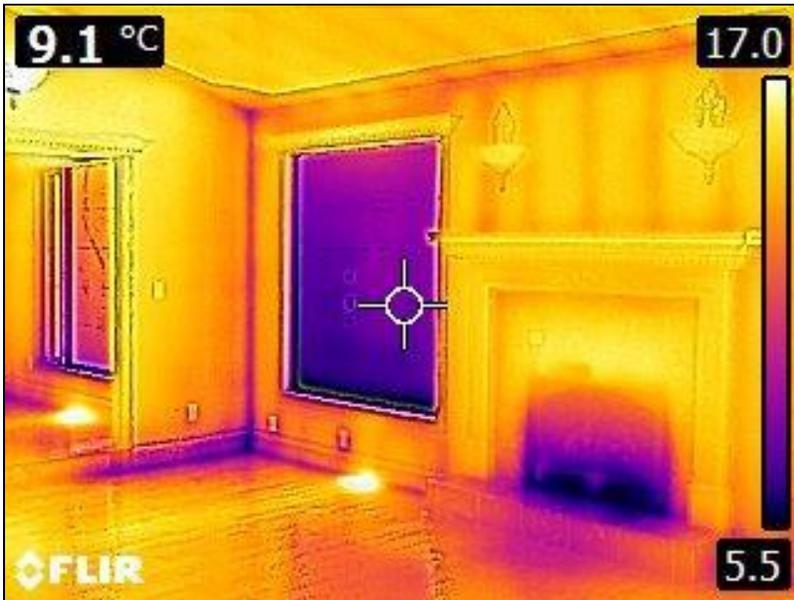
5.1 Item 35(Picture) Interior Walls



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



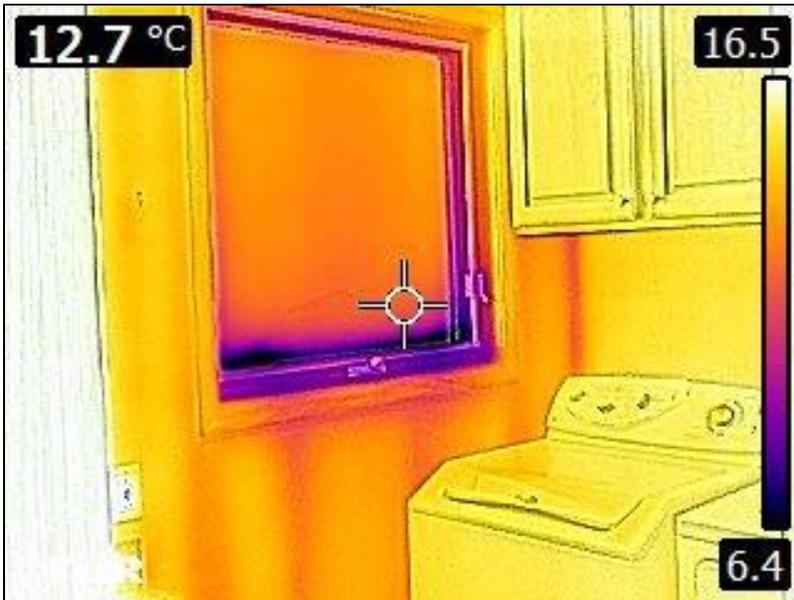
5.1 Item 45(Picture) Interior Walls



5.1 Item 46(Picture) Interior Walls



5.1 Item 47(Picture) Interior Walls



5.1 Item 48(Picture) Interior Walls



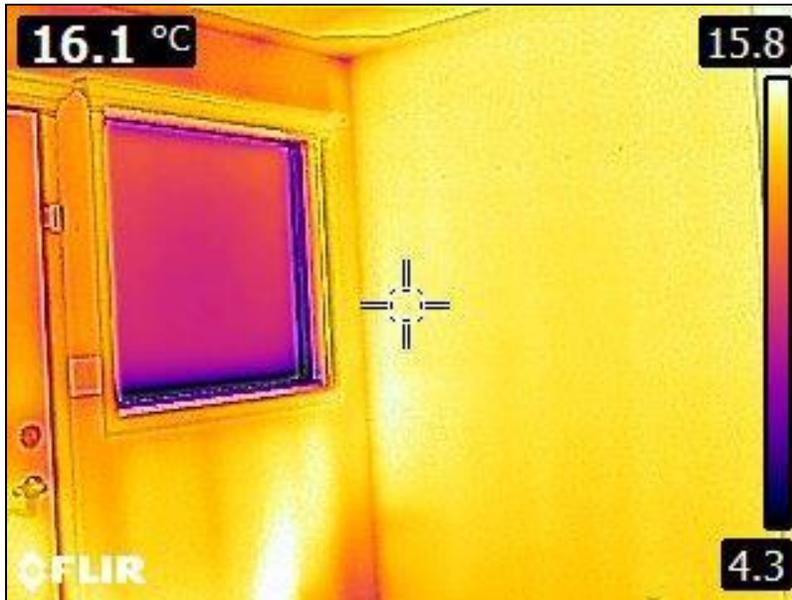
5.1 Item 49(Picture) Interior Walls



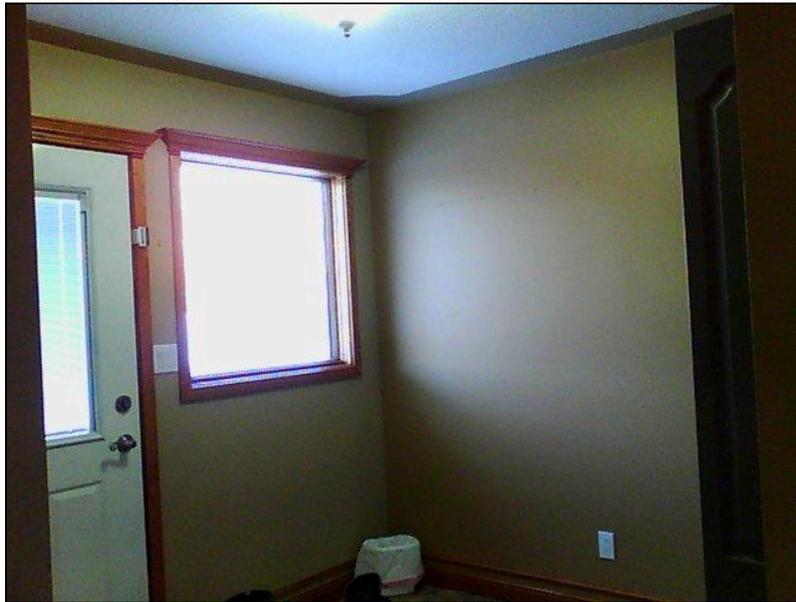
5.1 Item 50(Picture) Interior Walls



5.1 Item 51(Picture) Interior Walls



5.1 Item 52(Picture) Interior Walls



5.1 Item 53(Picture) Interior Walls



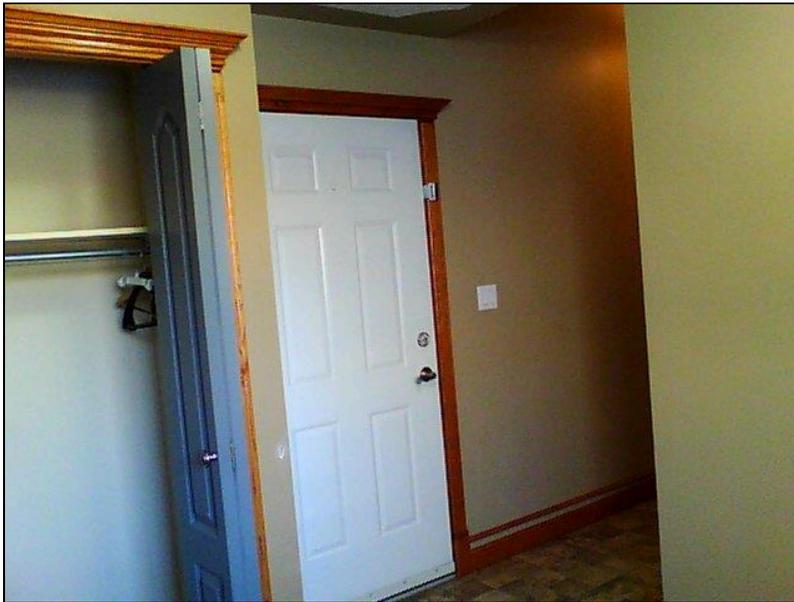
5.1 Item 54(Picture) Interior Walls



5.1 Item 55(Picture) Interior Walls



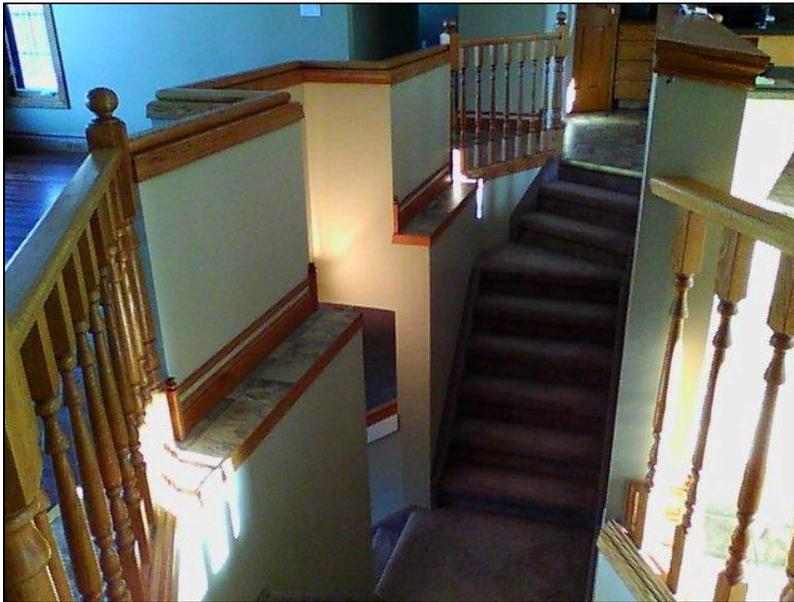
5.1 Item 56(Picture) Interior Walls



5.1 Item 57(Picture) Interior Walls



5.1 Item 58(Picture) Interior Walls



5.1 Item 59(Picture) Interior Walls



5.1 Item 60(Picture) Interior Walls



5.1 Item 61(Picture) Interior Walls

5.2 Floors

Comments: Inspected

5.3 Steps, Stairways, Balconies and Railings

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:

Engineered floor joists

Columns or Piers:

Steel screw jacks

Floor Covering(s):

Carpet

Linoleum

Unfinished

Items

7.0 Foundation

Comments: Inspected

FOUNDATION

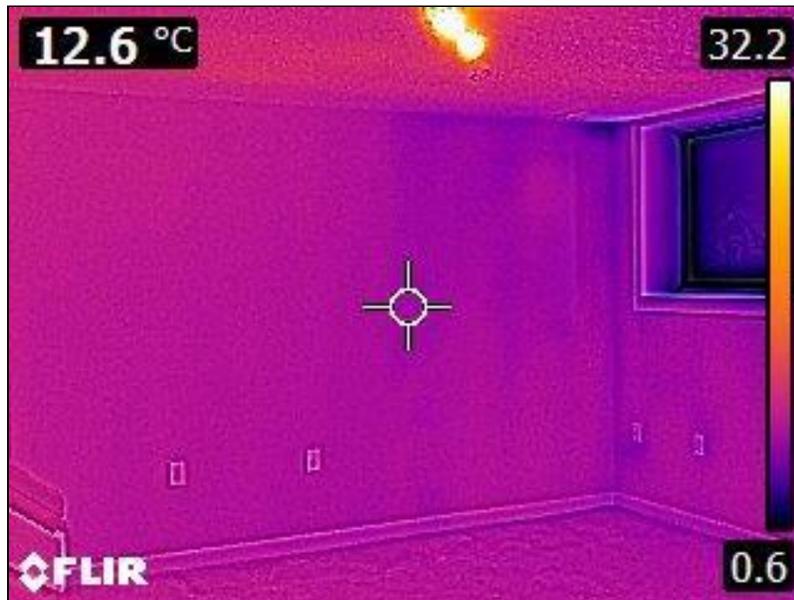
The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration.

7.1 Walls

Comments: Inspected

WALLS

Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings. All accessible walls were in good condition and dry at the time of the inspection. (Cosmetic issues are not part of the inspection.)



7.1 Item 1(Picture) Basement Walls



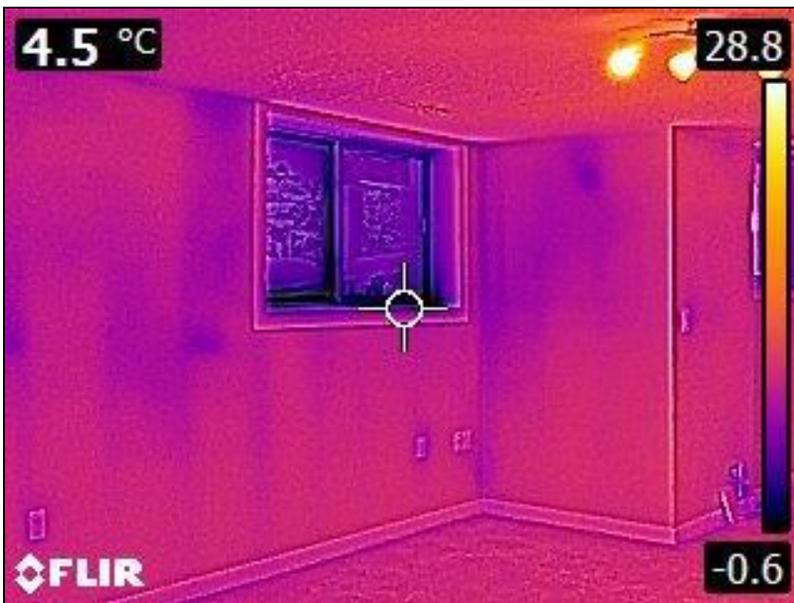
7.1 Item 2(Picture) Basement Walls



7.1 Item 3(Picture) Basement Walls



7.1 Item 4(Picture) Basement Walls



7.1 Item 5(Picture) Basement Walls



7.1 Item 6(Picture) Basement Walls



7.1 Item 7(Picture) Basement Walls



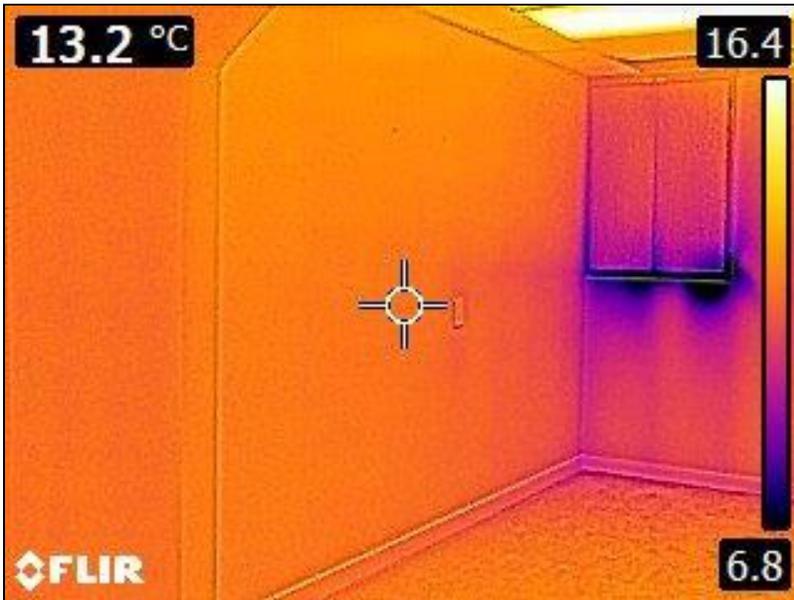
7.1 Item 8(Picture) Basement Walls



7.1 Item 9(Picture) Basement Walls



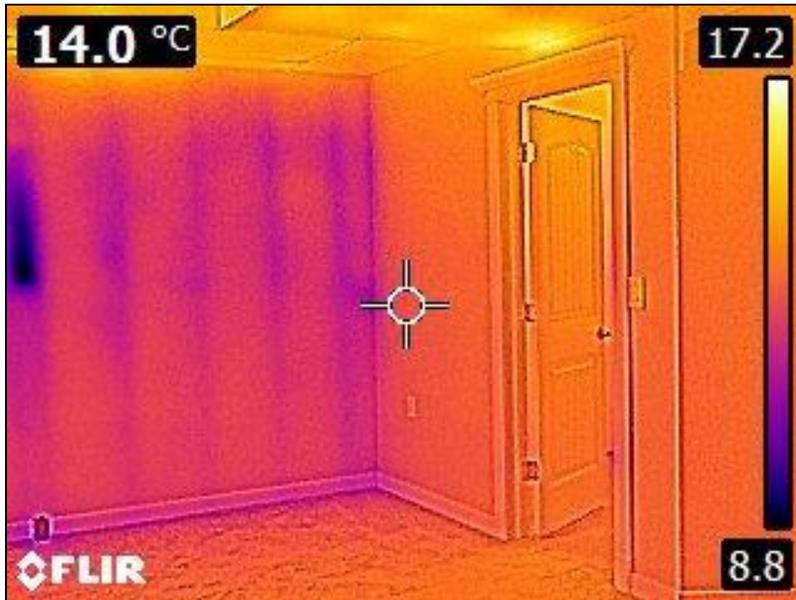
7.1 Item 10(Picture) Basement Walls



7.1 Item 11(Picture) Basement Walls



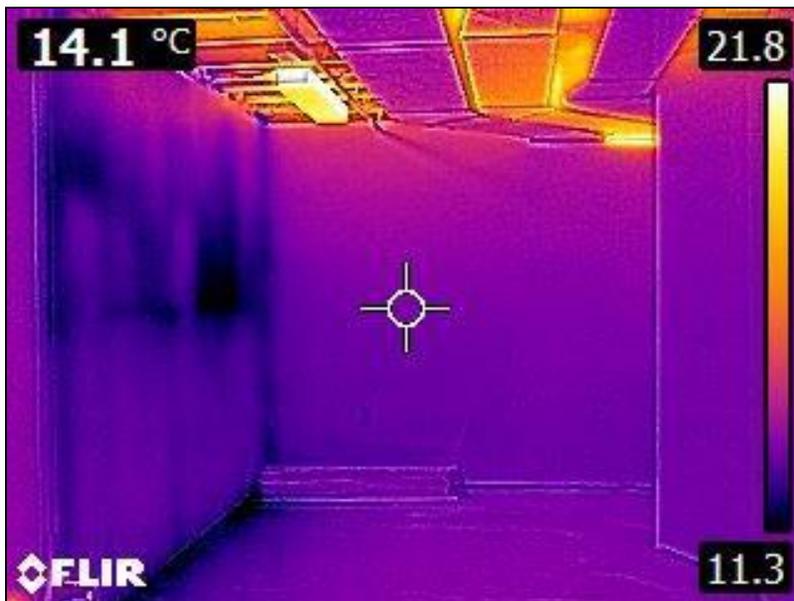
7.1 Item 12(Picture) Basement Walls



7.1 Item 13(Picture) Basement Walls



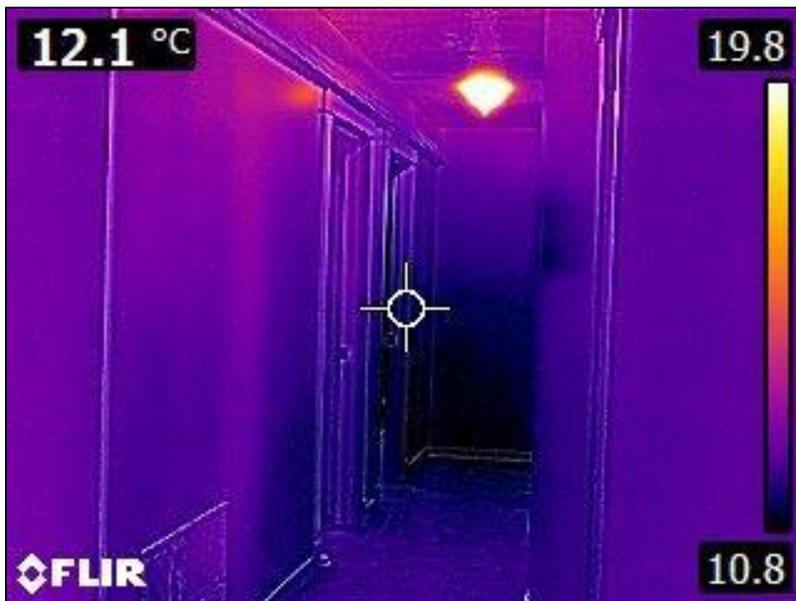
7.1 Item 14(Picture) Basement Walls



7.1 Item 15(Picture) Basement Walls



7.1 Item 16(Picture) Basement Walls



7.1 Item 17(Picture) Basement Walls



7.1 Item 18(Picture) Basement Walls



7.1 Item 19(Picture) Basement Walls



7.1 Item 20(Picture) Basement Walls



7.1 Item 21(Picture) Basement Walls



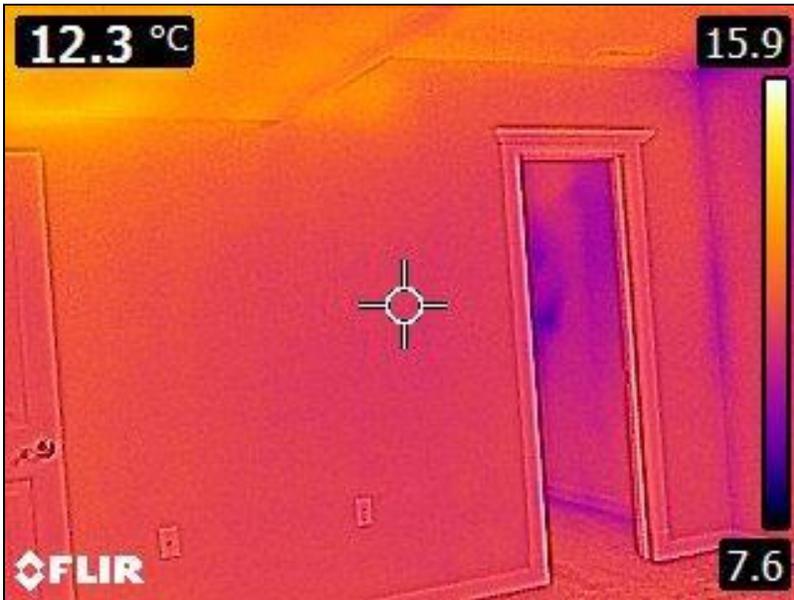
7.1 Item 22(Picture) Basement Walls



7.1 Item 23(Picture) Basement Walls



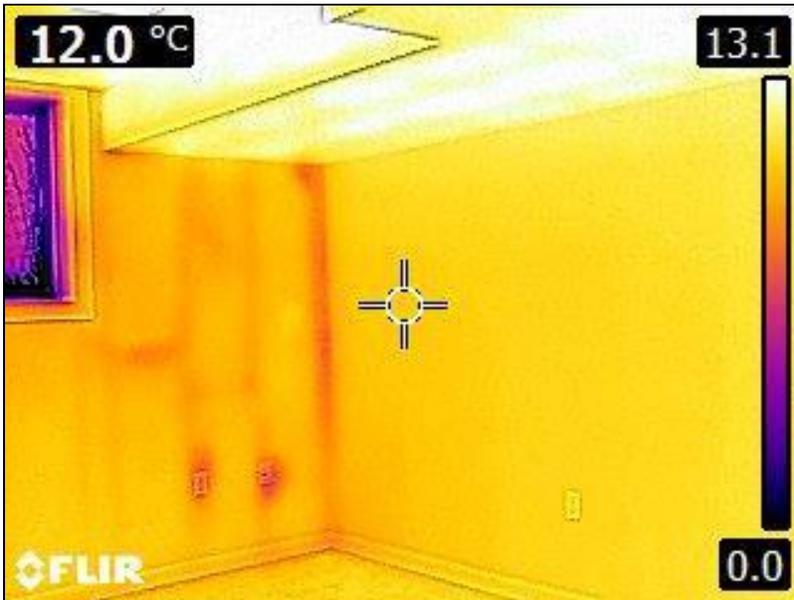
7.1 Item 24(Picture) Basement Walls



7.1 Item 25(Picture) Basement Walls



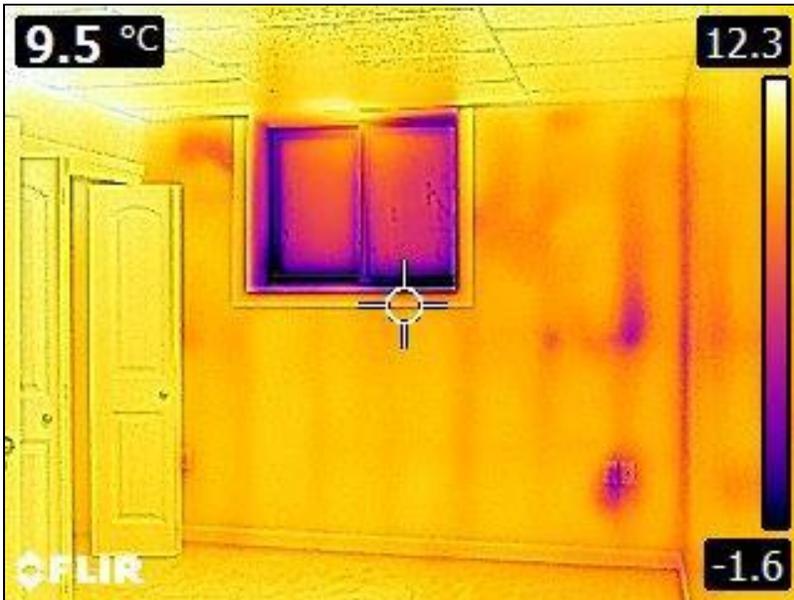
7.1 Item 26(Picture) Basement Walls



7.1 Item 27(Picture) Basement Walls



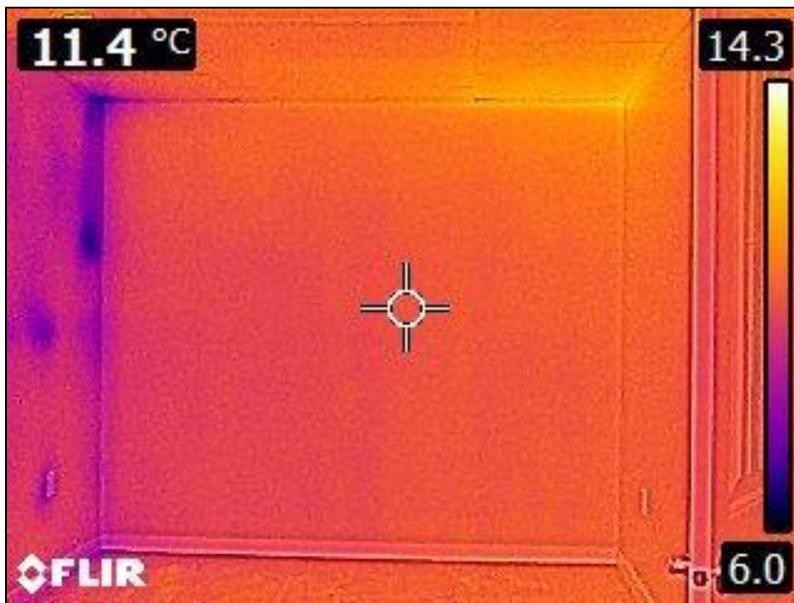
7.1 Item 28(Picture) Basement Walls



7.1 Item 29(Picture) Basement Walls



7.1 Item 30(Picture) Basement Walls



7.1 Item 31(Picture) Basement Walls



7.1 Item 32(Picture) Basement Walls

7.2 Doors

Comments: Inspected

7.3 Floors

Comments: Inspected

7.4 Ceiling

Comments: Inspected

CEILING

There was a moisture stain on the ceiling in the basement rec room, it was dry at the time of the inspection. No other major concerns.



7.4 Item 1(Picture) Basement Rec Room Ceiling - moisture stain

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

JOISTS AND BEAMS

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.

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.

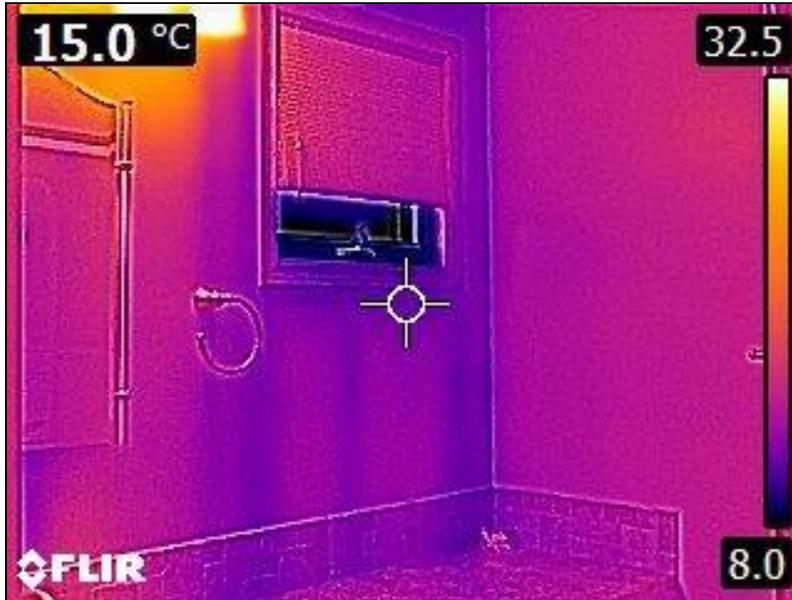
Items

9.0 Walls and Ceiling

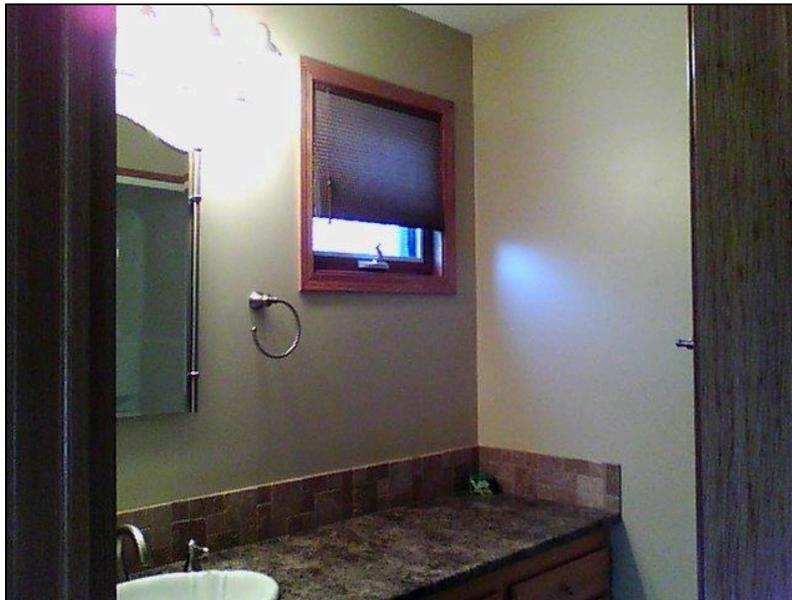
Comments: Inspected

WALLS AND CEILING

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



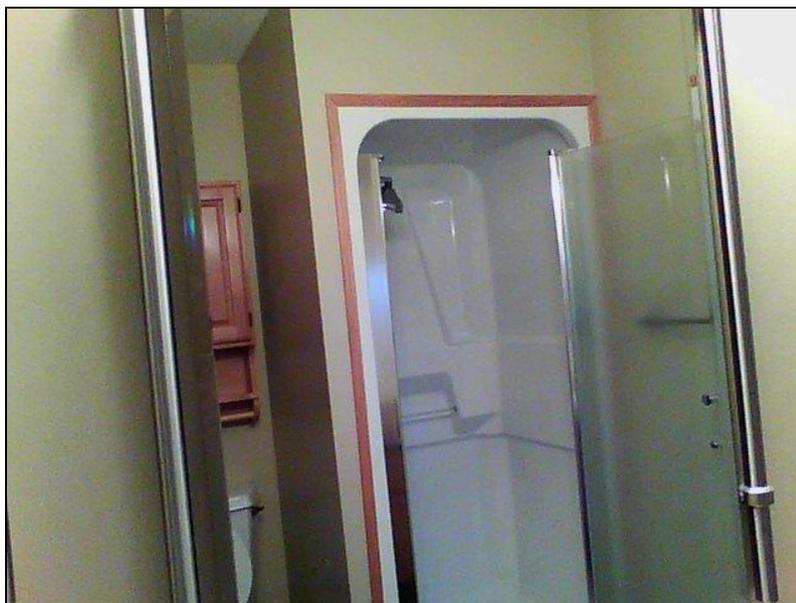
9.0 Item 1(Picture) Bathroom Walls



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



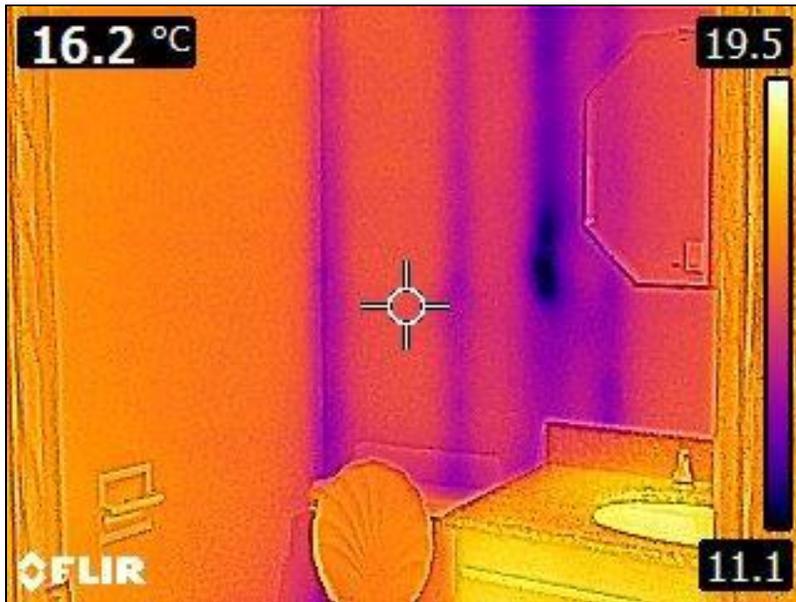
9.0 Item 6(Picture) Bathroom Walls



9.0 Item 7(Picture) Bathroom Walls



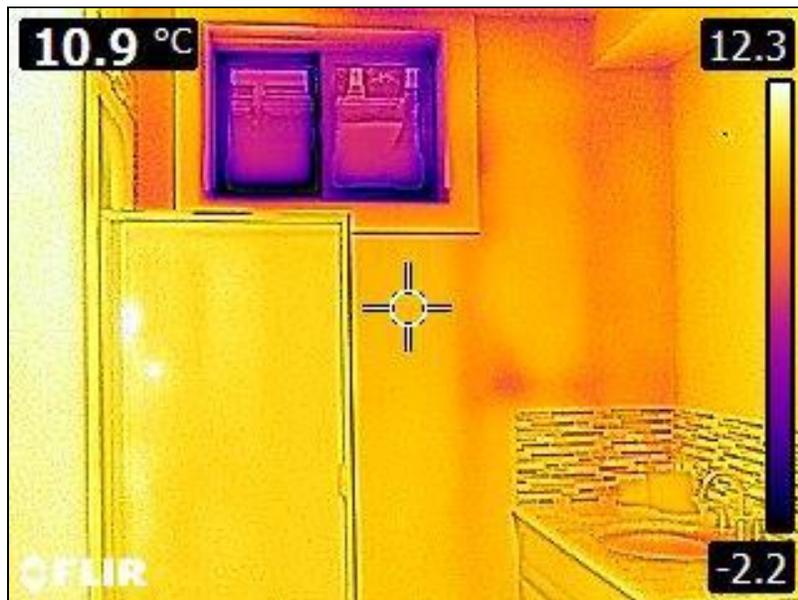
9.0 Item 8(Picture) Bathroom Walls



9.0 Item 9(Picture) Bathroom Walls



9.0 Item 10(Picture) Bathroom Walls



9.0 Item 11(Picture) Bathroom Walls



9.0 Item 12(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 BUILDINGS

There are 4 out buildings on the property, sizes and materials as follow.

10'x10' wood shed, vinyl siding and concrete base

8'x4' wood shed, vinyl siding

10'x10' metal shed

10'x8' wood shed, wood base and asphalt shingles

BOCC



Bocc Home Inspections Ltd.
 Creekside Postal Stn PO Box70036
 Airdrie AB T4B 0V9
 (403)585-6279
 www.BoccInspections.com
 Inspected By: Adam Boccinfuso

Inspection Date: 16/12/2021
Report ID: 3084 Riverview Drive - West Rosedale

Customer Info:	Inspection Property:
Town of Drumheller attn: Mark Steffler	3084 Riverview Drive - West Rosedale Drumheller Alberta
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Custom - Home Inspection	250.00	1	250.00
			Tax \$12.50
			Total Price \$262.50

Payment Method: Cash, cheque, e-transfer (Send to: payment@boccinspections.com), or credit card (2.5% surcharge applies).

Payment Status: Due at Time of Inspection

Note:

BOCC



HOME
INSPECTION

What to Expect From a Home Inspection

Purchasing a home is a large investment for many Canadians. It is so important to familiarize yourself with all the activities related to buying a house so that you are making an informed choice. Many people get a home inspection done as part of their buying decision.

So what can you expect from a home inspection?

Typically inspections take 2 to 3 hours to complete. They are visual inspections which means the inspector is not expected to displace flooring and tiling, or check water or air samples. An inspector cannot look through walls or predict future performance or estimated life spans on a home. The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

The home inspection report is an "opinion" of Bocc Home Inspections Ltd.. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. The limited liability of the inspector and Bocc Home Inspections Ltd. and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. Air conditioning system will not be operated by Bocc Home Inspections Ltd. in outside temperatures of 18 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be

turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic fields are not inspected and are not part of this contract. Bocc Home Inspections Ltd. Inspection does not inspect for code compliance or ordinances.

INSPECTION CONTRACT**Address to be inspected: 3084 Riverview Drive - West Rosedale, Drumheller, Alberta****Inspection Date: 16/12/2021 Time Start: 09:30 AM****Client(s) Name(s):Town of Drumheller attn: Mark Steffler****Mailing Address:****Phone #: (403) 660-3507 Client E-mail Address: msteffler@drumheller.ca****Client UserName: TDrumhellerattnMarkSte286**

I/We, the above named client(s) request an inspection of the inspection address above. The inspection is to be performed by the below inspection company (firm) in accordance with the InterNACHI Standards of Practice which includes roofing, flashing or chimney; exterior, including lot grading, walkways, driveways, retaining walls, patios and decks; structure; electrical; heating; heat pumps and cooling; insulation; ventilation; plumbing; and interior.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While the inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. This report is for the exclusive use of the contracted parties and may not be used by third parties without prior written permission from the inspector/inspection firm. Also, this inspection does not include and inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport. This inspection will not be testing for mold or asbestos unless otherwise indicated in other writings.

I/we have read, understand and accept the terms and conditions as outlined here and on the page entitled "What To Expect From Your Inspection."

Inspection Company: Bocc Home Inspections Ltd.**1060 Windsong Dr SW, Airdrie AB, T4B 0P2 (403) 585-6279****License #342384****Inspectors Name: Thomas Adam Boccinfuso****Inspector's License # 342385**

If applicable, CLIENT agrees that all or a portion of the inspection will be performed by the above named Inspection Business.

The Client(s) and Inspector(s), by signing below, agree, to have read, understand and accept the terms and contract.

Town of Drumheller attn: Mark Steffler 16/12/2021

Clients(s) Representative Signature (If signed in person)

Adam Boccinfuso 16/12/2021

Inspector Signature (If Signed in person)

Inspection Fee: 250.00

Total Fee for Inspection (including GST): 262.50

Payment Method: Cash, cheque, e-transfer (Send to: payment@boccinspections.com), or credit card (2.5% surcharge applies).

Payment Status: Due at Time of Inspection

THIS AGREEMENT made on DATE by and between Thomas Adam Boccinfuso (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an

occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

11. PRIVACY POLICY: In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>.

12. CANCELLATION FEE: We understand sometimes financing does not go through, though we please ask you provide as much notice as possible when cancelling or rescheduling. CLIENT agrees to pay a cancellation fee of fifty percent if the inspection is cancelled with less than 24 hours notice.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Bocc Home Inspections Ltd. must receive a copy of this agreement signed by the client before the inspection

can begin (either electronically or physically).

If viewing this online, click on the I AGREE button below if you agree to the terms and conditions spelled out in this agreement.

Adam Boccinfuso

FOR INSPECTOR

Town of Drumheller attn: Mark Steffler

CLIENT(S) OR REPRESENTATIVE

BOCC

HOME
INSPECTION



Inspection Report

Town of Drumheller attn: Mark Steffler

Property Address:

3088 Riverview Drive - West Rosedale
Drumheller Alberta T0J 2V0



3088 Riverview Drive - West Rosedale

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: 16/12/2021	Time: 09:30 AM	Report ID: 3088 Riverview Drive - West Rosedale
Property: 3088 Riverview Drive - West Rosedale Drumheller Alberta T0J 2V0	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:

Ceramic/Clay

Viewed roof covering from:

Ground

Binoculars

Chimney (exterior):

Metal Flue Pipe

Roof Structure:

Engineered wood trusses

Items

1.0 Roof Coverings

Comments: Inspected

ROOF COVERINGS

Roof was limited to a visual inspection with the use of binoculars 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

1.1 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:

Cellulose

Ventilation:

Soffit Vents

Roof Vents

Method Used to Observe Attic:

From Attic hatch

Ladders Edge

Attic Info:

Attic Hatch

No Storage

Items

2.0 Attic

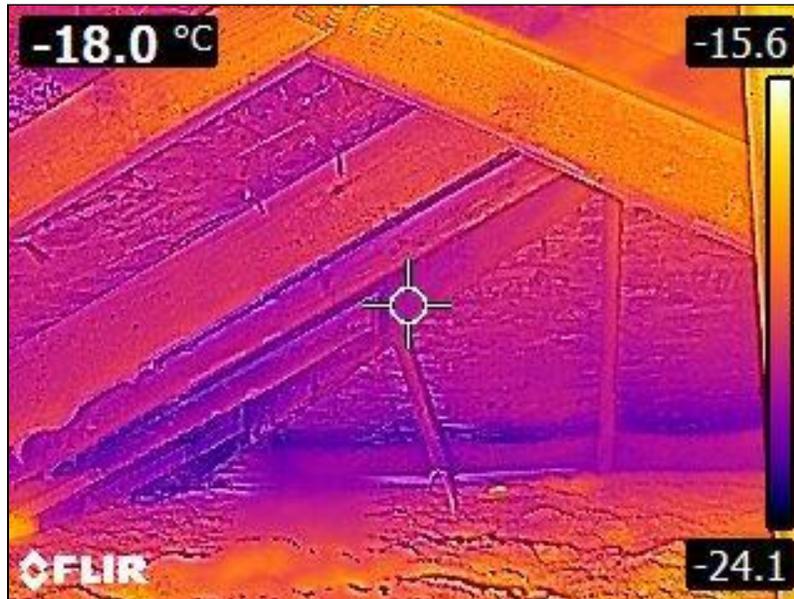
Comments: Inspected

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:

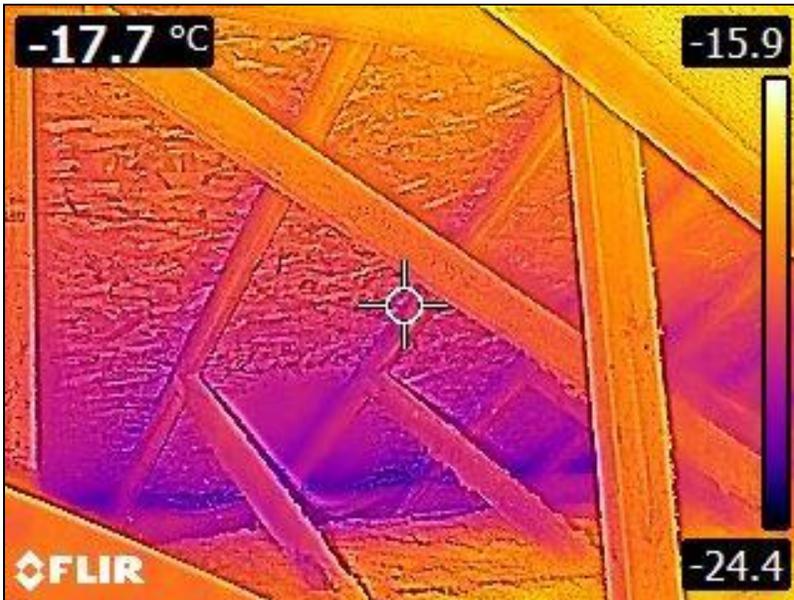
1. Recommend installation of fresh weather stripping annually at attic hatch to reduce build up of warm moist air.
2. Attic should be reviewed at least twice per year to ensure ventilation openings are clear and to ensure development of mold is kept in check. While there may be very little or no evidence 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

2.1 Attic Hatch

Comments: Inspected

2.2 Vapor Barrier

Comments: Inspected

2.3 Roof Structure

Comments: Inspected

2.4 Insulation

Comments: Inspected, Repair or Replace

INSULATION

Good amount of insulation in the attic during the inspection but had signs of tunneling from rodents, recommend that a pest specialist further review and remove as required.



2.4 Item 1(Picture) Attic Insulation - signs of tunneling from rodents



2.4 Item 2(Picture) Attic Insulation - signs of tunneling from rodents

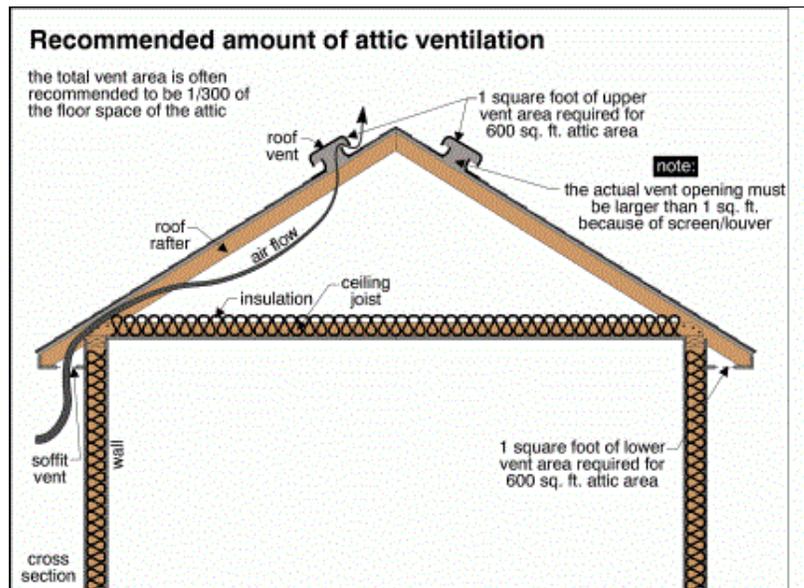
2.5 Ventilation

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 Style:

Cement stucco

Exterior Entry Doors:

Steel

Items

3.0 Exterior Foundation

Comments: Inspected

3.1 Wall Cladding Flashing and Trim

Comments: Inspected

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level.

Cracks in stucco - It is the nature of stucco to experience some cracking. Small stucco cracks are normal and do not require any maintenance or repair. If a crack exceeds 1/8 inch in width then the crack should be repaired. Repairing of stucco cracks is made by adding a small amount of stucco to the crack. Do not put caulking into cracks. If you experience cracks that are over 1/8 inch in width, you should contact a contractor so that the proper resolution can be determined, in order to protect the structure.



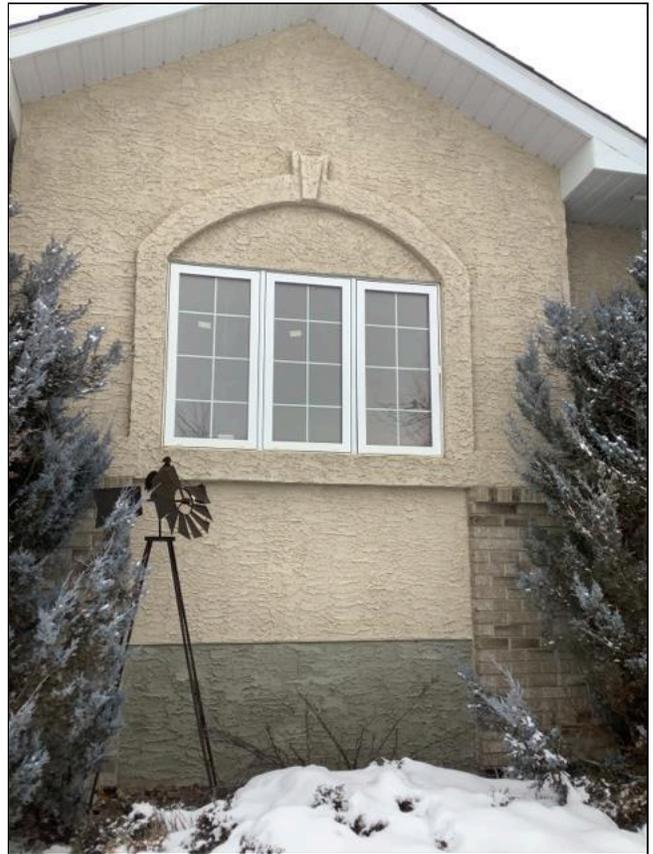
3.1 Item 1(Picture) Exterior



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



3.1 Item 10(Picture) Exterior



3.1 Item 11(Picture) Exterior

3.2 Doors (Exterior)

Comments: Inspected

3.3 Exterior Parging

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

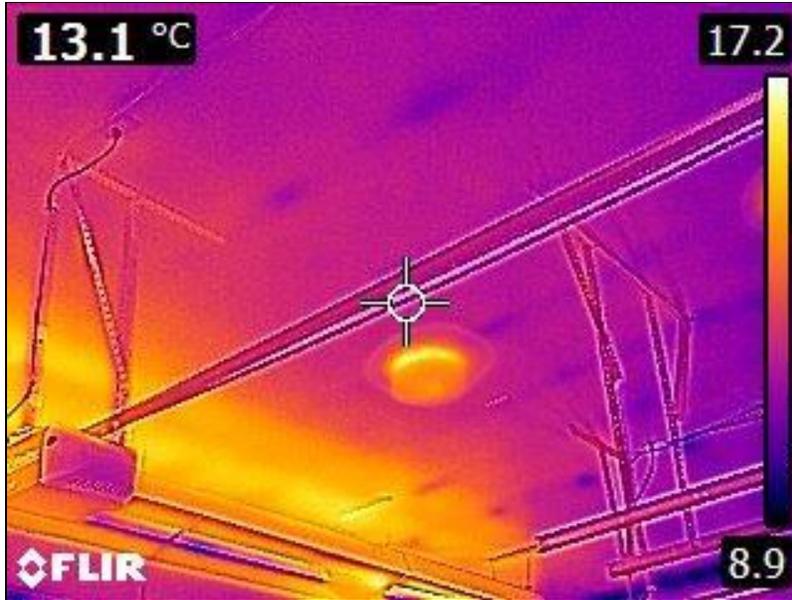
Comments: Inspected

4.5 Garage Ceilings

Comments: Inspected

GARAGE CEILINGS

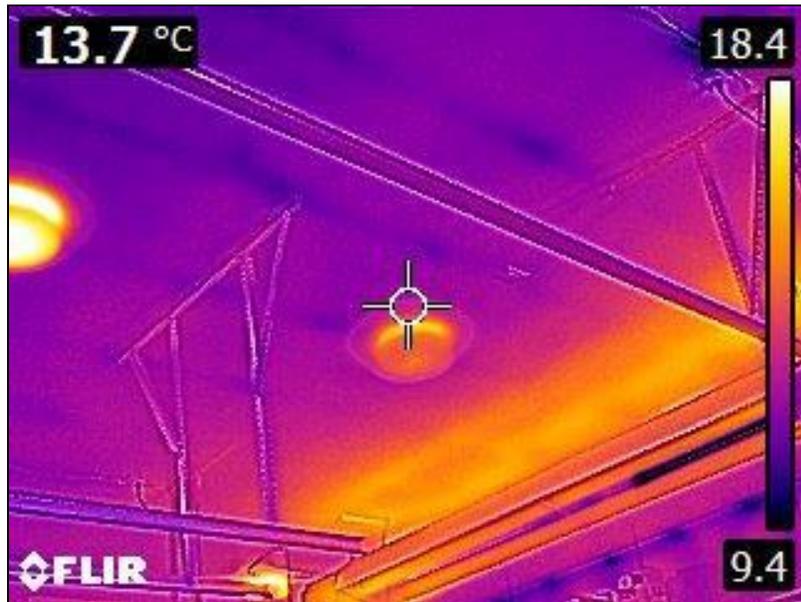
Dry at time of the inspection, in good shape and condition.



4.5 Item 1(Picture) Garage Ceiling



4.5 Item 2(Picture) Garage Ceiling



4.5 Item 3(Picture) Garage Ceiling



4.5 Item 4(Picture) Garage Ceiling

4.6 Garage Walls (including Firewall Separation)

Comments: Inspected

GARAGE FIREWALL

Firewall in good condition- found to be dry, with no holes or damage of note at time of inspection. If damage occurs in the future, repair to maintain the fire rating.



4.6 Item 1(Picture) Garage Firewall



4.6 Item 2(Picture) Garage Firewall



4.6 Item 3(Picture) Garage Firewall



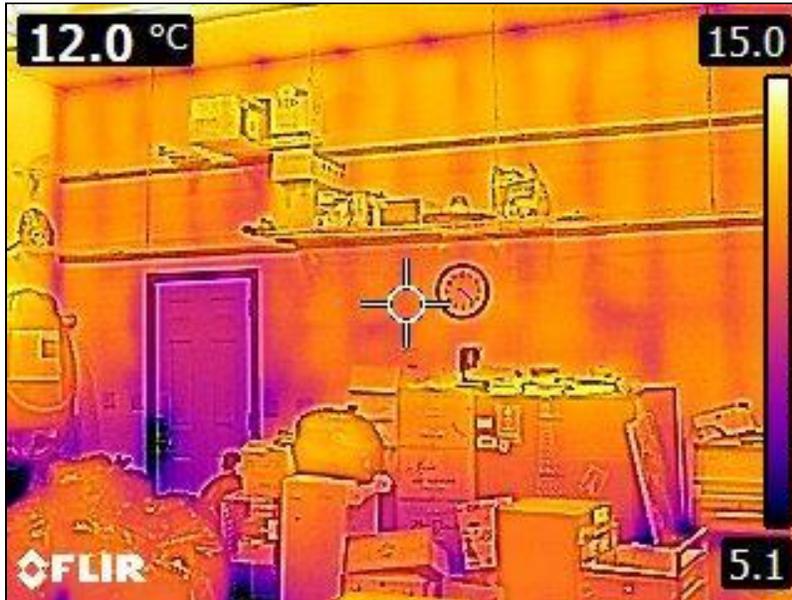
4.6 Item 4(Picture) Garage Firewall



4.6 Item 5(Picture) Garage Firewall



4.6 Item 6(Picture) Garage Firewall



4.6 Item 7(Picture) Garage Firewall



4.6 Item 8(Picture) Garage Firewall



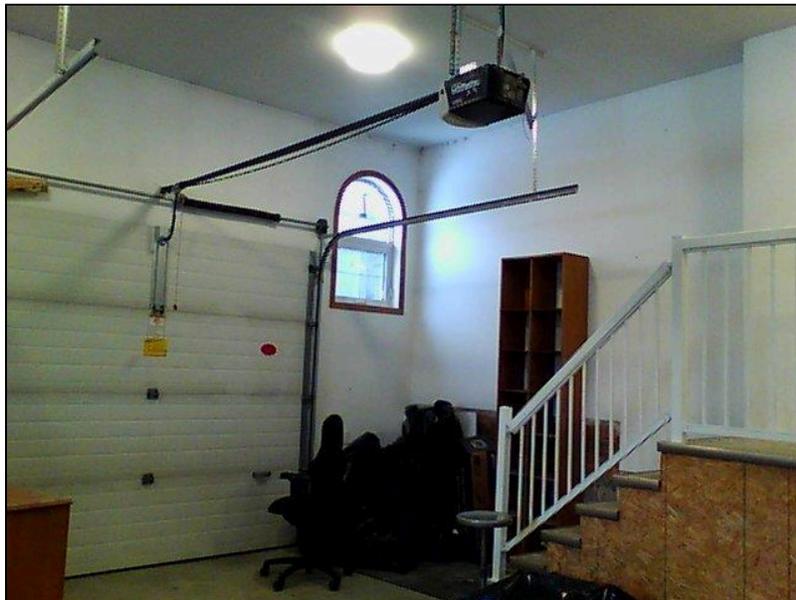
4.6 Item 9(Picture) Garage Firewall



4.6 Item 10(Picture) Garage Firewall



4.6 Item 11(Picture) Garage Firewall



4.6 Item 12(Picture) Garage Firewall

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:

Engineer Floor Joists

Items

5.0 Ceilings

Comments: Inspected

CEILINGS

All ceilings were in good condition and dry at time of inspection. There was one settlement crack that is not a concern.



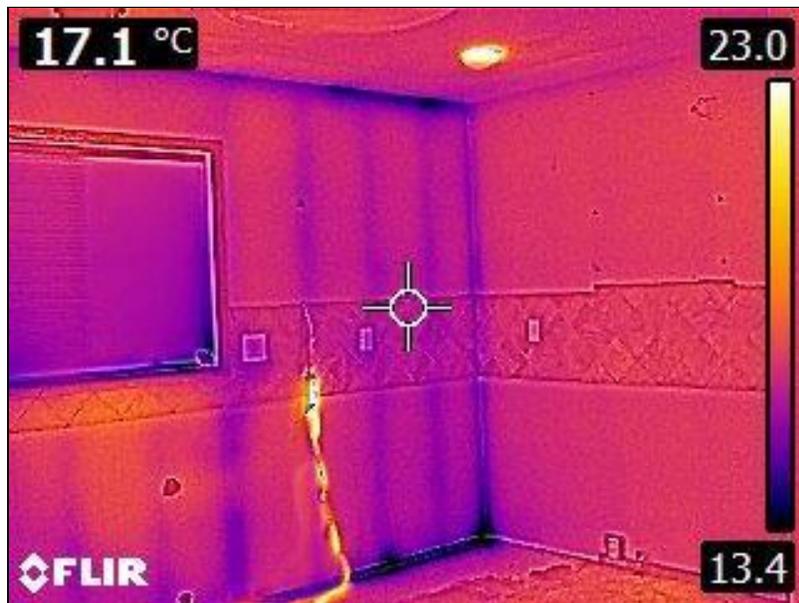
5.0 Item 1(Picture) Ceiling - settlement crack

5.1 Walls

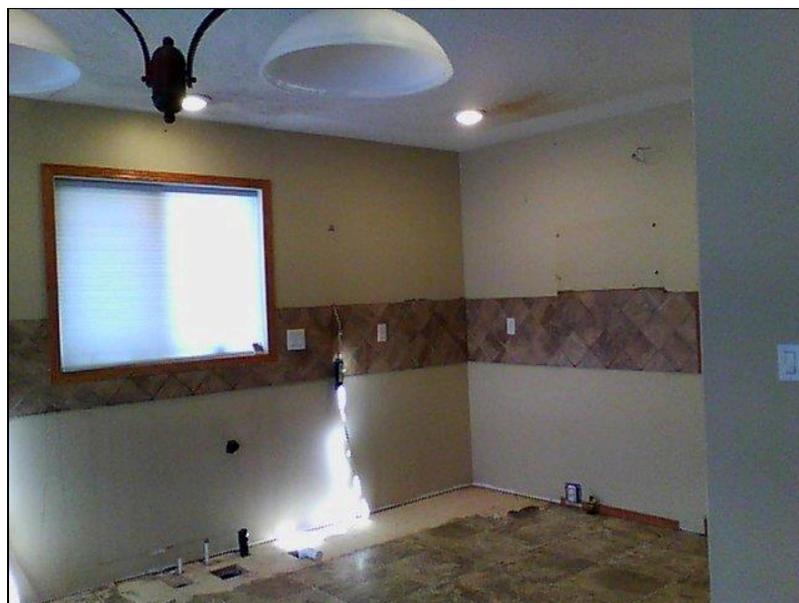
Comments: Inspected

WALLS

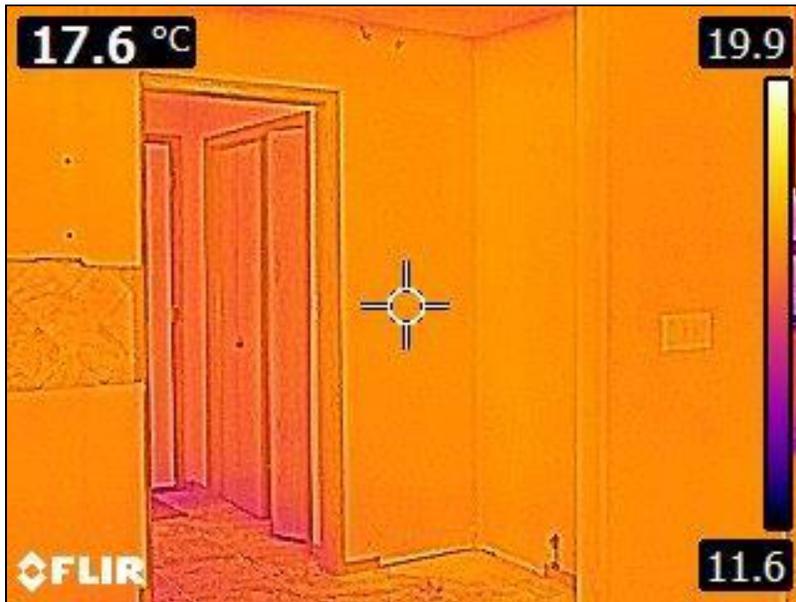
All walls were in good condition and dry at the time of inspection.



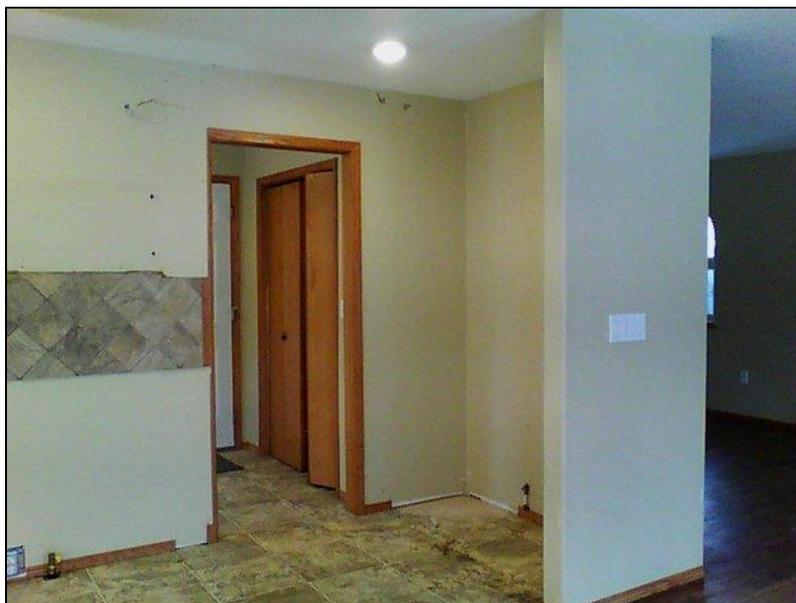
5.1 Item 1(Picture) Interior Walls



5.1 Item 2(Picture) Interior Walls



5.1 Item 3(Picture) Interior Walls



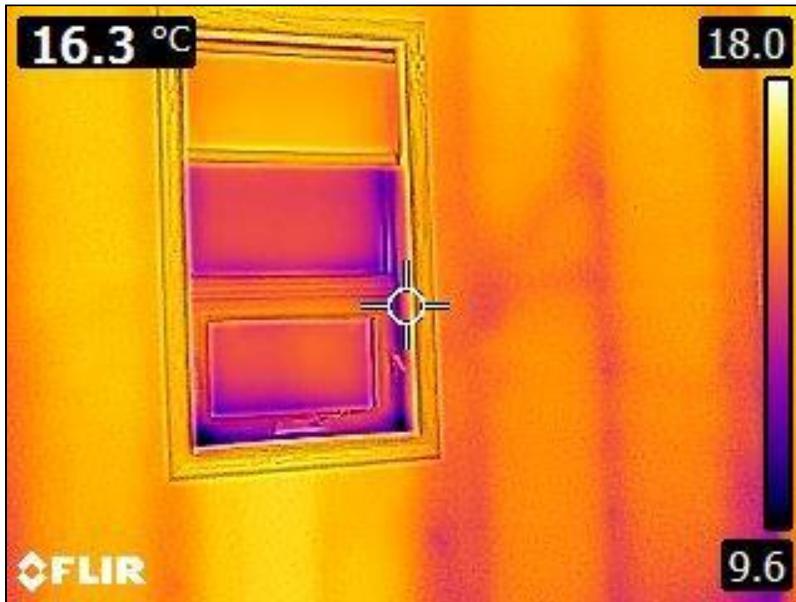
5.1 Item 4(Picture) Interior Walls



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



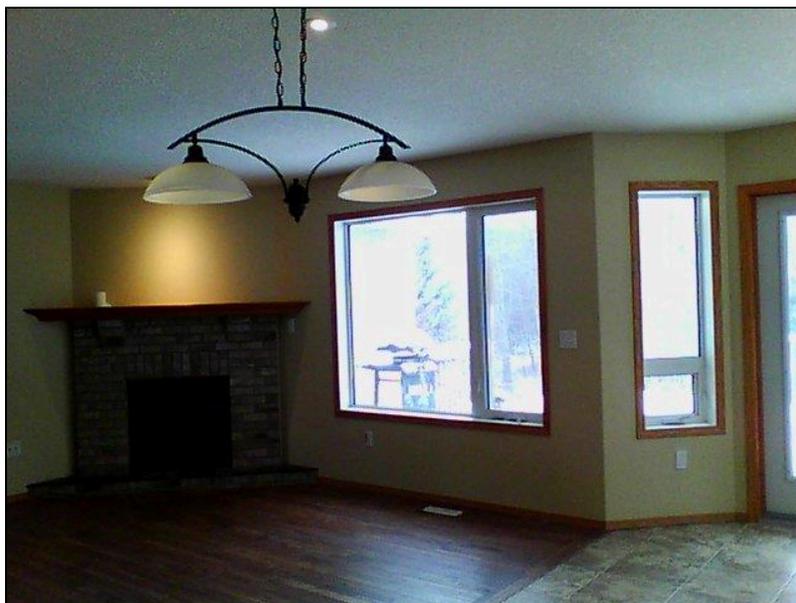
5.1 Item 11(Picture) Interior Walls



5.1 Item 12(Picture) Interior Walls



5.1 Item 13(Picture) Interior Walls



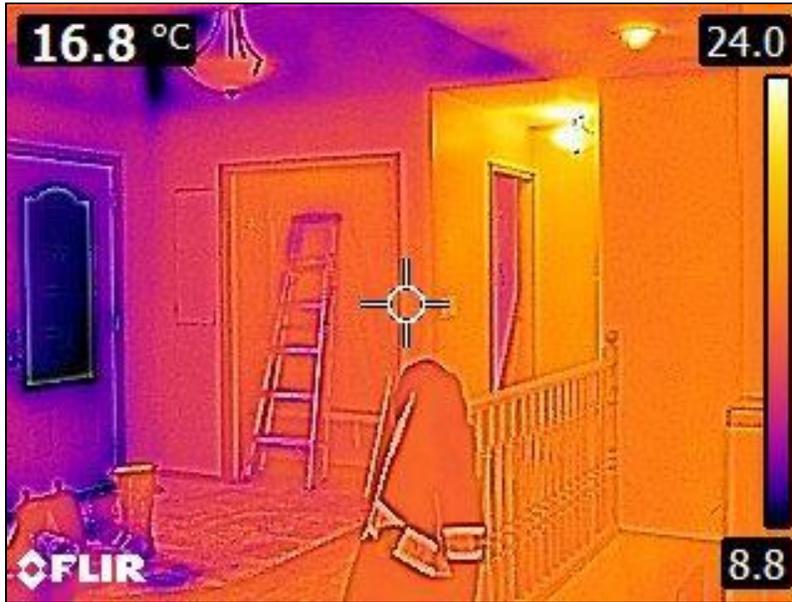
5.1 Item 14(Picture) Interior Walls



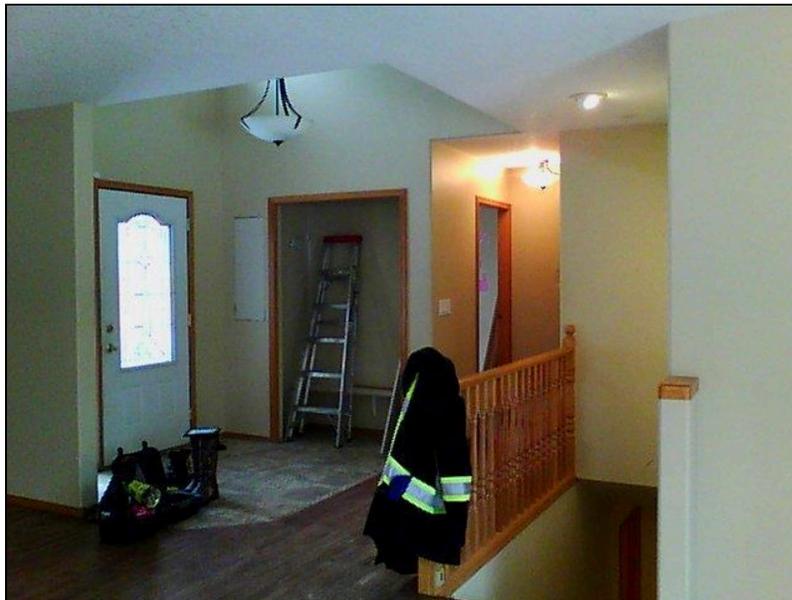
5.1 Item 15(Picture) Interior Walls



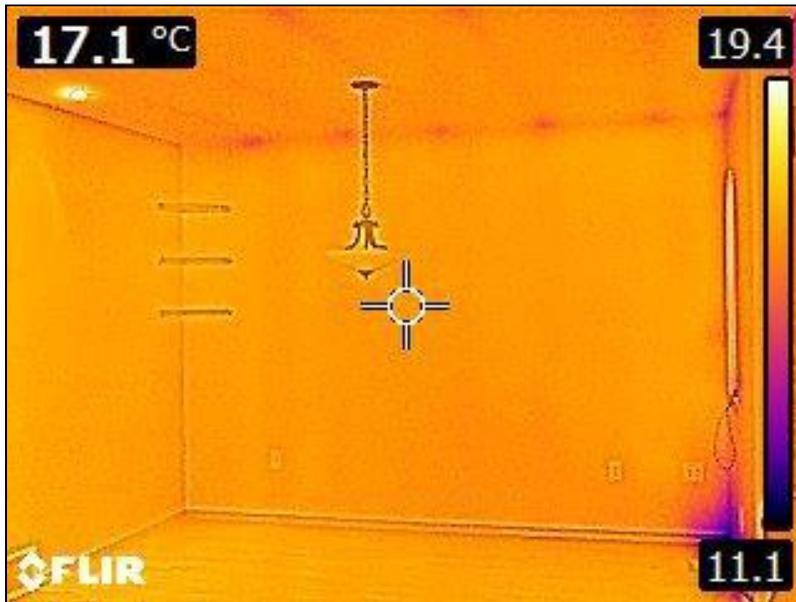
5.1 Item 16(Picture) Interior Walls



5.1 Item 17(Picture) Interior Walls



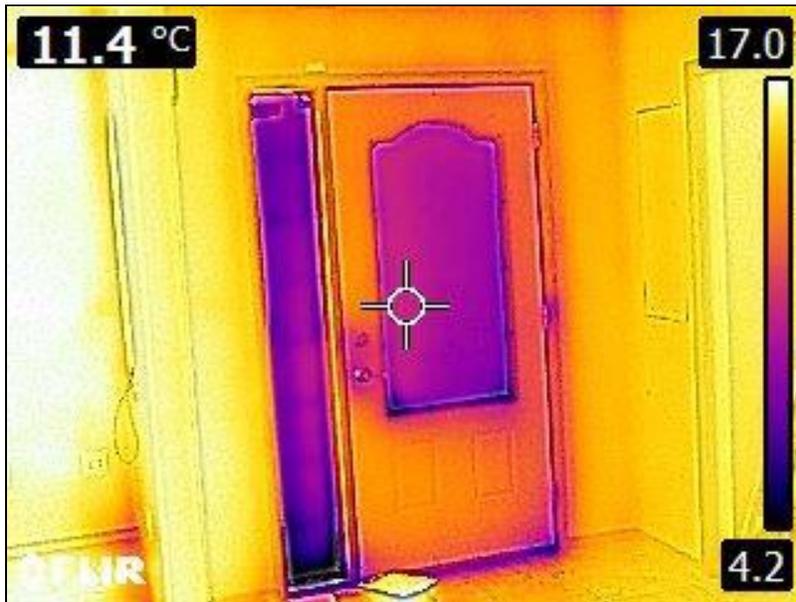
5.1 Item 18(Picture) Interior Walls



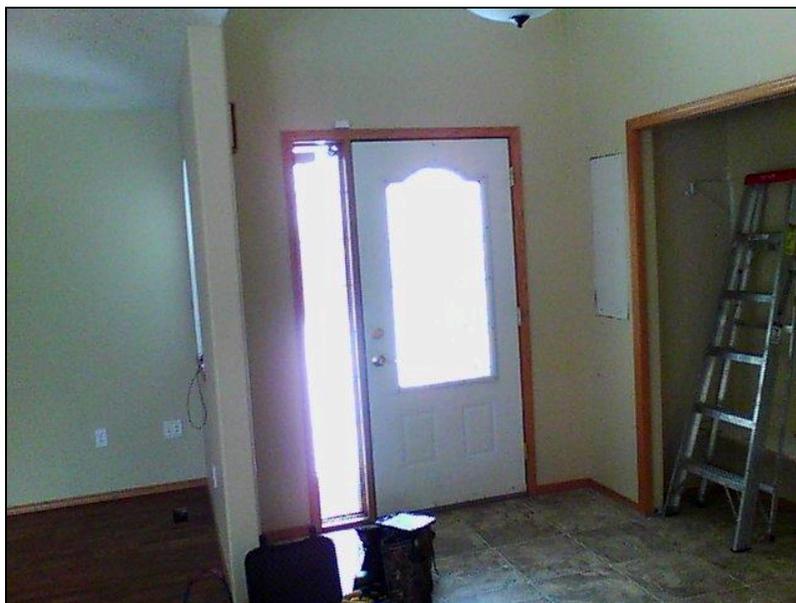
5.1 Item 19(Picture) Interior Walls



5.1 Item 20(Picture) Interior Walls



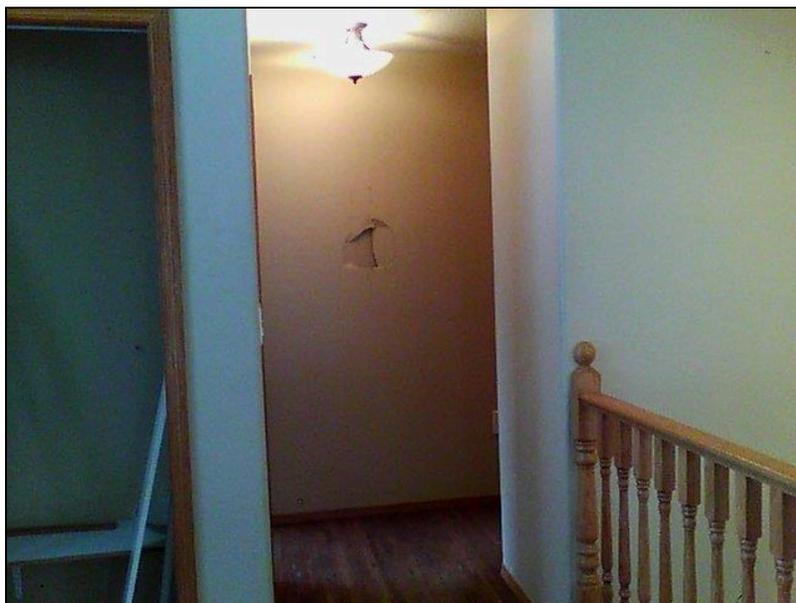
5.1 Item 21(Picture) Interior Walls



5.1 Item 22(Picture) Interior Walls



5.1 Item 23(Picture) Interior Walls



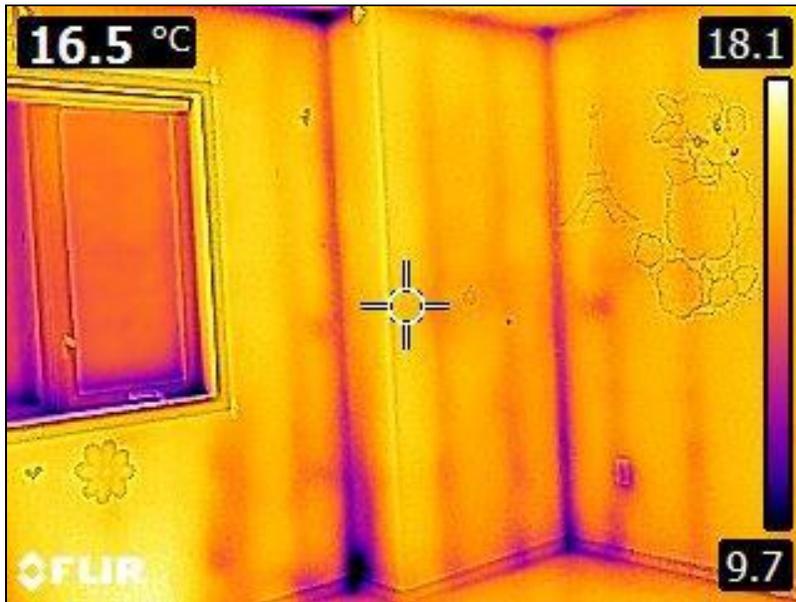
5.1 Item 24(Picture) Interior Walls



5.1 Item 25(Picture) Interior Walls



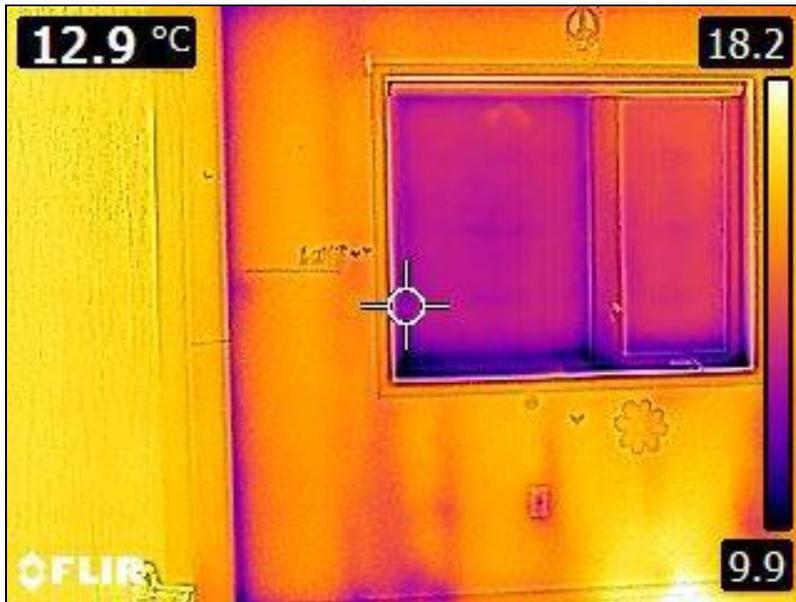
5.1 Item 26(Picture) Interior Walls



5.1 Item 27(Picture) Interior Walls



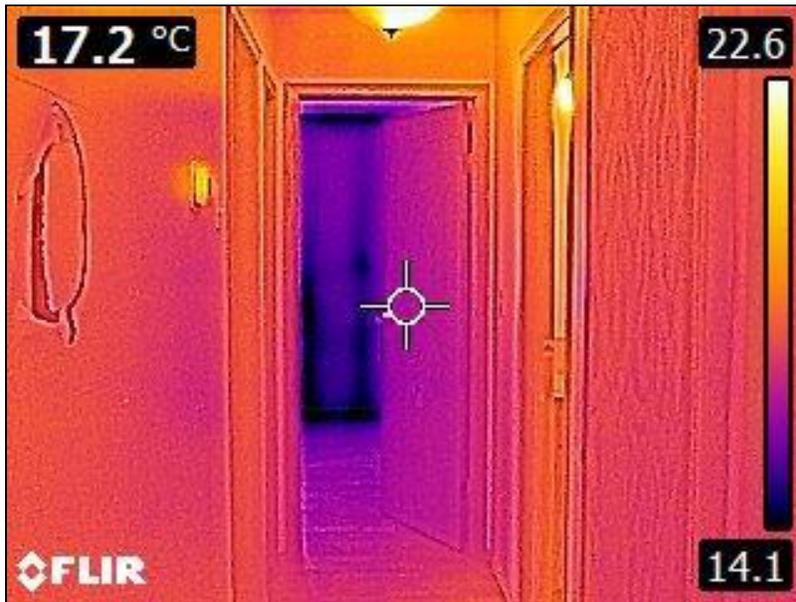
5.1 Item 28(Picture) Interior Walls



5.1 Item 29(Picture) Interior Walls



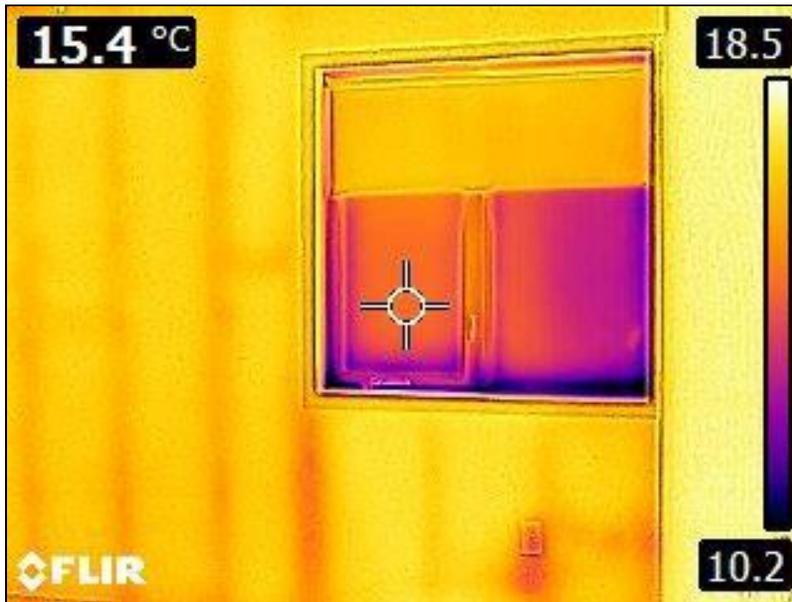
5.1 Item 30(Picture) Interior Walls



5.1 Item 31(Picture) Interior Walls



5.1 Item 32(Picture) Interior Walls



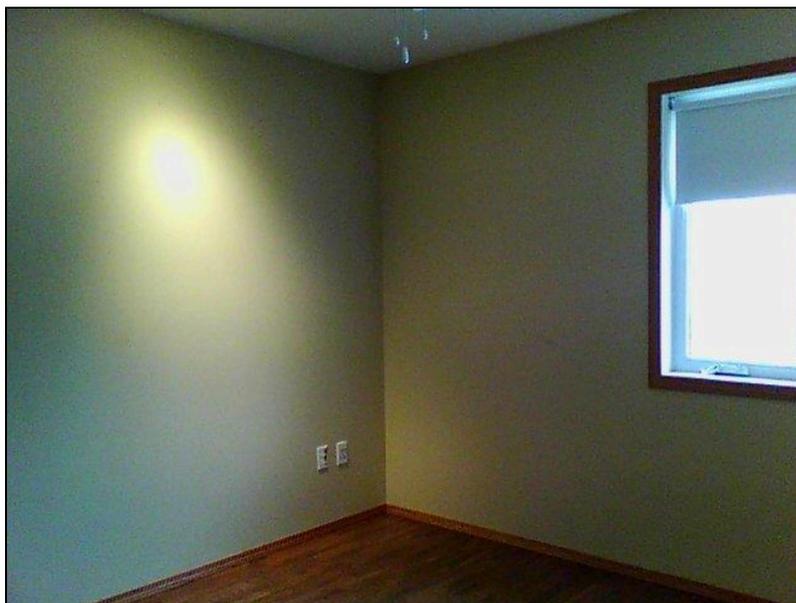
5.1 Item 33(Picture) Interior Walls



5.1 Item 34(Picture) Interior Walls



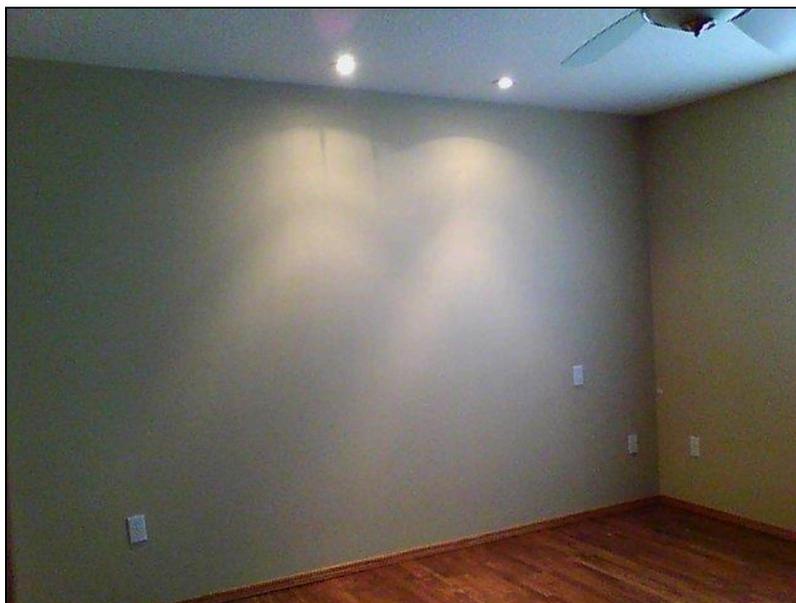
5.1 Item 35(Picture) Interior Walls



5.1 Item 36(Picture) Interior Walls



5.1 Item 37(Picture) Interior Walls



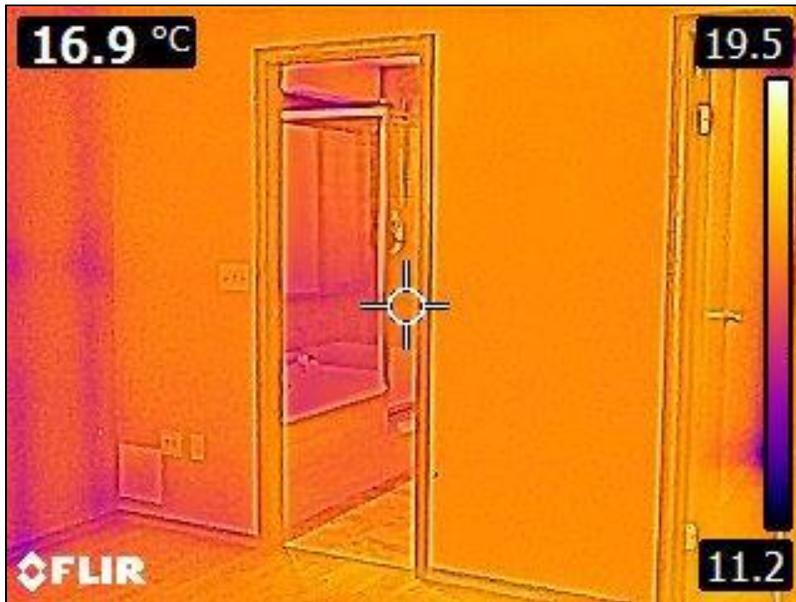
5.1 Item 38(Picture) Interior Walls



5.1 Item 39(Picture) Interior Walls



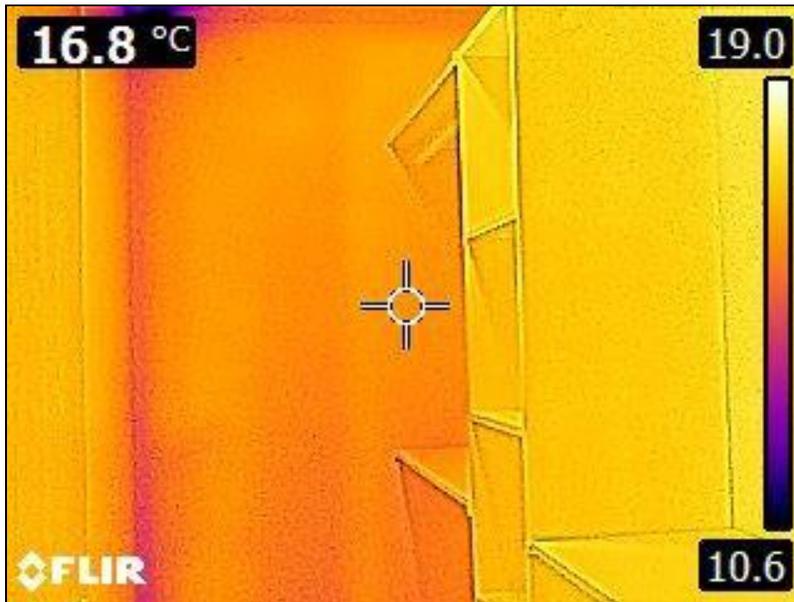
5.1 Item 40(Picture) Interior Walls



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

5.2 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: Engineered floor joists
Columns or Piers: Steel screw jacks	Insulation: Batt	Floor Covering(s): Carpet Linoleum Unfinished

Items

7.0 Foundation

Comments: Inspected

FOUNDATION

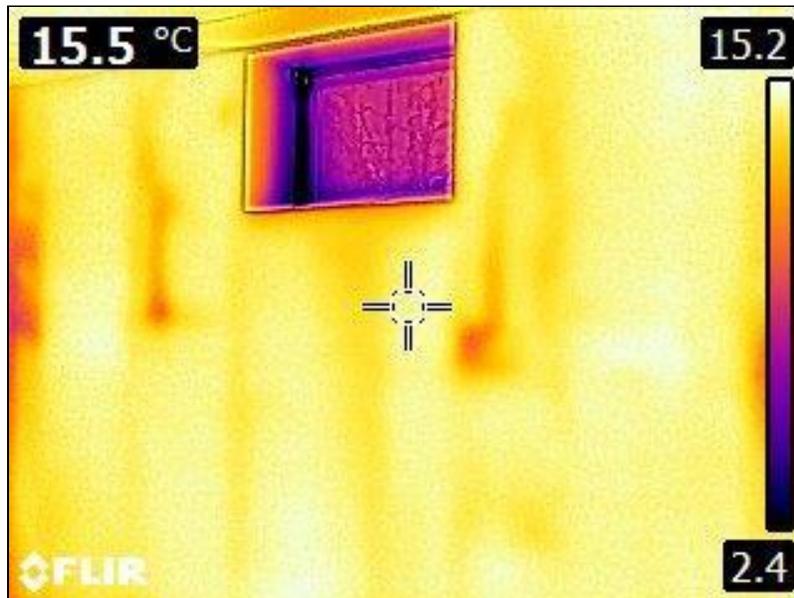
The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration.

7.1 Walls

Comments: Inspected

WALLS

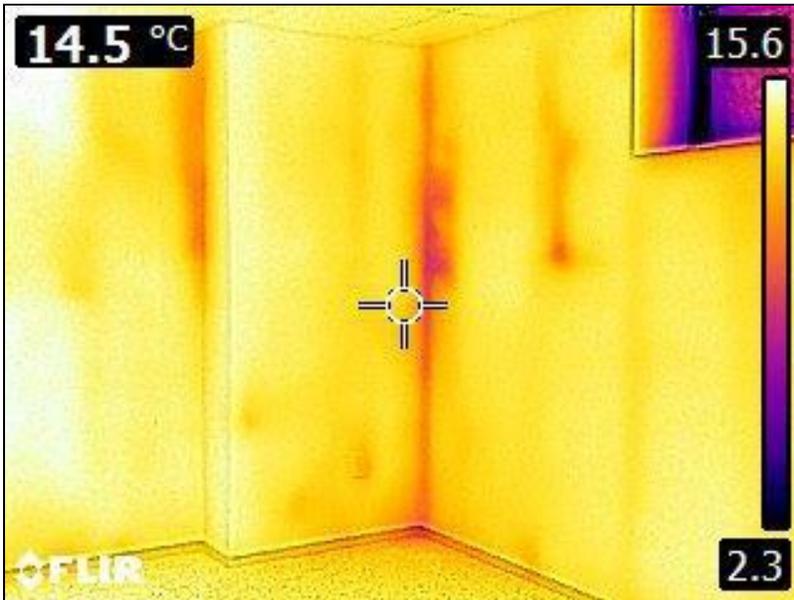
Most of the walls and ceilings in the finished basement are covered and structural members are not visible. No obvious problems discovered. I could not see behind these coverings. All accessible walls were in good condition and dry at the time of the inspection. (Cosmetic issues are not part of the inspection.)



7.1 Item 1(Picture) Basement Walls



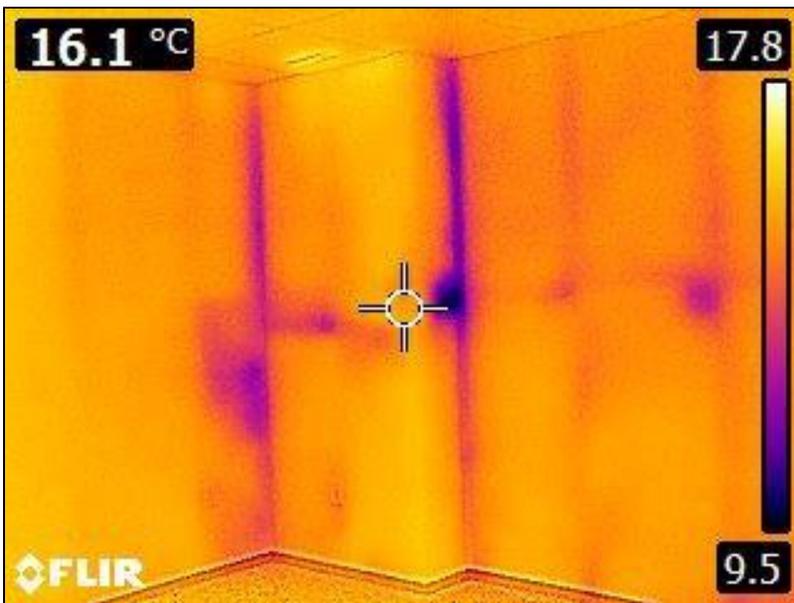
7.1 Item 2(Picture) Basement Walls



7.1 Item 3(Picture) Basement Walls



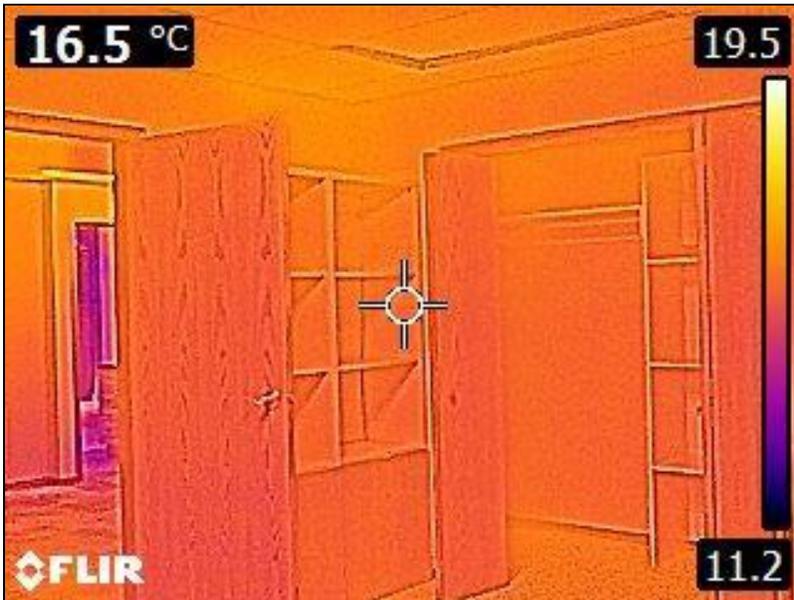
7.1 Item 4(Picture) Basement Walls



7.1 Item 5(Picture) Basement Walls



7.1 Item 6(Picture) Basement Walls



7.1 Item 7(Picture) Basement Walls



7.1 Item 8(Picture) Basement Walls



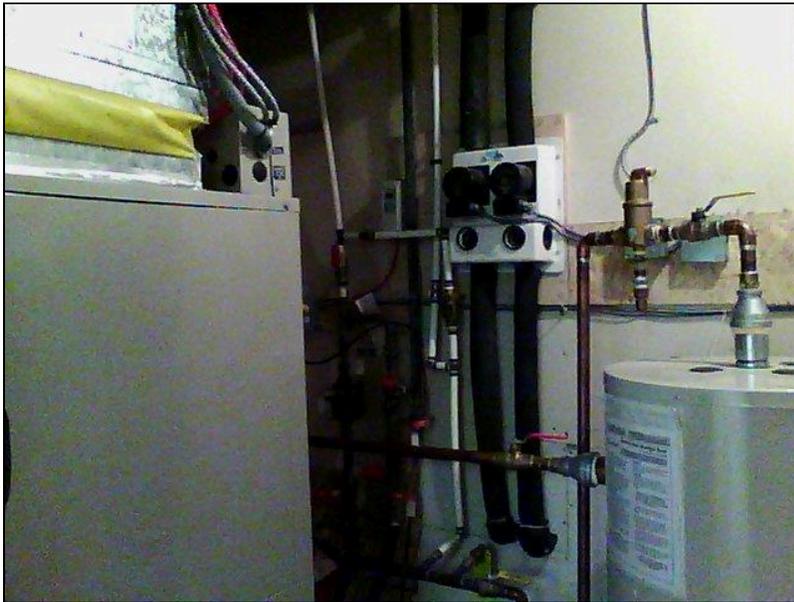
7.1 Item 9(Picture) Basement Walls



7.1 Item 10(Picture) Basement Walls



7.1 Item 11(Picture) Basement Walls



7.1 Item 12(Picture) Basement Walls



7.1 Item 13(Picture) Basement Walls



7.1 Item 14(Picture) Basement Walls



7.1 Item 15(Picture) Basement Walls



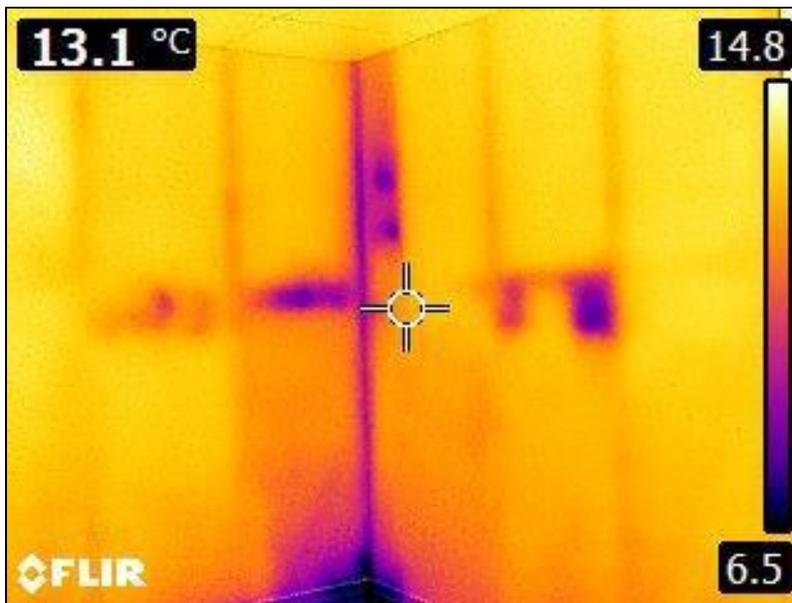
7.1 Item 16(Picture) Basement Walls



7.1 Item 17(Picture) Basement Walls



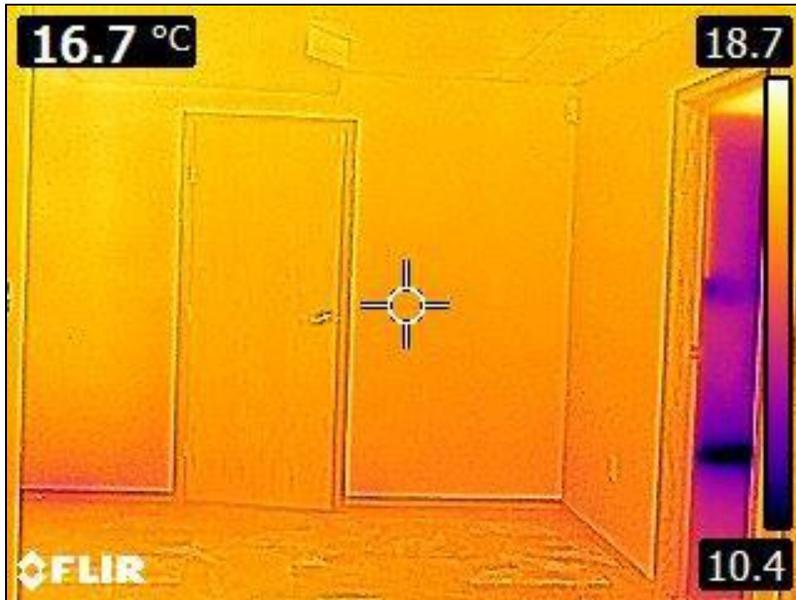
7.1 Item 18(Picture) Basement Walls



7.1 Item 19(Picture) Basement Walls



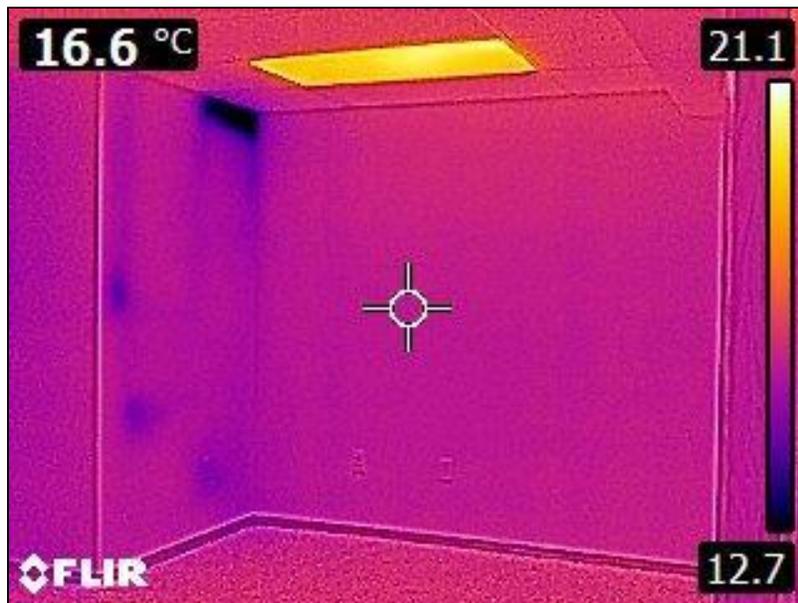
7.1 Item 20(Picture) Basement Walls



7.1 Item 21(Picture) Basement Walls



7.1 Item 22(Picture) Basement Walls



7.1 Item 23(Picture) Basement Walls



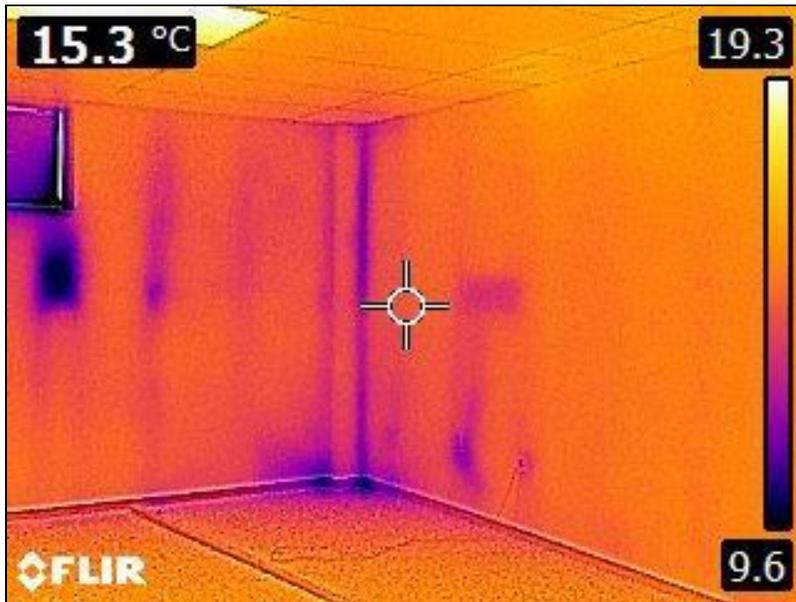
7.1 Item 24(Picture) Basement Walls



7.1 Item 25(Picture) Basement Walls



7.1 Item 26(Picture) Basement Walls



7.1 Item 27(Picture) Basement Walls



7.1 Item 28(Picture) Basement Walls



7.1 Item 29(Picture) Basement Walls



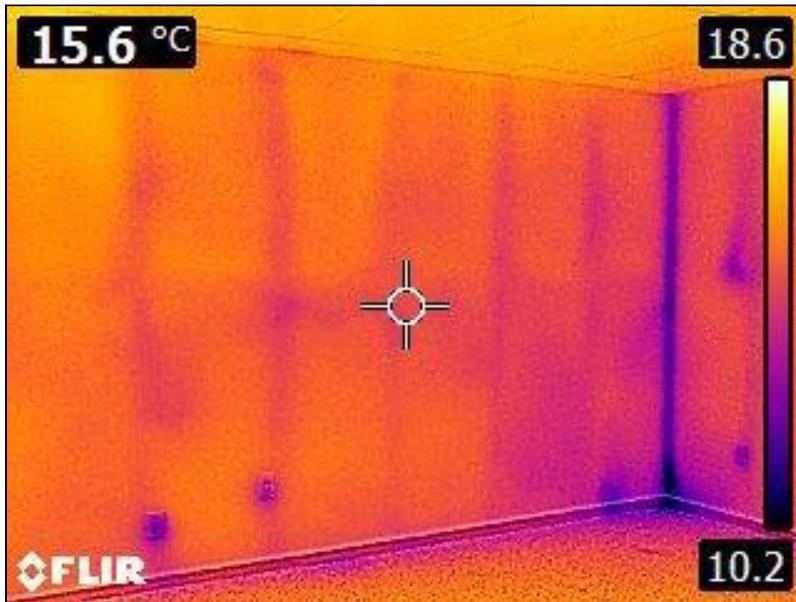
7.1 Item 30(Picture) Basement Walls



7.1 Item 31(Picture) Basement Walls



7.1 Item 32(Picture) Basement Walls



7.1 Item 33(Picture) Basement Walls



7.1 Item 34(Picture) Basement Walls



7.1 Item 35(Picture) Basement Walls



7.1 Item 36(Picture) Basement Walls

7.2 Doors

Comments: Inspected

7.3 Floors

Comments: Inspected, Repair or Replace

FLOORS

The basement had lots of signs of rodent droppings throughout, recommend that a pest specialist further review and remove as required.



7.3 Item 1(Picture) Basement - signs of rodent droppings



7.3 Item 2(Picture) Basement - signs of rodent droppings



7.3 Item 3(Picture) Basement - signs of rodent droppings

7.4 Ceiling

Comments: Inspected

CEILINGS

All ceilings were in good condition and dry at time of inspection.

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

JOISTS AND BEAMS

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.

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.

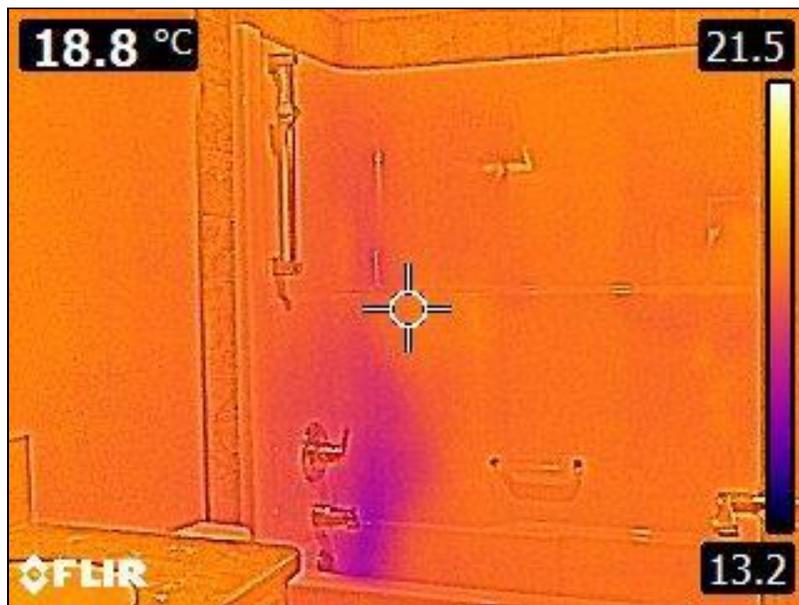
Items

9.0 Walls and Ceiling

Comments: Inspected

WALLS AND CEILING

All bathroom walls and ceiling were in good condition and dry at time of inspection.



9.0 Item 1(Picture) Bathroom Walls



9.0 Item 2(Picture) Bathroom Walls



9.0 Item 3(Picture) Bathroom Walls



9.0 Item 4(Picture) Bathroom Walls



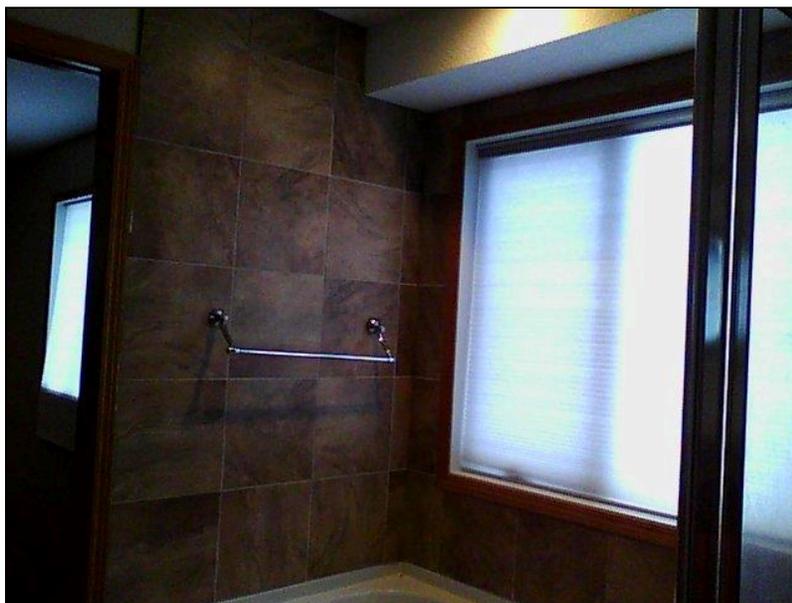
9.0 Item 5(Picture) Bathroom Walls



9.0 Item 6(Picture) Bathroom Walls



9.0 Item 7(Picture) Bathroom Walls



9.0 Item 8(Picture) Bathroom Walls



9.0 Item 9(Picture) Bathroom Walls



9.0 Item 10(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.

16. Cabana or Pool House

Styles & Materials

Roof Covering:

Siding Style:

Plumbing Supply:

Plumbing Distribution:

Water Heater Power Source:

Heat Type:

Items

16.1 Wall Cladding Flashing and Trim

POOL

The pool is roughly 10'x20' concrete made

17. Out Building

Items

17.4 Walls (interior and Exterior)

OUTBUILDINGS

There are 5 sheds and 2 gazebos, sizes and materials are as follows.

10'x10' metal gazebo

8'x8' wood shed with heat source for pool

8'x10' wood shed and wood base

9'x6' wood shed and wood base

12'x12' metal gazebo with wood base

10'x14' wood shed

10'x5' metal shed with wood base

General Summary



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

3088 Riverview Drive - West Rosedale
Drumheller Alberta T0J 2V0

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.

2. Attic

2.4 Insulation

Inspected, Repair or Replace

INSULATION

Good amount of insulation in the attic during the inspection but had signs of tunneling from rodents, recommend that a pest specialist further review and remove as required.



2.4 Item 1(Picture) Attic Insulation - signs of tunneling from rodents



2.4 Item 2(Picture) Attic Insulation - signs of tunneling from rodents

7. Basement

7.3 Floors

Inspected, Repair or Replace

FLOORS

The basement had lots of signs of rodent droppings throughout, recommend that a pest specialist further review and remove as required.



7.3 Item 1(Picture) Basement - signs of rodent droppings



7.3 Item 2(Picture) Basement - signs of rodent droppings



7.3 Item 3(Picture) Basement - signs of rodent droppings

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

BOCC



Bocc Home Inspections Ltd.
Creekside Postal Stn PO Box70036
Airdrie AB T4B 0V9
(403)585-6279
www.BoccInspections.com
Inspected By: Adam Boccinfuso

Inspection Date: 16/12/2021
Report ID: 3088 Riverview Drive - West Rosedale

Customer Info:	Inspection Property:
Town of Drumheller attn: Mark Steffler	3088 Riverview Drive - West Rosedale Drumheller Alberta T0J 2V0
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Custom - Home Inspection	250.00	1	250.00
			Tax \$12.50
			Total Price \$262.50

Payment Method: Cash, cheque, e-transfer (Send to: payment@boccinspections.com), or credit card (2.5% surcharge applies).

Payment Status: Due at Time of Inspection

Note:

BOCC



HOME
INSPECTION

What to Expect From a Home Inspection

Purchasing a home is a large investment for many Canadians. It is so important to familiarize yourself with all the activities related to buying a house so that you are making an informed choice. Many people get a home inspection done as part of their buying decision.

So what can you expect from a home inspection?

Typically inspections take 2 to 3 hours to complete. They are visual inspections which means the inspector is not expected to displace flooring and tiling, or check water or air samples. An inspector cannot look through walls or predict future performance or estimated life spans on a home. The purpose and scope of this inspection is to provide you with a better understanding of the property's condition as observed at the time of the home inspection. It will include an inspection of: Structural Components, Exterior, Roofing, Plumbing, Electrical, Heating, Central Air Conditioning, Interiors, Insulation, Ventilation and built-in kitchen appliances.

The home inspection report is an "opinion" of Bocc Home Inspections Ltd.. Our interpretation of what is good or fair, may be different than yours. You are encouraged to be present at the time of your inspection so we will both have an understanding of each others perception. Our purpose is to determine whether or not a system or component (electrical, heating, visible structure etc) is functioning for which it was intended. We are not responsible to determine all that may be wrong with that system or component, just whether or not a second opinion is needed, such as a licensed electrician or HVAC contractor, or any specialist for that field or trade. They determine what steps are necessary to correct. Their troubleshooting may reveal additional items not mentioned in this report. Any item mentioned in the report may need additional inspections by other qualified specialists. It is up to the Client who will be the person signing this contract to seek qualified specialists to investigate further any item or component that is commented on in the inspection report before closing. This inspection is to reduce the risk of finding a potential problem, not to eliminate them. The limited liability of the inspector and Bocc Home Inspections Ltd. and the inspection report to the Client, spouse, executors or heirs or administrators are limited to a refund up to the fee paid for this inspection and report.

Our inspection does not include the inspection or any part of testing or determining whether or not these conditions exist such as: Asbestos, Formaldehyde, Mold or Fungi, or bio-aerosols. Soil or geological conditions. Pools and or equipment related to pools, spas or jacuzzis. Pests or Termites or wood eating insects. Elevators, solar systems. Refrigeration units, water filtration units, security alarms, intercoms, phone, cable, satellite, window treatments or mini-blinds, oven clocks or timers or clean feature, central vacuum solar systems or lightning arrestors. Air conditioning system will not be operated by Bocc Home Inspections Ltd. in outside temperatures of 18 degrees or less. We do not inspect heat exchanger for cracks. Plumbing and electrical must be

turned "on" for the inspection of these areas and components. Well or spring systems, pressure, depth, water level or condition is not part of this inspection. Furnaces, must be "on" or capable of being turned on by using normal operating controls. Pilot lights must be "lit" in order to inspect these components or systems (i.e. gas fireplace, wall heaters). Septic fields are not inspected and are not part of this contract. Bocc Home Inspections Ltd. Inspection does not inspect for code compliance or ordinances.

INSPECTION CONTRACT**Address to be inspected: 3088 Riverview Drive - West Rosedale, Drumheller, Alberta T0J 2V0****Inspection Date: 16/12/2021 Time Start: 09:30 AM****Client(s) Name(s):Town of Drumheller attn: Mark Steffler****Mailing Address:****Phone #: (403) 660-3507 Client E-mail Address: msteffler@drumheller.ca****Client UserName: TDrumhellerattnMarkSte286**

I/We, the above named client(s) request an inspection of the inspection address above. The inspection is to be performed by the below inspection company (firm) in accordance with the InterNACHI Standards of Practice which includes roofing, flashing or chimney; exterior, including lot grading, walkways, driveways, retaining walls, patios and decks; structure; electrical; heating; heat pumps and cooling; insulation; ventilation; plumbing; and interior.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While the inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. This report is for the exclusive use of the contracted parties and may not be used by third parties without prior written permission from the inspector/inspection firm. Also, this inspection does not include and inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport. This inspection will not be testing for mold or asbestos unless otherwise indicated in other writings.

I/we have read, understand and accept the terms and conditions as outlined here and on the page entitled "What To Expect From Your Inspection."

Inspection Company: Bocc Home Inspections Ltd.**1060 Windsong Dr SW, Airdrie AB, T4B 0P2 (403) 585-6279****License #342384****Inspectors Name: Thomas Adam Boccinfuso****Inspector's License # 342385**

If applicable, CLIENT agrees that all or a portion of the inspection will be performed by the above named Inspection Business.

The Client(s) and Inspector(s), by signing below, agree, to have read, understand and accept the terms and contract.

_____ **Town of Drumheller attn: Mark Steffler 16/12/2021**

Clients(s) Representative Signature (If signed in person)

_____ **Adam Boccinfuso 16/12/2021**

Inspector Signature (If Signed in person)

Inspection Fee: 250.00

Total Fee for Inspection (including GST): 262.50

Payment Method: Cash, cheque, e-transfer (Send to: payment@boccinspections.com), or credit card (2.5% surcharge applies).

Payment Status: Due at Time of Inspection

THIS AGREEMENT made on DATE by and between Thomas Adam Boccinfuso (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.
2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.
3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.
4. INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future. CLIENT acknowledges that the liability of INSPECTOR, its agents, employees, for claims or damages, costs of defense or suit, attorney's fees and expenses and payments arising out of or related to the INSPECTOR'S negligence or breach of any obligation under this Agreement, including errors and omissions in the inspection or the report, shall be limited to liquidated damages in an amount equal to the fee paid to the INSPECTOR, and this liability shall be exclusive. CLIENT waives any claim for consequential, exemplary, special or incidental damages or for the loss of the use of the home/building even if the CLIENT has been advised of the possibility of such damages. The parties acknowledge that the liquidated damages are not intended as a penalty but are intended (i) to reflect the fact that actual damages may be difficult and impractical to ascertain; (ii) to allocate risk among the INSPECTOR and CLIENT; and (iii) to enable the INSPECTOR to perform the inspection at the stated fee.
5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an

occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction in the County in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all legal costs, expenses and fees of INSPECTOR in defending said claims.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including attorney's fees, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guarantee payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

11. PRIVACY POLICY: In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which inspector uses to produce the inspection report. This information may include personally-identifiable information about the client, inspector and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>.

12. CANCELLATION FEE: We understand sometimes financing does not go through, though we please ask you provide as much notice as possible when cancelling or rescheduling. CLIENT agrees to pay a cancellation fee of fifty percent if the inspection is cancelled with less than 24 hours notice.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES RECEIPT OF A COPY OF THIS AGREEMENT.

Bocc Home Inspections Ltd. must receive a copy of this agreement signed by the client before the inspection

can begin (either electronically or physically).

If viewing this online, click on the I AGREE button below if you agree to the terms and conditions spelled out in this agreement.

Adam Boccinfuso

FOR INSPECTOR

Town of Drumheller attn: Mark Steffler

CLIENT(S) OR REPRESENTATIVE

BOCC HOME INSPECTION



Inspection Report

Town of Drumheller attn: Mark Steffler

Property Address:
3096 Riverview Drive - West Rosedale
Drumheller Alberta T0J 2V0



3096 Riverview Drive - West Rosedale

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: 12:00 PM	Report ID: 3096 Riverview Drive - West Rosedale
Property: 3096 Riverview Drive - West Rosedale Drumheller Alberta T0J 2V0	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:

-27 (C)

Weather:

Sunny

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

Binoculars

Sky Light(s):

None

Roof Structure:

Engineered wood trusses

Items

1.0 Roof Coverings

Comments: Inspected

ROOF COVERINGS

Roof was limited to a visual inspection with the use of binoculars 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

1.1 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

.....
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

2.3 Roof Structure

Comments: Inspected

2.4 Insulation

Comments: Inspected

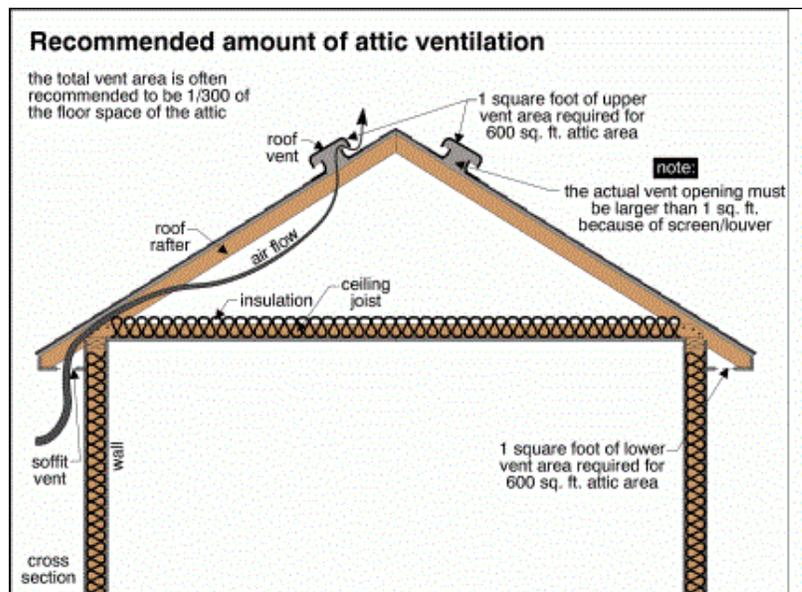
2.5 Ventilation

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
Full brick

Exterior Entry Doors:

Steel

Items

3.0 Exterior Foundation

Comments: Inspected

3.1 Wall Cladding Flashing and Trim

Comments: Inspected

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. No major concerns to report.



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



3.1 Item 10(Picture) Exterior



3.1 Item 11(Picture) Exterior



3.1 Item 12(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.

4. Garage

Items

4.0 Garage Roof

Comments: Inspected

GARAGE ROOF

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



4.0 Item 1(Picture) Garage Roof



4.0 Item 2(Picture) Garage Roof



4.0 Item 3(Picture) Garage Roof

4.1 Garage Attic

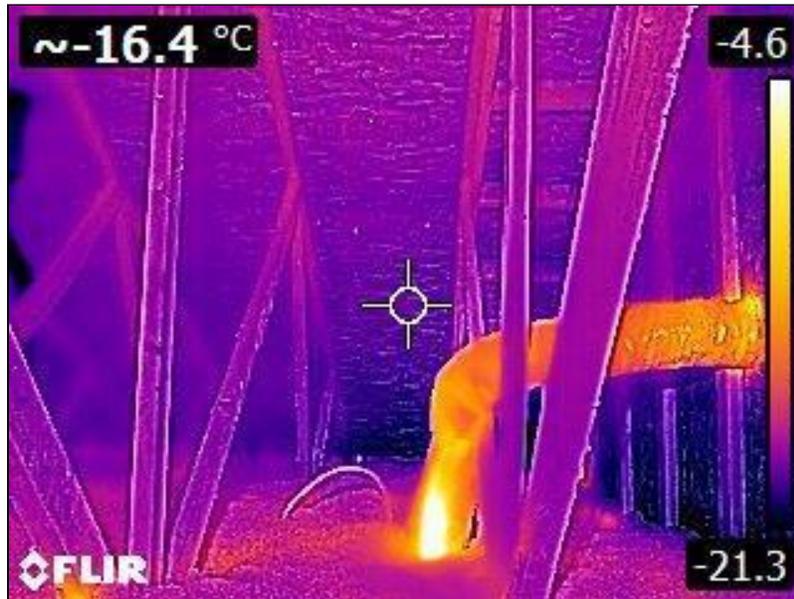
Comments: Inspected

GARAGE 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.



4.1 Item 1(Picture) Attic



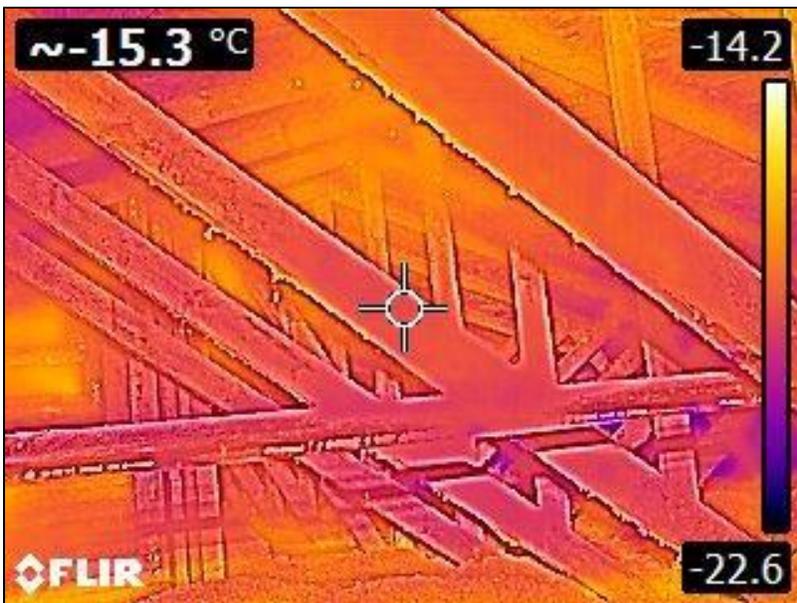
4.1 Item 2(Picture) Attic



4.1 Item 3(Picture) Attic



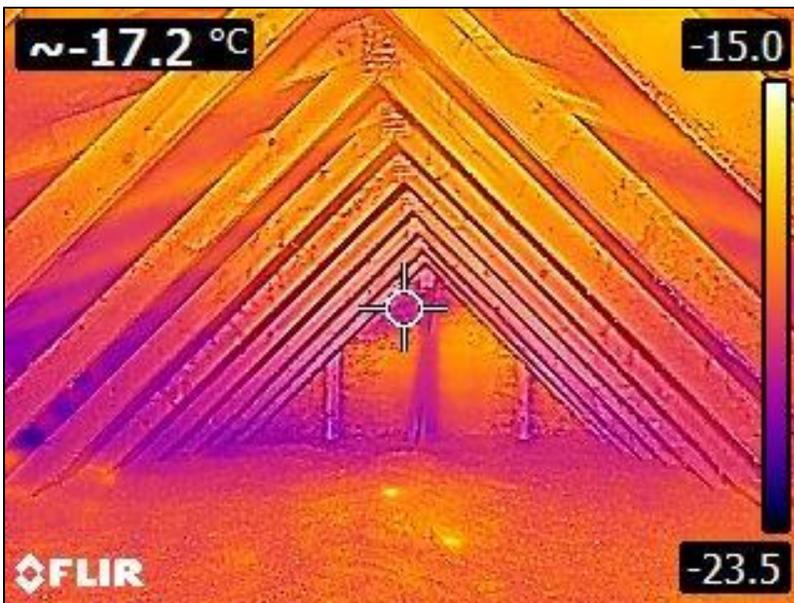
4.1 Item 4(Picture) Attic



4.1 Item 5(Picture) Attic



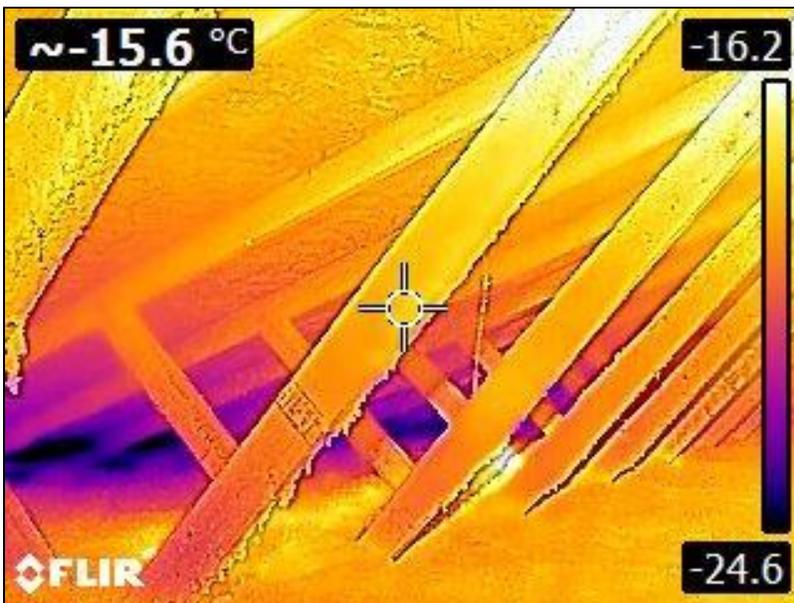
4.1 Item 6(Picture) Attic



4.1 Item 7(Picture) Attic



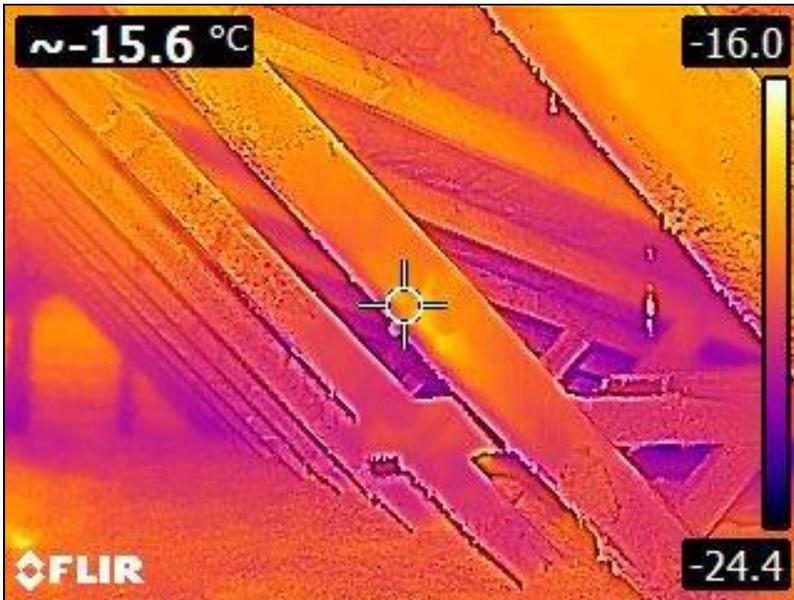
4.1 Item 8(Picture) Attic



4.1 Item 9(Picture) Attic



4.1 Item 10(Picture) Attic



4.1 Item 11(Picture) Attic



4.1 Item 12(Picture) Attic

4.2 Garage attic Hatch

Comments: Inspected

4.3 Garage Attic Insulation

Comments: Inspected

4.4 Garage Clading, Flashing and Trim

Comments: Inspected

WALL CLADDING FLASHING AND TRIM

Higher levels of wall clad around the home are only visually inspected from the ground level. No major concerns to report.



4.4 Item 1(Picture) Garage Exterior



4.4 Item 2(Picture) Garage Exterior



4.4 Item 3(Picture) Garage Exterior



4.4 Item 4(Picture) Garage Exterior



4.4 Item 5(Picture) Garage Exterior



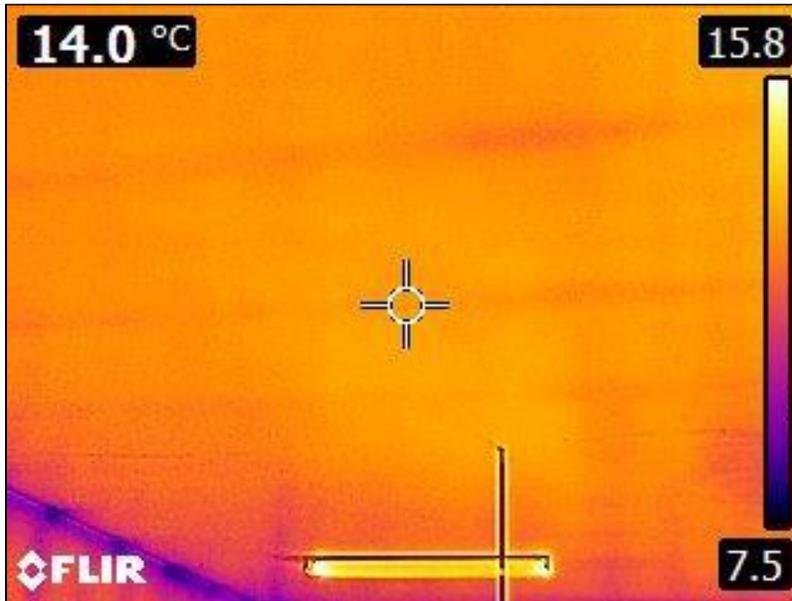
4.4 Item 6(Picture) Garage Exterior

4.5 Garage Ceilings

Comments: Inspected

GARAGE CEILINGS

Dry at time of the inspection, in good shape and condition.



4.5 Item 1(Picture) Garage Ceiling



4.5 Item 2(Picture) Garage Ceiling



4.5 Item 3(Picture) Garage Ceiling



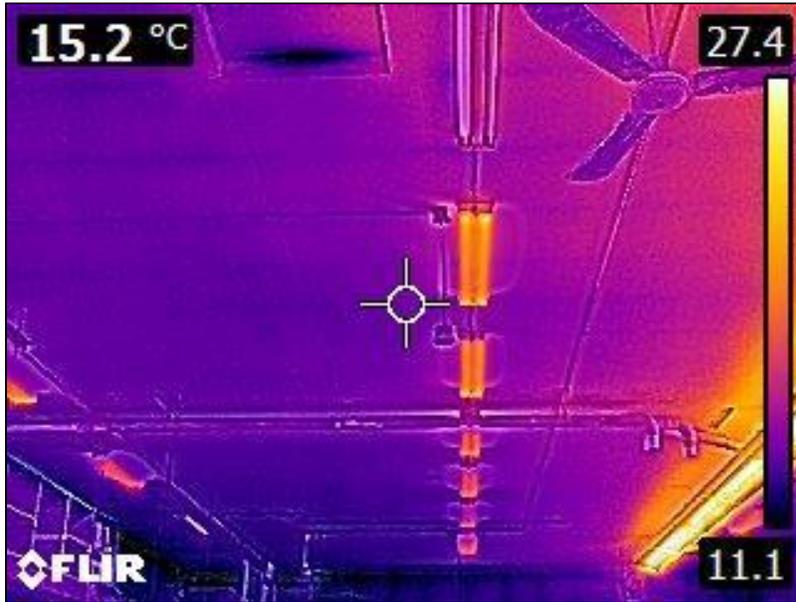
4.5 Item 4(Picture) Garage Ceiling



4.5 Item 5(Picture) Garage Ceiling



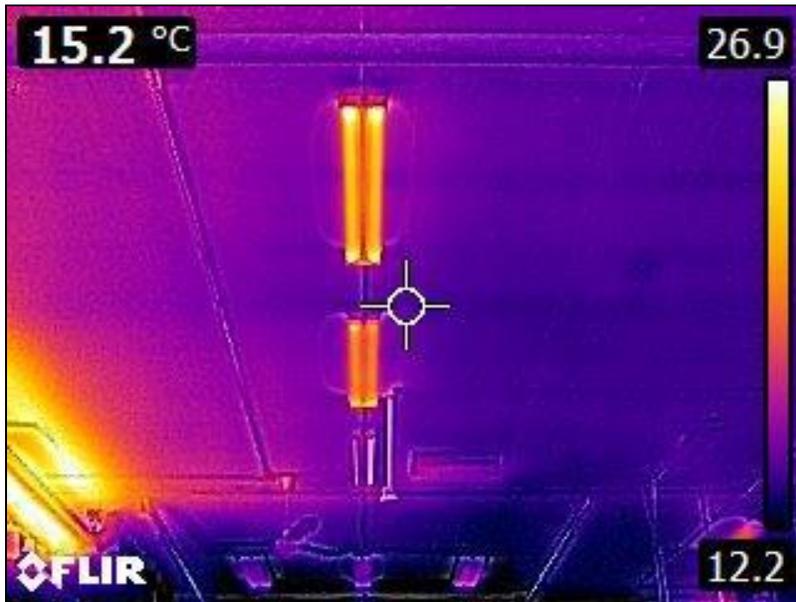
4.5 Item 6(Picture) Garage Ceiling



4.5 Item 7(Picture) Garage Ceiling



4.5 Item 8(Picture) Garage Ceiling



4.5 Item 9(Picture) Garage Ceiling



4.5 Item 10(Picture) Garage Ceiling

4.6 Garage Walls (including Firewall Separation)

Comments: Inspected

GARAGE FIREWALL

Firewall in good condition- found to be dry, with no holes or damage of note at time of inspection. If damage occurs in the future, repair to maintain the fire rating.



4.6 Item 1(Picture) Garage Firewall



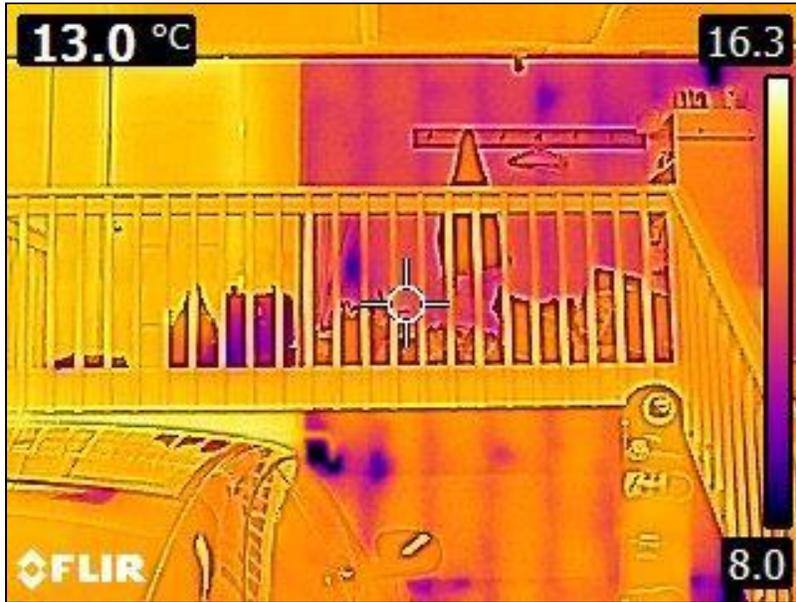
4.6 Item 2(Picture) Garage Firewall



4.6 Item 3(Picture) Garage Firewall



4.6 Item 4(Picture) Garage Firewall



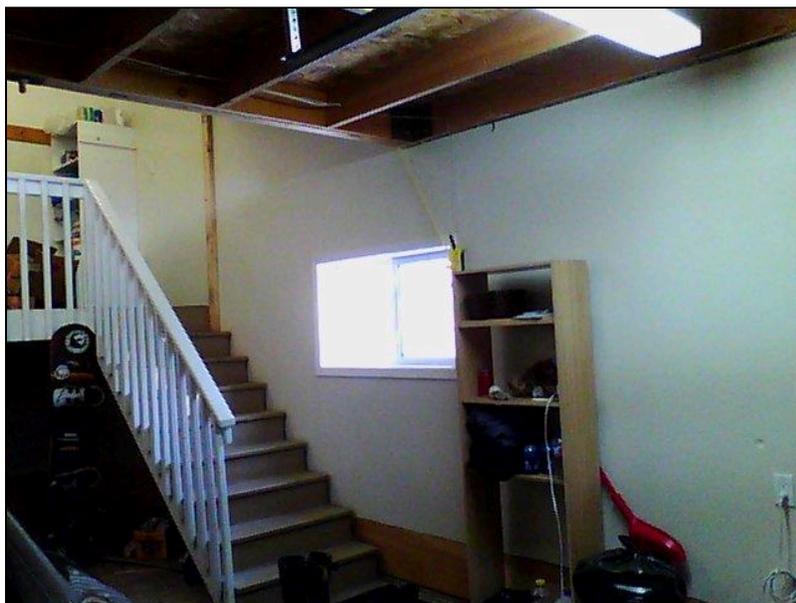
4.6 Item 5(Picture) Garage Firewall



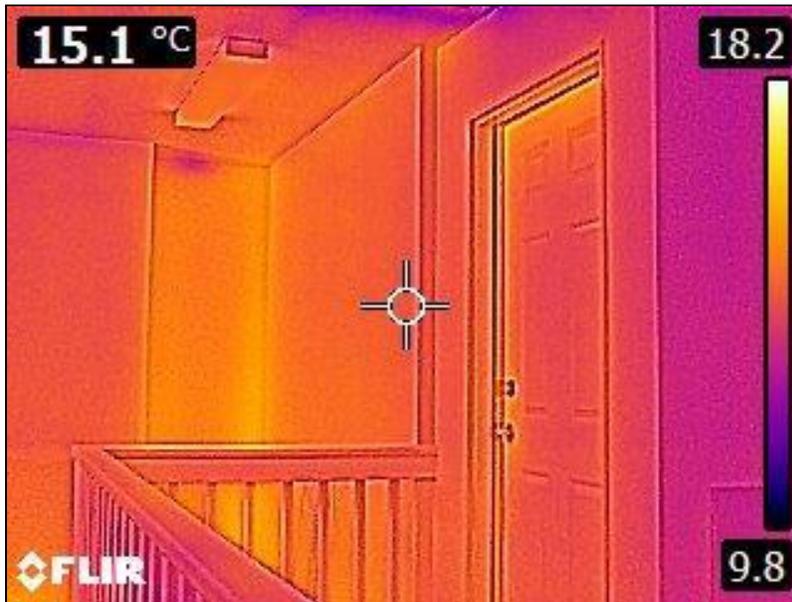
4.6 Item 6(Picture) Garage Firewall



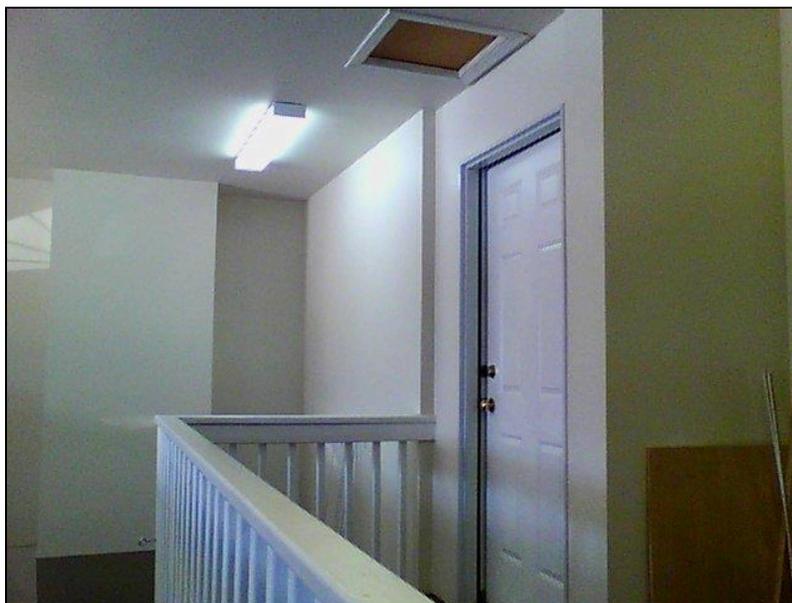
4.6 Item 7(Picture) Garage Firewall



4.6 Item 8(Picture) Garage Firewall



4.6 Item 9(Picture) Garage Firewall



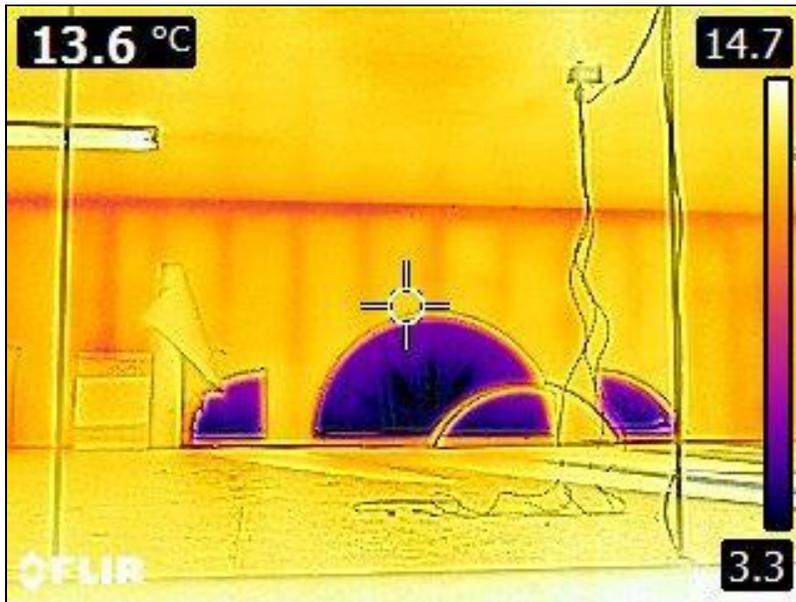
4.6 Item 10(Picture) Garage Firewall



4.6 Item 11(Picture) Garage Firewall



4.6 Item 12(Picture) Garage Firewall



4.6 Item 13(Picture) Garage Firewall



4.6 Item 14(Picture) Garage Firewall



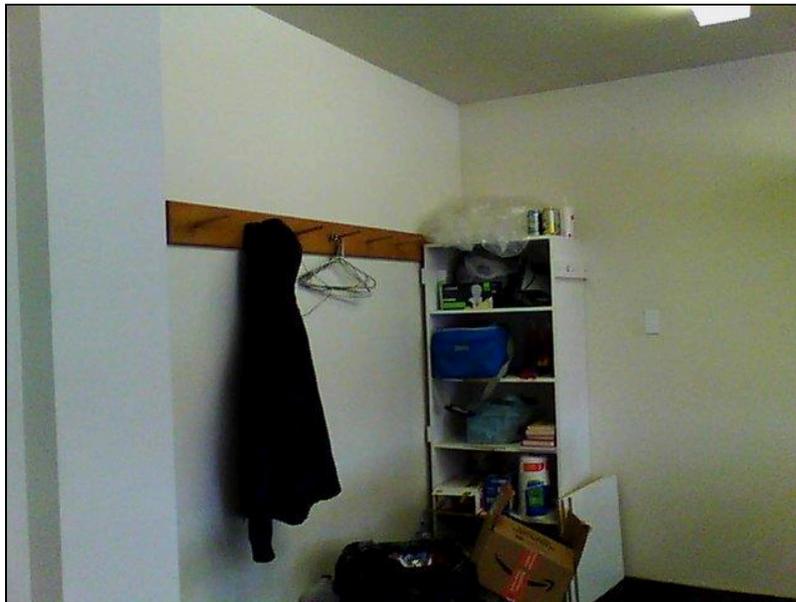
4.6 Item 15(Picture) Garage Firewall



4.6 Item 16(Picture) Garage Firewall



4.6 Item 17(Picture) Garage Firewall



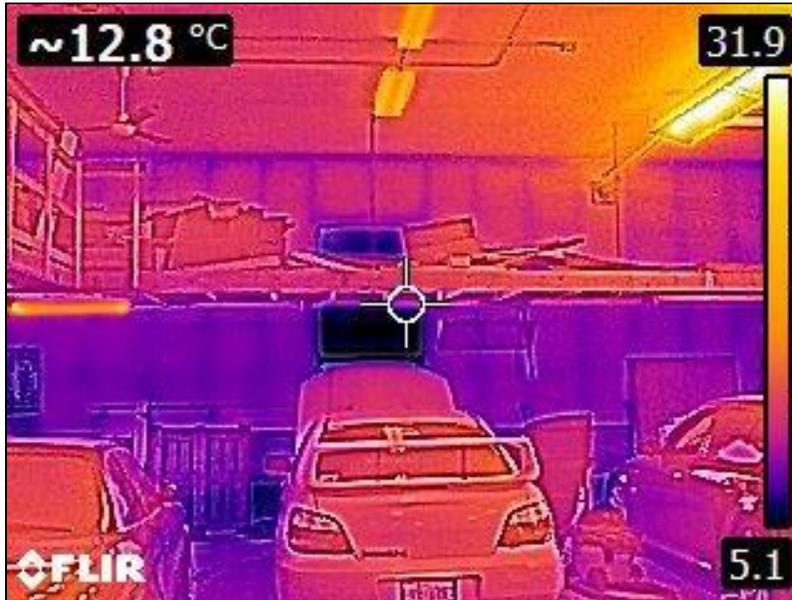
4.6 Item 18(Picture) Garage Firewall



4.6 Item 19(Picture) Garage Firewall



4.6 Item 20(Picture) Garage Firewall



4.6 Item 21(Picture) Garage Firewall



4.6 Item 22(Picture) Garage Firewall



4.6 Item 23(Picture) Garage Firewall



4.6 Item 24(Picture) Garage Firewall



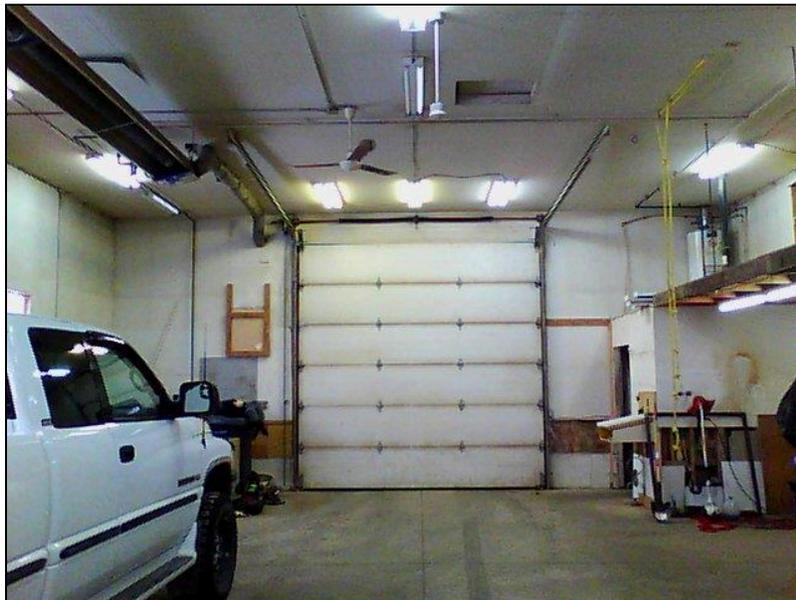
4.6 Item 25(Picture) Garage Firewall



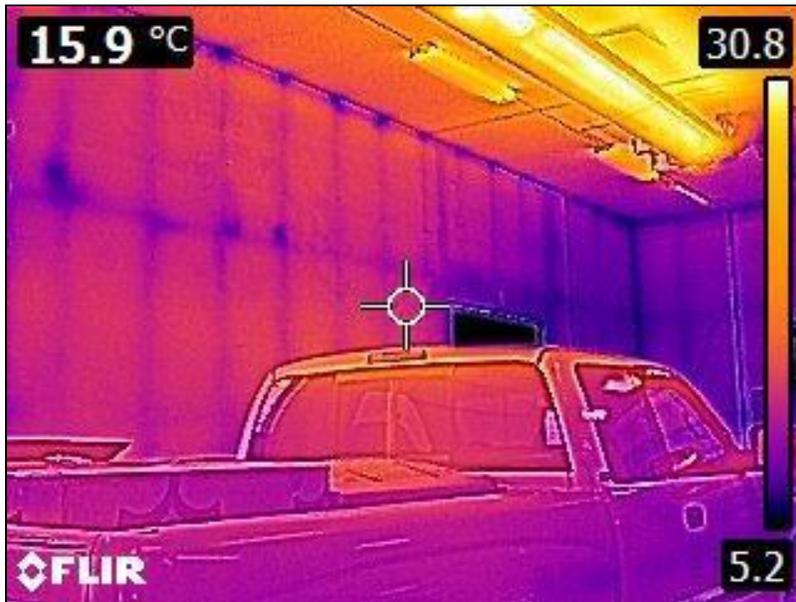
4.6 Item 26(Picture) Garage Firewall



4.6 Item 27(Picture) Garage Firewall



4.6 Item 28(Picture) Garage Firewall



4.6 Item 29(Picture) Garage Firewall



4.6 Item 30(Picture) Garage Firewall

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
Linoleum

Interior Doors:

Hollow core

Floor Structure:

Engineer Floor Joists

Items

5.0 Ceilings

Comments: Inspected

CEILINGS

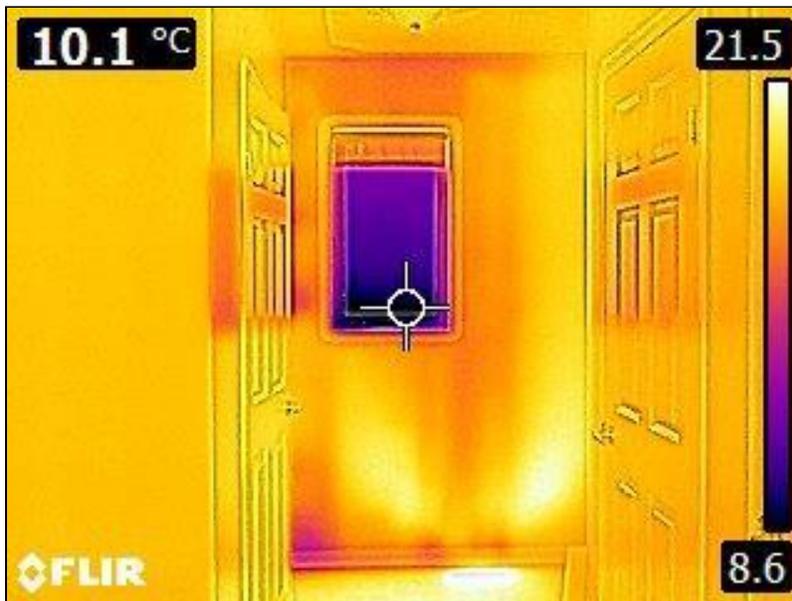
All ceilings were in good condition and dry at time of inspection. (Cosmetic issues are not part of the inspection.)

5.1 Walls

Comments: Inspected

WALLS

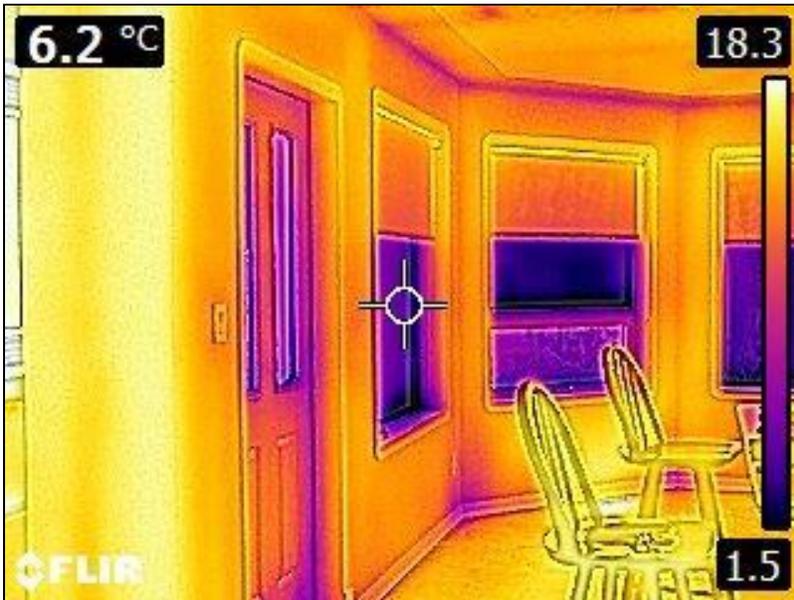
All walls were in good condition and dry at the time of inspection. (Cosmetic issues are not part of the inspection.)



5.1 Item 1(Picture) Interior Walls



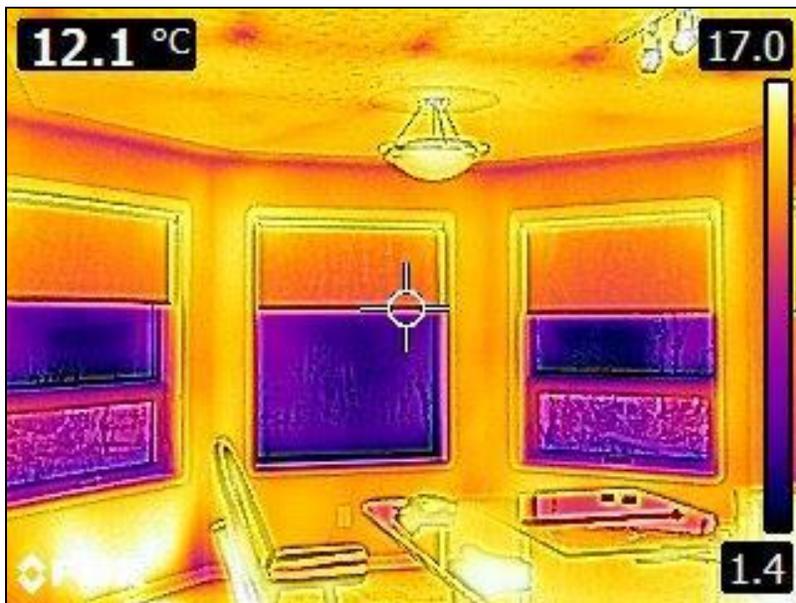
5.1 Item 2(Picture) Interior Walls



5.1 Item 3(Picture) Interior Walls



5.1 Item 4(Picture) Interior Walls



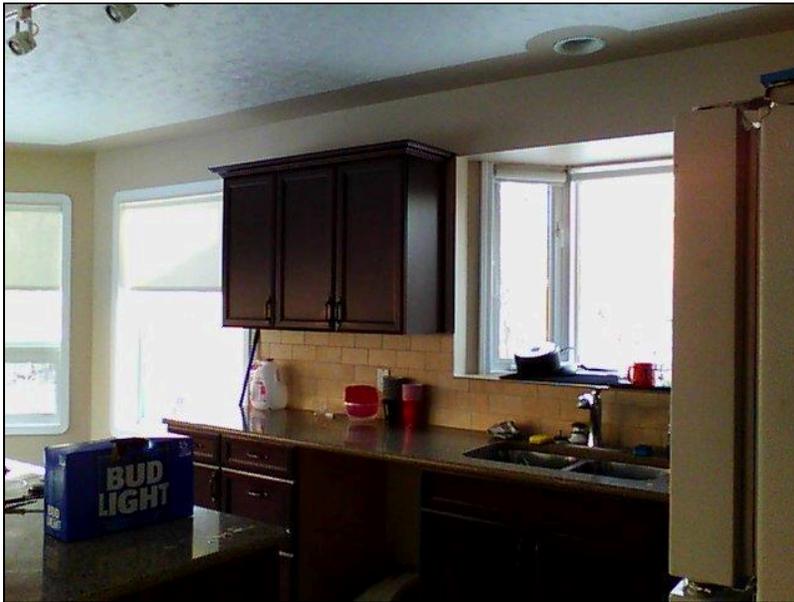
5.1 Item 5(Picture) Interior Walls



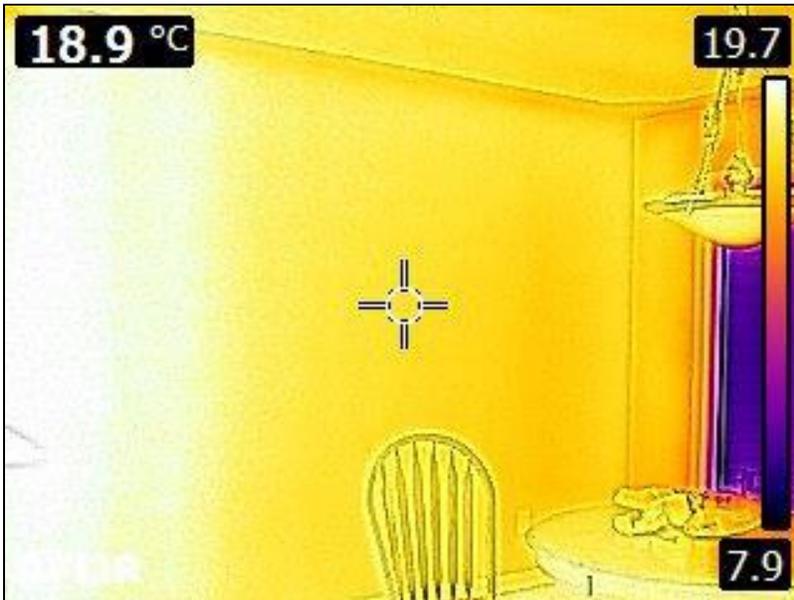
5.1 Item 6(Picture) Interior Walls



5.1 Item 7(Picture) Interior Walls



5.1 Item 8(Picture) Interior Walls



5.1 Item 9(Picture) Interior Walls



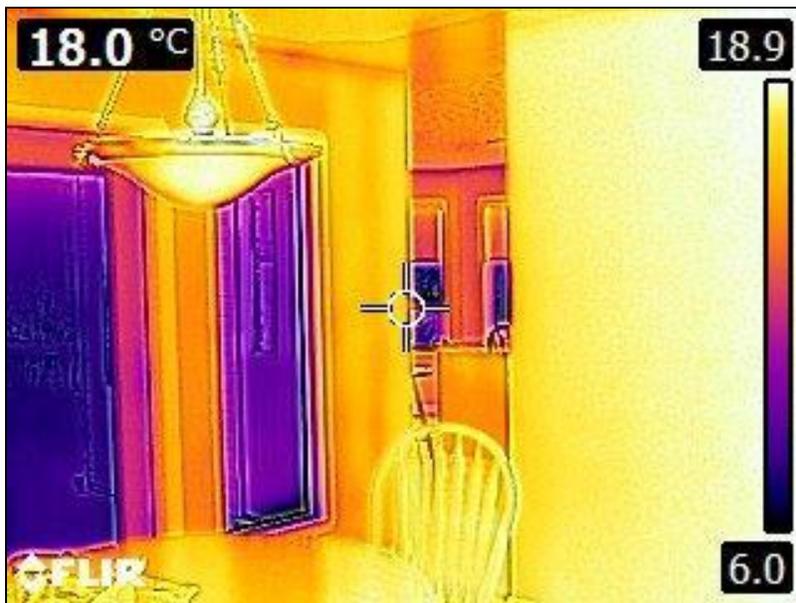
5.1 Item 10(Picture) Interior Walls



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



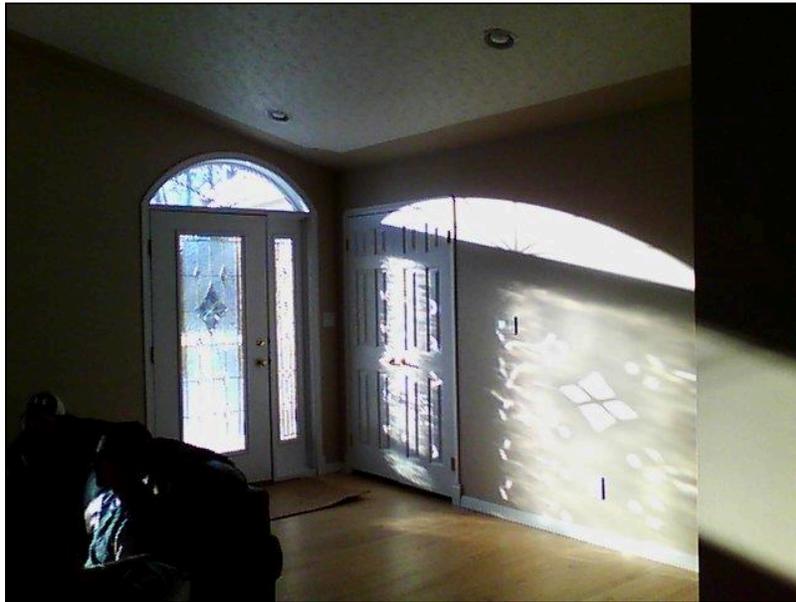
5.1 Item 17(Picture) Interior Walls



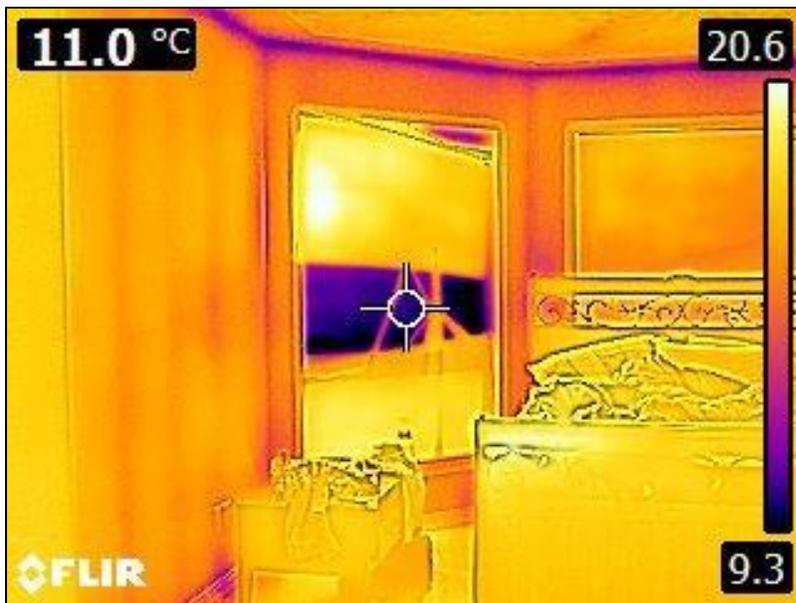
5.1 Item 18(Picture) Interior Walls



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



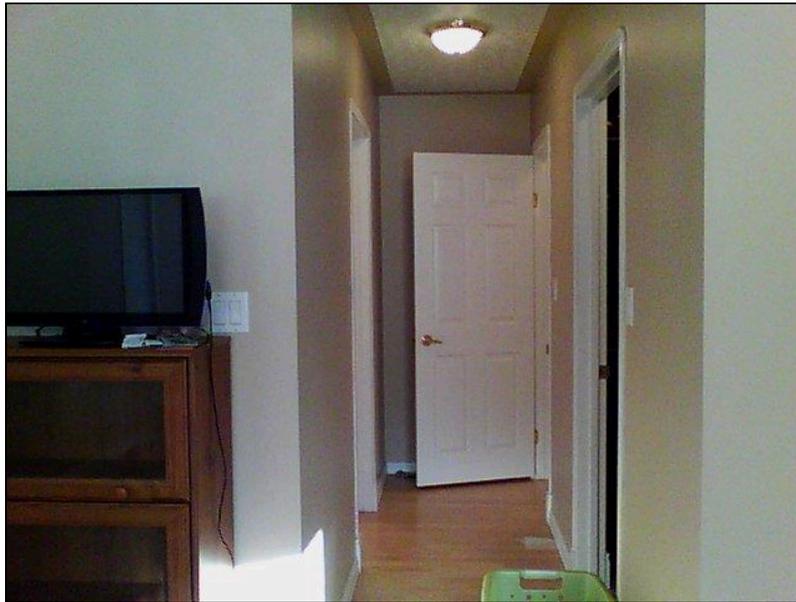
5.1 Item 23(Picture) Interior Walls



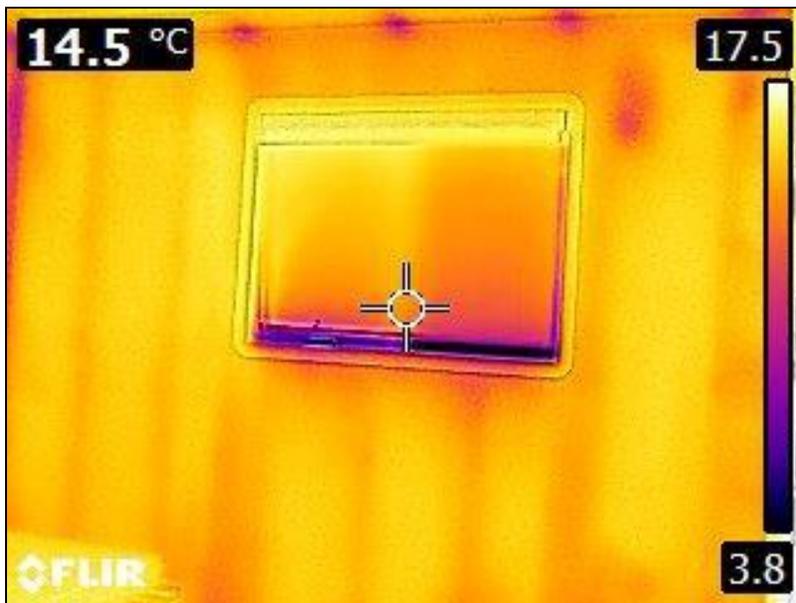
5.1 Item 24(Picture) Interior Walls



5.1 Item 25(Picture) Interior Walls



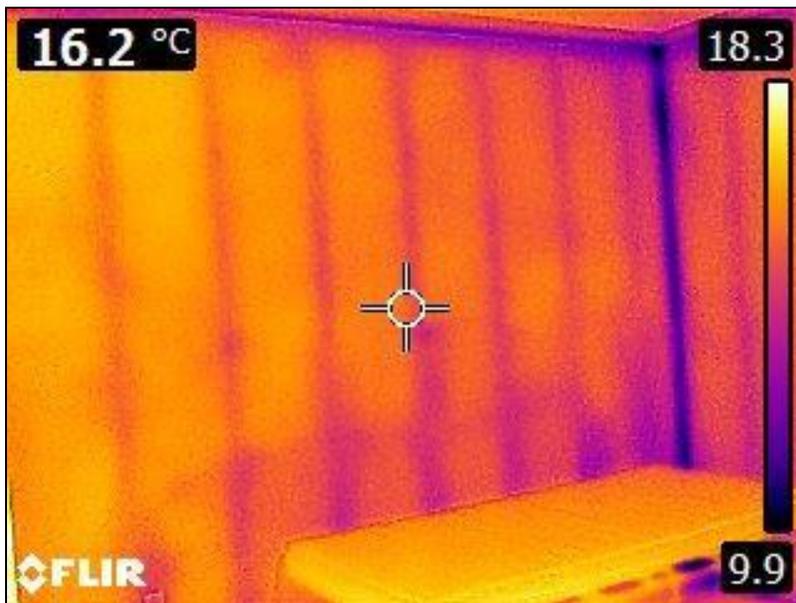
5.1 Item 26(Picture) Interior Walls



5.1 Item 27(Picture) Interior Walls



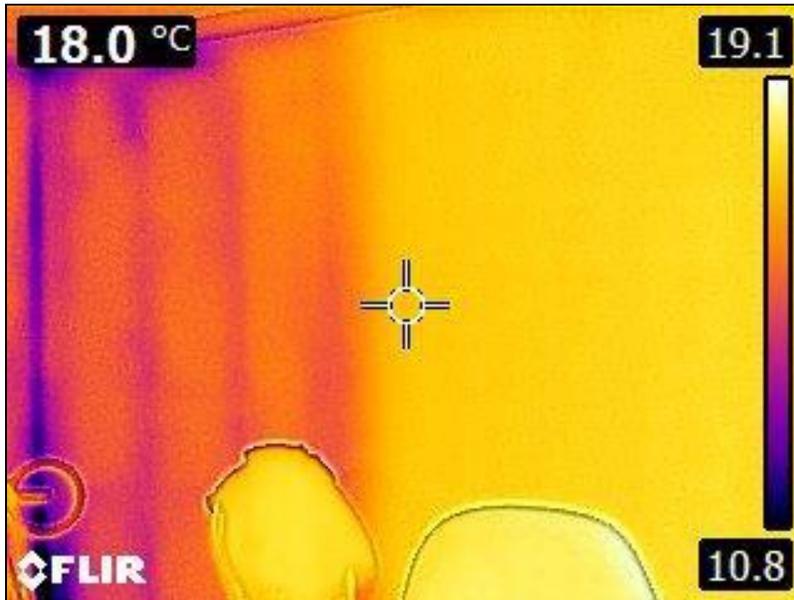
5.1 Item 28(Picture) Interior Walls



5.1 Item 29(Picture) Interior Walls



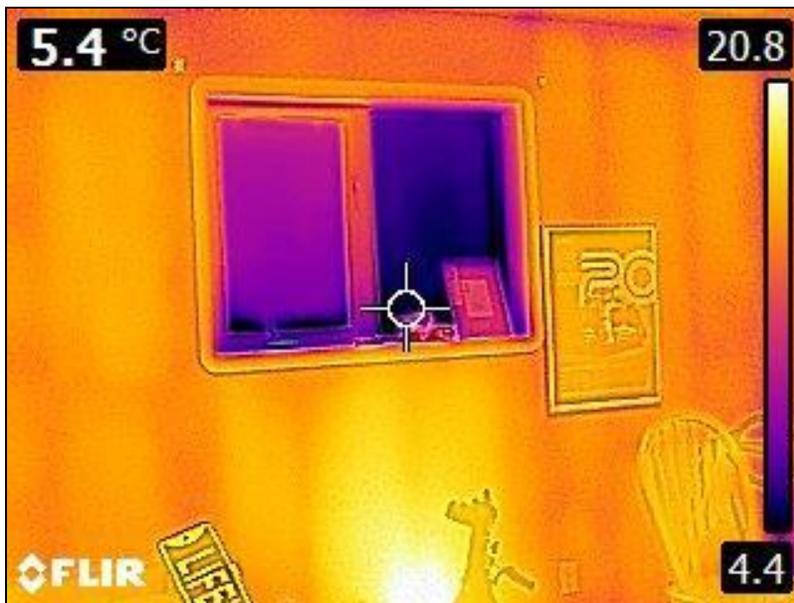
5.1 Item 30(Picture) Interior Walls



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

5.2 Floors

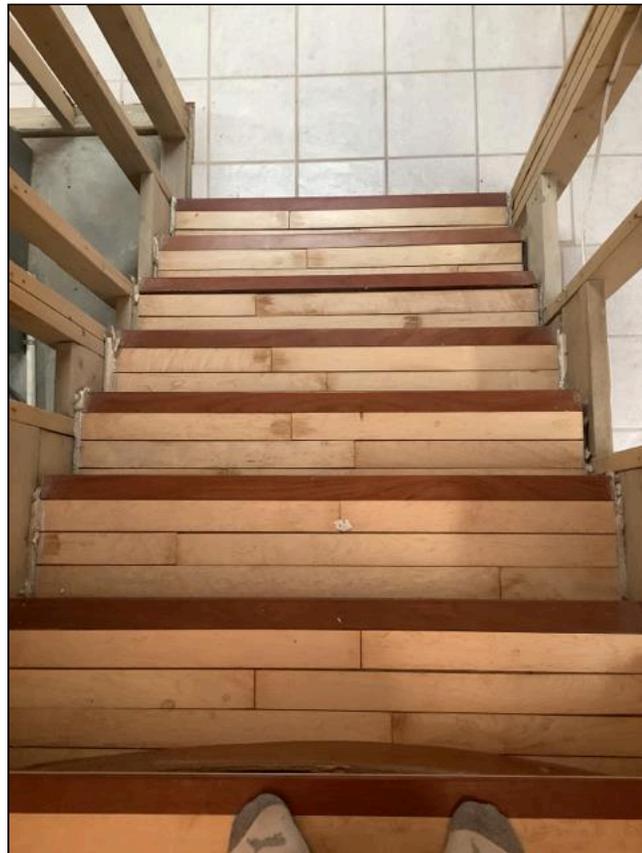
Comments: Inspected

5.3 Steps, Stairways, Balconies and Railings

Comments: Inspected, Repair or Replace

STEPS, STAIRWAYS, BALCONIES AND RAILINGS

The steps leading to the basement are damaged and warped from moisture from the flood, these areas are hazardous and should be repaired as required.



5.3 Item 1(Picture) Steps to Basement - damaged and warped

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: Engineered floor joists
Columns or Piers: Steel screw jacks	Insulation: Polyurethane foam	Floor Covering(s): Tile Unfinished

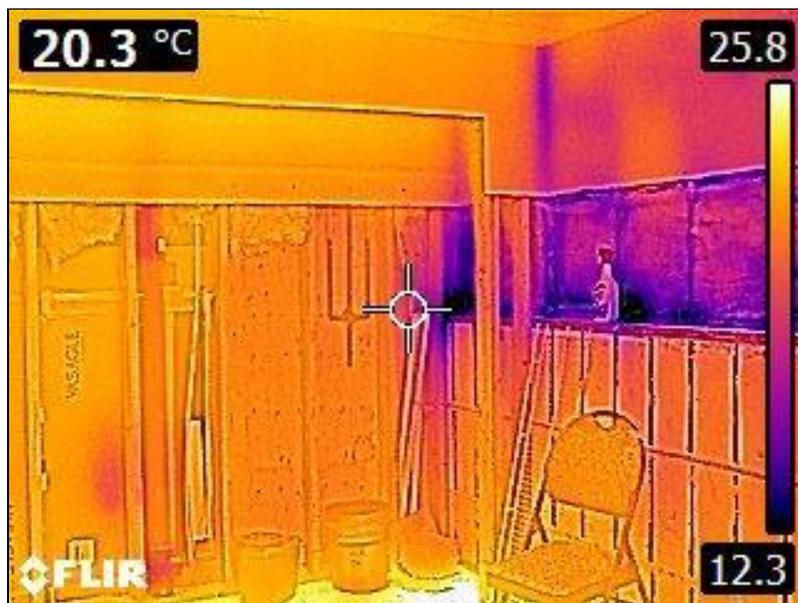
Items

7.0 Foundation

Comments: Inspected

FOUNDATION

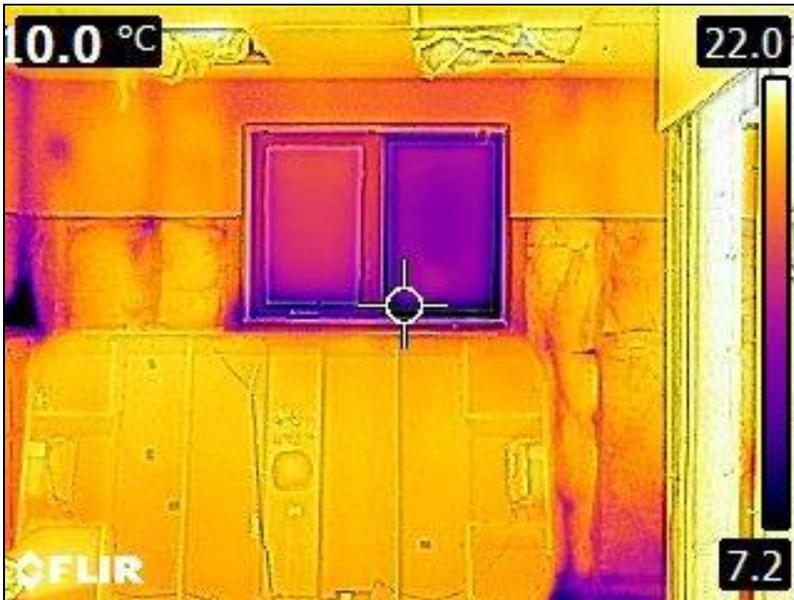
The basement area was dry on day of the inspection. Future conditions cannot be determined as these are changeable with the weather conditions. Recommend obtaining information from seller on any past water/moisture penetration. Basement has been flooded and half the drywall removed, no issues to report.



7.0 Item 1(Picture) Basement Foundation



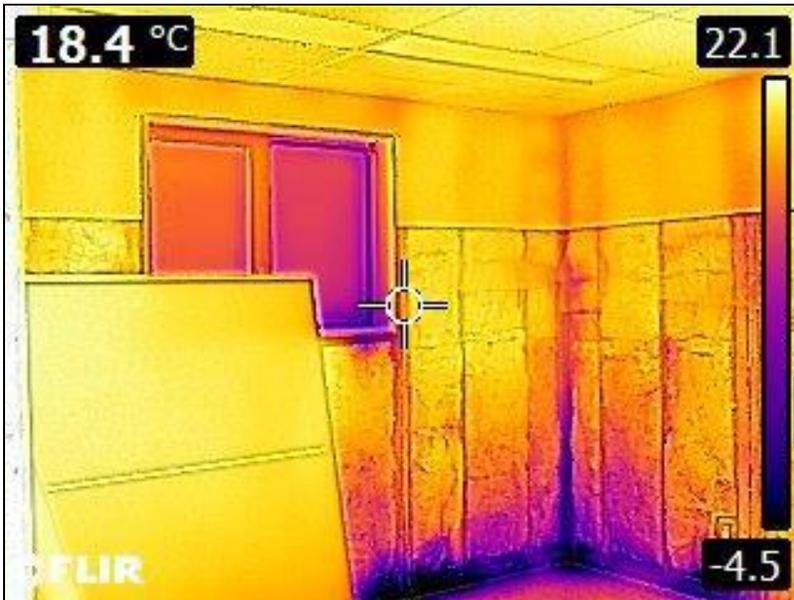
7.0 Item 2(Picture) Basement Foundation



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



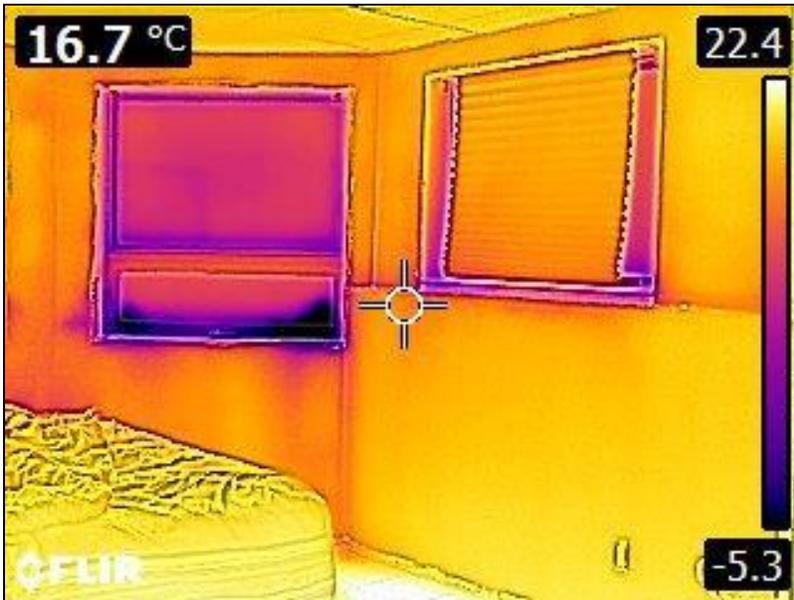
7.0 Item 8(Picture) Basement Foundation



7.0 Item 9(Picture) Basement Foundation



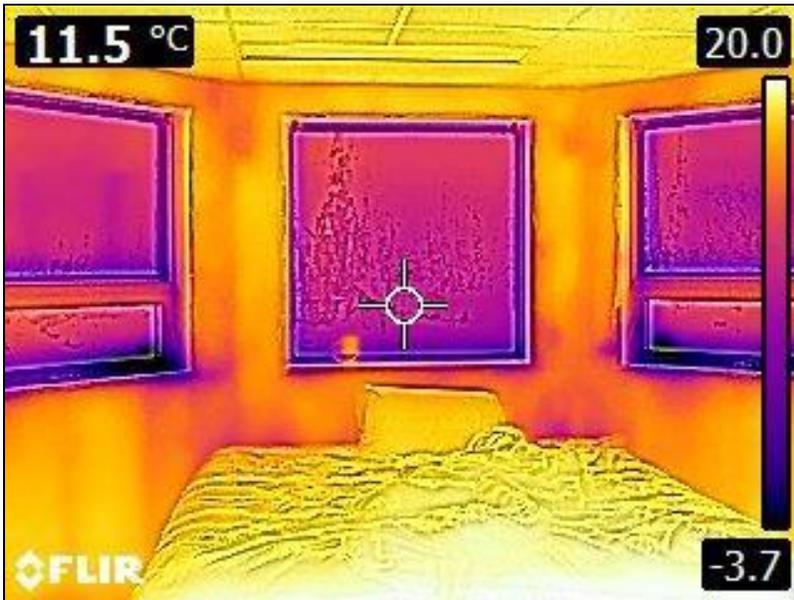
7.0 Item 10(Picture) Basement Foundation



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



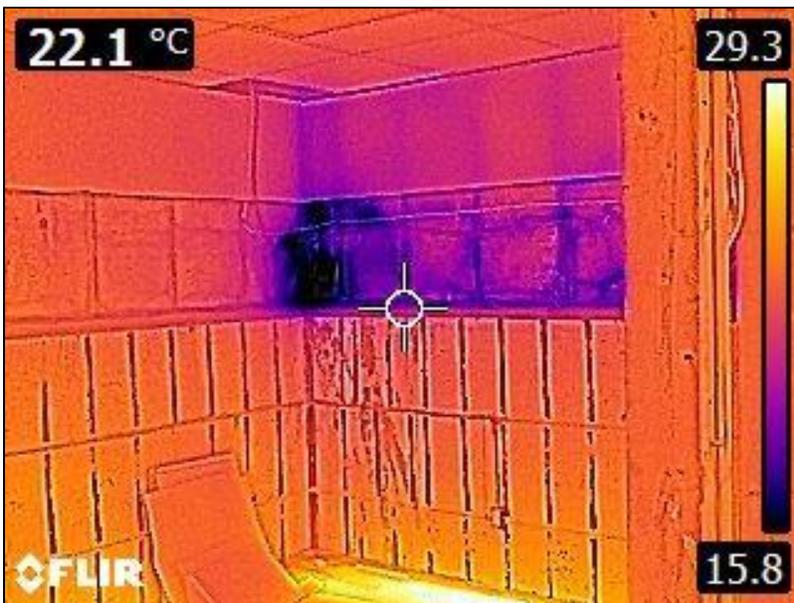
7.0 Item 16(Picture) Basement Foundation



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



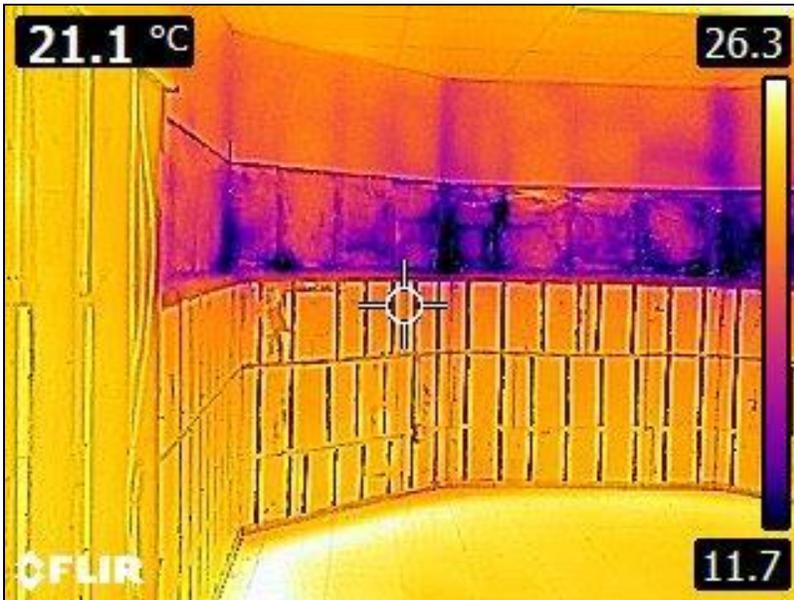
7.0 Item 22(Picture) Basement Foundation



7.0 Item 23(Picture) Basement Foundation



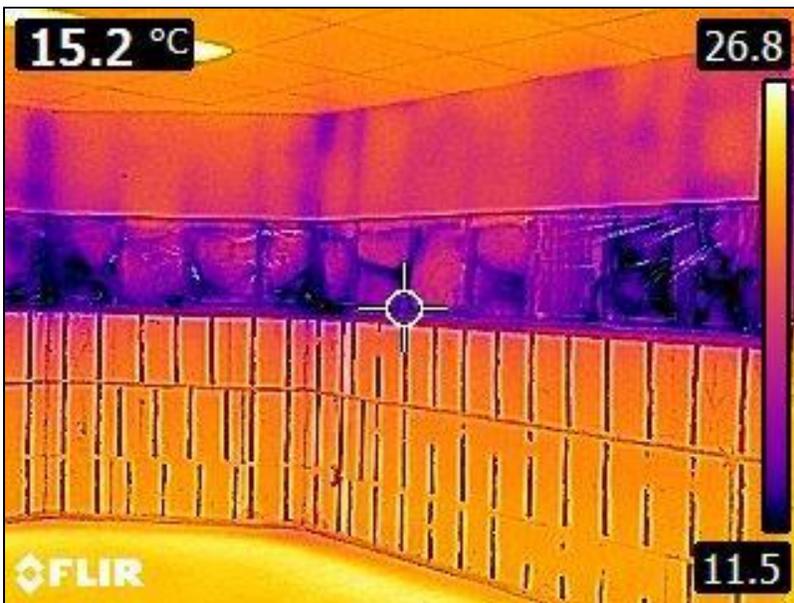
7.0 Item 24(Picture) Basement Foundation



7.0 Item 25(Picture) Basement Foundation



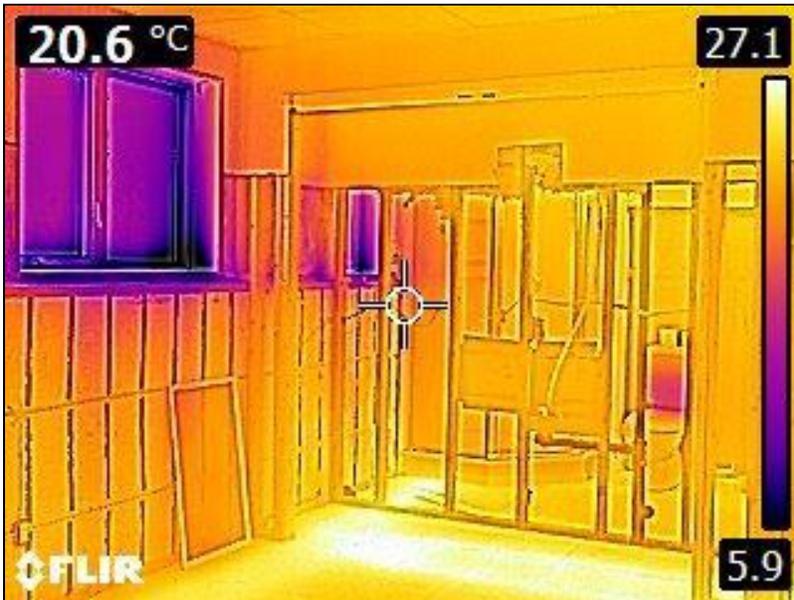
7.0 Item 26(Picture) Basement Foundation



7.0 Item 27(Picture) Basement Foundation



7.0 Item 28(Picture) Basement Foundation



7.0 Item 29(Picture) Basement Foundation



7.0 Item 30(Picture) Basement Foundation

7.3 Floors

Comments: Inspected

7.4 Ceiling

Comments: Inspected

CEILINGS

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

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

JOISTS AND BEAMS

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.

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.

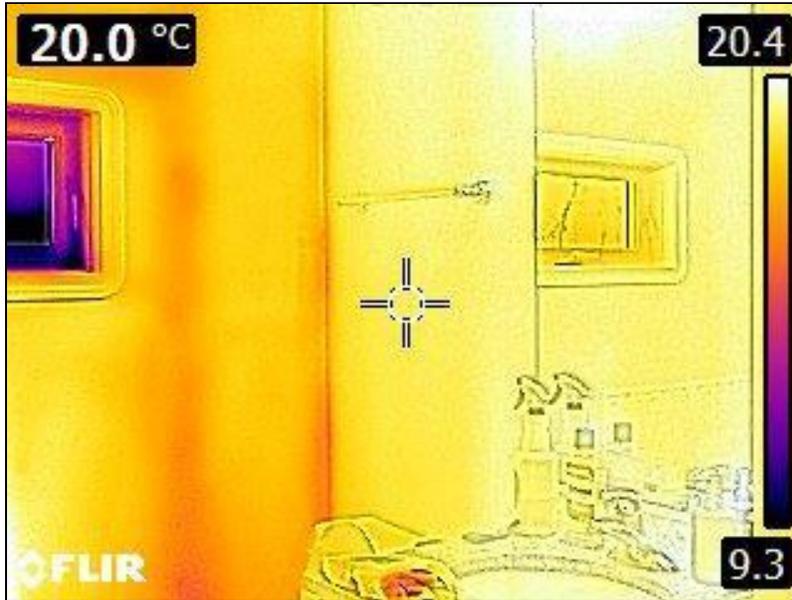
Items

9.0 Walls and Ceiling

Comments: Inspected

WALLS AND CEILING

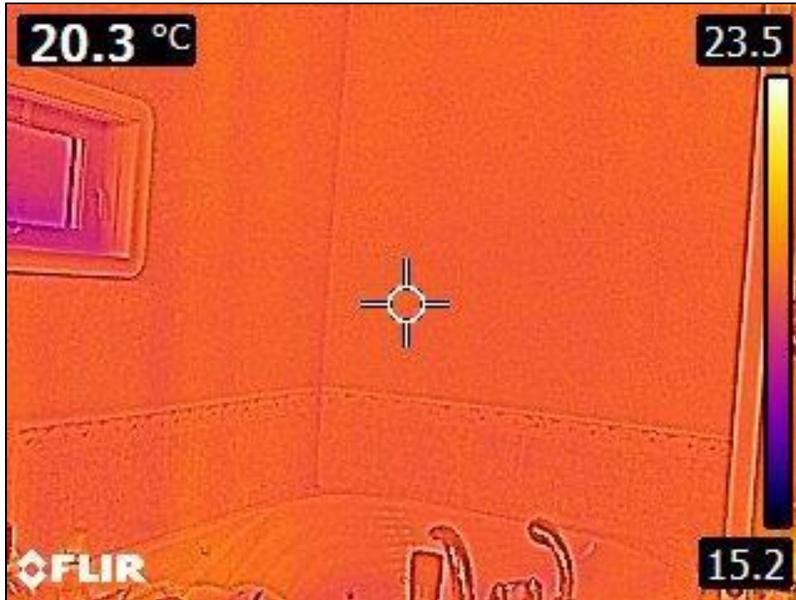
All bathroom walls and ceiling were in good condition and dry at time of inspection. (Cosmetic issues are not part of the inspection.)



9.0 Item 1(Picture) Bathroom Walls



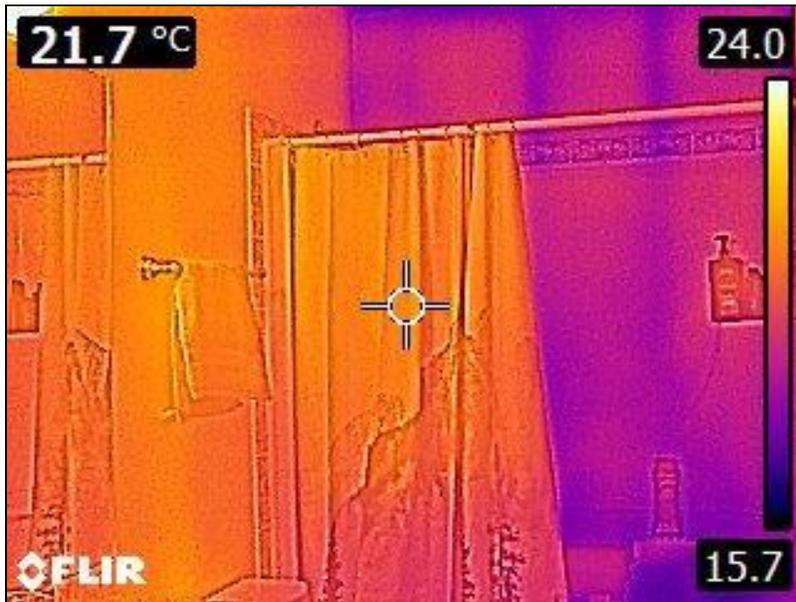
9.0 Item 2(Picture) Bathroom Walls



9.0 Item 3(Picture) Bathroom Walls



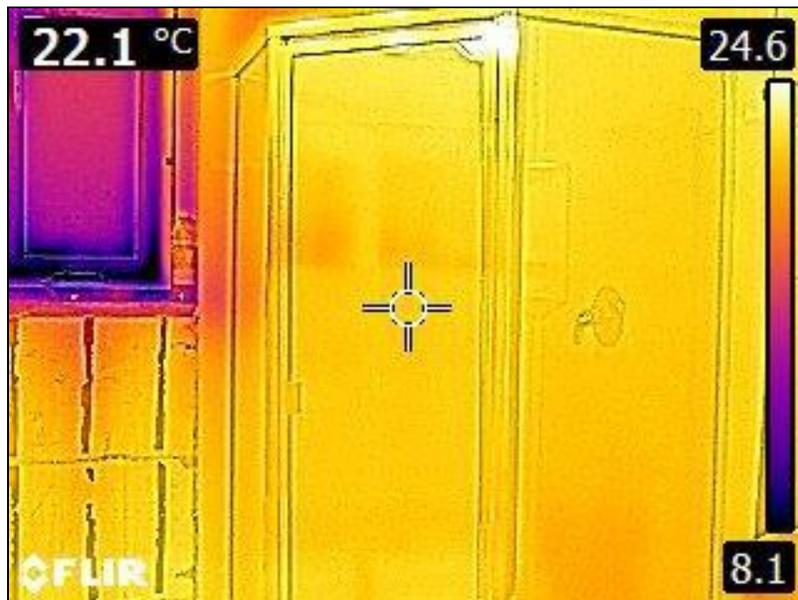
9.0 Item 4(Picture) Bathroom Walls



9.0 Item 5(Picture) Bathroom Walls



9.0 Item 6(Picture) Bathroom Walls



9.0 Item 7(Picture) Bathroom Walls



9.0 Item 8(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 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

3096 Riverview Drive - West Rosedale
Drumheller Alberta T0J 2V0

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.

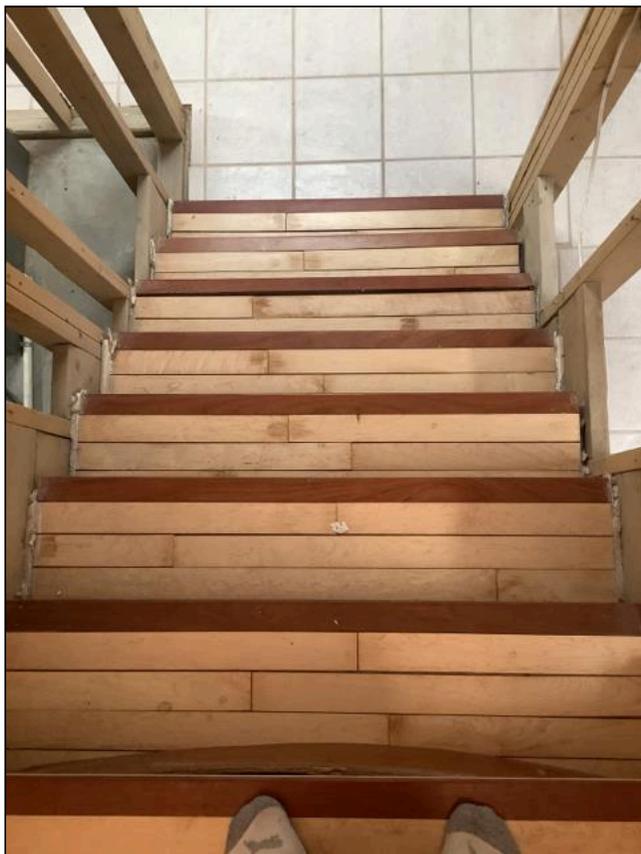
5. Interiors

5.3 Steps, Stairways, Balconies and Railings

Inspected, Repair or Replace

STEPS, STAIRWAYS, BALCONIES AND RAILINGS

The steps leading to the basement are damaged and warped from moisture from the flood, these areas are hazardous and should be repaired as required.



5.3 Item 1(Picture) Steps to Basement - damaged and warped

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

BOCC



Bocc Home Inspections Ltd.
Creekside Postal Stn PO Box70036
Airdrie AB T4B 0V9
(403)585-6279
www.BoccInspections.com
Inspected By: Adam Boccinfuso

Inspection Date: 12/16/2021
Report ID: 3096 Riverview Drive - West Rosedale

Customer Info:	Inspection Property:
Town of Drumheller attn: Mark Steffler	3096 Riverview Drive - West Rosedale Drumheller Alberta T0J 2V0
Customer's Real Estate Professional:	

Inspection Fee:

Service	Price	Amount	Sub-Total
Custom - Home Inspection	250.00	1	250.00
			Tax \$12.50
			Total Price \$262.50

Payment Method: Cash, cheque, e-transfer (Send to: payment@boccinspections.com), or credit card (2.5% surcharge applies).

Payment Status: Due at Time of Inspection

Note:



What to Expect From a Home Inspection

Purchasing a home is a large investment for many Canadians. It is so important to familiarize yourself with all the activities related to buying a house so that you are making an informed choice. Many people get a home inspection done as part of their buying decision.

So what can you expect from a home inspection?

Typically inspections take 2 to 3 hours to complete. They are visual inspections which means the inspector is not expected to displace flooring and tiling, or check water or air samples. An inspector cannot look through walls or predict future performance or estimated life spans on a home.

After the home inspection is completed?

When the inspector has completed the examination of your potential home, you should receive a written report which outlines the findings from the inspection. If you have questions about the report, it is important to speak with the inspector to clarify the findings.

It is a good idea to read through the association's [standards](#) and [code of ethics](#) to help you understand precisely what to expect from your inspection.

Generally Speaking

Reports should describe the major home systems, their crucial components, and their operability. Deficiencies and defects should be adequately described, and the report should include recommendations.

Reports should also disclaim portions of the home not inspected.

INDUSTRY STANDARDS OF PRACTICE ARE DESIGNED TO IDENTIFY BOTH THE REQUIREMENTS OF A HOME INSPECTION AND THE LIMITATIONS OF AN INSPECTION.

The client is strongly advised to clarify anything that they don't understand.

INSPECTION CONTRACT

Address to be inspected: 3096 Riverview Drive - West Rosedale
Drumheller Alberta T0J 2V0

Inspection Date: 12/16/2021 **Time Start:** 12:00 PM

Client(s) Name(s): Town of Drumheller attn: Mark Steffler

Mailing Address: Town/City: Postal Code:

Phone #: (H) (C) (403) 660-3507

Client E-mail Address: msteffler@drumheller.ca

Client UserName: TDrumhellerattnMarkSte286

I/We, the above named client(s) request an inspection of the inspection address above. The inspection is to be performed by the below inspection company (firm) in accordance with the InterNACHI Standards of Practice which includes roofing, flashing or chimney; exterior, including lot grading, walkways, driveways, retaining walls, patios and decks; structure; electrical; heating; heat pumps and cooling; insulation; ventilation; plumbing; and interior.

It is important for the client(s) to understand that the inspection is based on the limited visual inspection of the readily accessible aspects of the building. The report is representative of the inspector's opinion of the observable conditions on the day of the inspection. While the inspection may reduce your risks of home ownership, it is not an insurance policy, warranty or guarantee on the home. This report is for the exclusive use of the contracted parties and may not be used by third parties without prior written permission from the inspector/inspection firm. Also, this inspection does not include any inspection of any outbuildings or other structures not attached to the dwelling other than a garage or carport, unless otherwise agreed upon.

BY SIGNING THIS AGREEMENT YOU ARE ACKNOWLEDGING THAT YOU UNDERSTAND THIS INSPECTION WILL NOT BE TESTING FOR MOLD OR ASBESTOS UNLESS OTHERWISE INDICATED IN OTHER WRITINGS.

I/we have read, understand and accept the terms and conditions as outlined here and on the page entitled " What To Expect From Your Inspection."

Inspection Company: Bocc Home Inspections Ltd.
Creekside Postal Stn PO Box 70036 Airdrie AB T4B 0V6 (403) 585-6279

Inspectors Name: Adam Boccinfuso **Inspectors License:** License# 342384

If applicable, CLIENT agrees that all or a portion of the inspection will be performed by the above named Inspection Business.

The Client(s) and Inspector(s), by signing below, agree, to have read, understand and accept the terms and contract.

_____ Town of Drumheller attn: Mark Steffler 12/16/2021

Clients(s) Representative Signature

_____Adam Boccinfuso 12/16/2021

Inspector Signature

Total Fee for Inspection: 262.50

Payment Method: Cash, cheque, e-transfer (Send to: payment@boccinspections.com), or credit card (2.5% surcharge applies).

Payment Status: Due at Time of Inspection

The home inspection business shall provide the client with a copy of this contract at the time the contract is signed.

THIS AGREEMENT made on 12/16/2021 by and between Adam Boccinfuso (Hereinafter "INSPECTOR") and the undersigned (hereinafter "CLIENT"), collectively referred to herein as "the parties." The Parties Understand and Voluntarily Agree as follows:

1. INSPECTOR agrees to perform a visual inspection of the home/building and to provide CLIENT with a written inspection report identifying the defects that INSPECTOR both observed and deemed material. INSPECTOR may offer comments as a courtesy, but these comments will not comprise the bargained-for report. The report is only supplementary to the seller's disclosure.

 2. Unless otherwise inconsistent with this Agreement or not possible, INSPECTOR agrees to perform the inspection in accordance to the current Standards of Practice of the National Association of Certified Home Inspectors posted at <http://www.nachi.org/sop.htm>. CLIENT understands that these standards contain certain limitations, exceptions, and exclusions.

 3. The inspection and report are performed and prepared for the use of CLIENT, who gives INSPECTOR permission to discuss observations with real estate agents, owners, repairpersons, and other interested parties. INSPECTOR accepts no responsibility for use or misinterpretation by third parties. INSPECTOR'S inspection of the property and the accompanying report are in no way intended to be a guarantee or warranty, express or implied, regarding the future use, operability, habitability or suitability of the home/building or its components. Any and all warranties, express or implied, including warranties of merchantability and fitness for a particular purpose, are expressly excluded by this Agreement.

 4. Except under circumstances of negligence or breach of contract on the part of the home inspection business or the home inspector, INSPECTOR assumes no liability for the cost of repair or replacement of unreported defects or deficiencies either current or arising in the future.

 5. INSPECTOR does not perform engineering, architectural, plumbing, or any other job function requiring an occupational license in the jurisdiction where the inspection is taking place, unless the inspector holds a valid occupational license, in which case he/she may inform the CLIENT that he/she is so licensed, and is therefore qualified to go beyond this basic home inspection, and for additional fee, perform additional inspections beyond those within the scope of the basic home inspection. Any agreement for such additional inspections shall be in a separate writing or noted here:
-

6. In the event of a claim against INSPECTOR, CLIENT agrees to supply INSPECTOR with the

following: (1) Written notification of adverse conditions within 14 days of discovery, and (2) Access to the premises. Failure to comply with the above conditions will release INSPECTOR and its agents from any and all obligations or liability of any kind. This clause is not intended in any way to limit the time for CLIENT to make a claim against the home inspection business or home inspector but rather, is intended to provide for timely discovery and disclosure of the adverse conditions which will permit the home inspector to facilitate a timely resolution to the issue.

7. The parties agree that any litigation arising out of this Agreement shall be filed only in the Court having jurisdiction over the City of Airdrie in which the INSPECTOR has its principal place of business. In the event that CLIENT fails to prove any adverse claims against INSPECTOR in a court of law, CLIENT agrees to pay all expenses and fees of INSPECTOR in defending said claims, including legal costs on a solicitor-client basis.

8. If any court declares any provision of this Agreement invalid or unenforceable, the remaining provisions will remain in effect. This Agreement represents the entire agreement between the parties. All prior communications are merged into this Agreement, and there are no terms or conditions other than those set forth herein. No statement or promise of INSPECTOR or its agents shall be binding unless reduced to writing and signed by INSPECTOR. No change or modification shall be enforceable against any party unless such change or modification is in writing and signed by the parties. This Agreement shall be binding upon and enforceable by the parties and their heirs, executors, administrators, successors and assignees. CLIENT shall have no cause of action against INSPECTOR after one year from the date of the inspection.

9. Payment of the fee to INSPECTOR (less any deposit noted above) is due upon completion of the on-site inspection. The CLIENT agrees to pay all legal and time expenses incurred in collecting due payments, including solicitor-client costs, if any. If CLIENT is a corporation, LLC, or similar entity, the person signing this Agreement on behalf of such entity does personally guaranty payment of the fee by the entity.

10. HOLD HARMLESS AGREEMENT: CLIENT agrees to hold any and all real estate agents involved in the purchase of the property to be inspected harmless and keep them exonerated from all loss, damage, liability or expense occasioned or claims by reason of acts or neglects of the INSPECTOR or his employees or visitors or of independent contractors engaged or paid by INSPECTOR for the purpose of inspecting the subject home.

11. PRIVACY POLICY: In providing the property inspection and inspection report, information about the client, inspector, real estate professional, and property will be collected and input into HomeGauge inspection software and services, which the inspector uses to produce the inspection report. This information may include personally identifiable information about the client, inspector, and real estate professional. This information may subsequently be used by the provider of HomeGauge, as set out in the HomeGauge Privacy Policy found at <https://www.HomeGauge.com/privacy.html>.

12. CANCELLATION FEE: We understand sometimes unforeseen circumstances arise. We ask that you please provide as much notice as possible when cancelling or rescheduling. CLIENT agrees to pay a cancellation fee of fifty percent of the total cost of services if the inspection is cancelled with less than twenty-four hours' notice.

CLIENT HAS CAREFULLY READ THE FOREGOING, AGREES TO IT, AND ACKNOWLEDGES
RECEIPT OF A COPY OF THIS AGREEMENT.

FOR INSPECTOR

CLIENT OR REPRESENTATIVE