

# **APPRAISAL OF REAL PROPERTY**

## **LOCATED AT**

225 4 Street W  
Lehigh, AB T0J 1B0  
PLAN 8168FS BLOCK 4 LOT 5 TO 7

## **FOR**

DRFM Office  
702 Premier Way  
Drumheller, AB T0J 0Y0

## **AS OF**

September 9, 2022

## **BY**

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

REFERENCE: 223920

**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: 223920

<b>CLIENT</b>	<b>CLIENT:</b> DRFM Office ATTENTION: ADDRESS: 702 Premier Way Drumheller, AB T0J 0Y0 E-MAIL: PHONE: FAX:	<b>APPRAISER</b>	<b>AIC MEMBER:</b> Robert Irwin COMPANY: Tru Appraisals Ltd. ADDRESS: P.O. Box 771 Brooks, AB T1R 1B7 E-MAIL: irwin@tru-appraisals.com PHONE: (403) 362-6992 FAX:	
	<b>PROPERTY ADDRESS:</b> 225 4 Street W LEGAL DESCRIPTION: PLAN 8168FS BLOCK 4 LOT 5 TO 7		<b>CITY:</b> Lehigh <b>PROVINCE:</b> AB <b>POSTAL CODE:</b> T0J 1B0	

<b>SUBJECT</b>	<b>PROPERTY ADDRESS:</b> 225 4 Street W <b>CITY:</b> Lehigh <b>PROVINCE:</b> AB <b>POSTAL CODE:</b> T0J 1B0 <b>LEGAL DESCRIPTION:</b> PLAN 8168FS BLOCK 4 LOT 5 TO 7 Source: Assessment / Title Search
	<b>MUNICIPALITY AND DISTRICT:</b> Drumheller
	<b>ASSESSMENT:</b> Land \$ [redacted] Imps \$ [redacted] Total \$ [redacted] <b>Assessment Date:</b> Jul. 1, 2020 (2021 Assmt) [redacted] <b>Year:</b> 2022 <b>EXISTING USE:</b> Residential Single Family <b>OCCUPIED BY:</b> Owner

<b>ASSIGNMENT</b>	<b>NAME:</b> Head <b>Name Type:</b> Owner <b>PURPOSE:</b> <input checked="" type="checkbox"/> To estimate market value <input type="checkbox"/> To estimate market rent <input type="checkbox"/> <b>INTENDED USE:</b> <input type="checkbox"/> First mortgage financing only <input type="checkbox"/> Second mortgage financing only <input type="checkbox"/> Conventional <input checked="" type="checkbox"/> Acquisition/Expropriation only (all other uses are denied)										
	<b>INTENDED USERS (by name):</b> DRFM Office <b>REQUESTED BY:</b> <input checked="" type="checkbox"/> Client above <input type="checkbox"/> Other										
	<b>VALUE:</b> <input checked="" type="checkbox"/> Current <input type="checkbox"/> Retrospective <input type="checkbox"/> Prospective <input type="checkbox"/> Update of original report completed on _____ with an effective date of _____ File No. _____										
	<b>PROPERTY RIGHTS APPRAISED:</b> <input checked="" type="checkbox"/> Fee Simple <input type="checkbox"/> Leasehold <input type="checkbox"/> Condominium/Strata <input type="checkbox"/>										
	<b>MAINTENANCE FEE (if applicable) \$:</b> _____ <b>CONDO/STRATA COMPLEX NAME (if applicable):</b> _____										
	<b>IS THE SUBJECT A FRACTIONAL INTEREST, PHYSICAL SEGMENT OR PARTIAL HOLDING?</b> <input checked="" type="checkbox"/> No <input type="checkbox"/> Yes (if yes, see comments)										
	<b>APPROACHES USED:</b> <input checked="" type="checkbox"/> DIRECT COMPARISON APPROACH <input type="checkbox"/> COST APPROACH <input type="checkbox"/> INCOME APPROACH <b>EXTRAORDINARY ASSUMPTIONS &amp; LIMITING CONDITIONS</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)										
	<b>HYPOTHETICAL CONDITIONS</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum. A hypothetical condition requires an extraordinary assumption)										
	<b>JURISDICTIONAL EXCEPTION</b> <input type="checkbox"/> NO <input checked="" type="checkbox"/> YES (see attached addendum)										
	<b>NEIGHBOURHOOD</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td> <b>NATURE OF DISTRICT:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/>  <b>TYPE OF DISTRICT:</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/>  <b>TREND OF DISTRICT:</b> <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/>  <b>BUILT-UP:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural  <b>CONFORMITY:</b> Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> see comments below                      Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> see comments below                      Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> see comments below                 </td> <td> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align:center;">From</td> <td style="text-align:center;">To</td> </tr> <tr> <td>AGE RANGE OF PROPERTIES (years):</td> <td></td> <td></td> </tr> <tr> <td>PRICE RANGE OF PROPERTIES:</td> <td style="text-align:center;">\$</td> <td style="text-align:center;">\$</td> </tr> </table> <b>Ranges do not apply (see comments below)</b>  <b>MARKET OVERVIEW:</b> Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low                      Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low  <b>PRICE TRENDS:</b> <input checked="" type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining                 </td> </tr> </table>	<b>NATURE OF DISTRICT:</b> <input checked="" type="checkbox"/> Residential <input type="checkbox"/> Commercial <input type="checkbox"/> Industrial <input type="checkbox"/> Agricultural <input type="checkbox"/> <b>TYPE OF DISTRICT:</b> <input type="checkbox"/> Urban <input checked="" type="checkbox"/> Suburban <input type="checkbox"/> Rural <input type="checkbox"/> Recreational <input type="checkbox"/> <b>TREND OF DISTRICT:</b> <input type="checkbox"/> Improving <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Transition <input type="checkbox"/> Deteriorating <input type="checkbox"/> <b>BUILT-UP:</b> <input checked="" type="checkbox"/> Over 75% <input type="checkbox"/> 25 - 75% <input type="checkbox"/> Under 25% <input type="checkbox"/> Rural <b>CONFORMITY:</b> Age: <input type="checkbox"/> Newer <input type="checkbox"/> Similar <input type="checkbox"/> Older <input checked="" type="checkbox"/> see comments below Condition: <input type="checkbox"/> Superior <input type="checkbox"/> Similar <input type="checkbox"/> Inferior <input checked="" type="checkbox"/> see comments below Size: <input type="checkbox"/> Larger <input type="checkbox"/> Similar <input type="checkbox"/> Smaller <input checked="" type="checkbox"/> see comments below	<table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td></td> <td style="text-align:center;">From</td> <td style="text-align:center;">To</td> </tr> <tr> <td>AGE RANGE OF PROPERTIES (years):</td> <td></td> <td></td> </tr> <tr> <td>PRICE RANGE OF PROPERTIES:</td> <td style="text-align:center;">\$</td> <td style="text-align:center;">\$</td> </tr> </table> <b>Ranges do not apply (see comments below)</b> <b>MARKET OVERVIEW:</b> Supply: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low Demand: <input type="checkbox"/> High <input checked="" type="checkbox"/> Average <input type="checkbox"/> Low <b>PRICE TRENDS:</b> <input checked="" type="checkbox"/> Increasing <input checked="" type="checkbox"/> Stable <input type="checkbox"/> Declining		From	To	AGE RANGE OF PROPERTIES (years):			PRICE RANGE OF PROPERTIES:	\$
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AGE RANGE OF PROPERTIES (years):											
PRICE RANGE OF PROPERTIES:	\$	\$									

<b>NEIGHBOURHOOD</b>	<b>COMMENTS:</b> <input type="checkbox"/> Detrimental Conditions Observed Residential area located in the suburb of Lehigh and within the municipality of the Town of Drumheller. Homes in the area are a mix of ages and sizes which is typical of smaller markets. Values increased significantly from 2020-2022 due to low interest rates and above average inflation. Higher interest rates may be stabilizing values at this time.	
	<b>SITE</b> <table border="1" style="width:100%; border-collapse: collapse;"> <tr> <td style="width:50%;"> <b>SITE DIMENSIONS:</b> Irregular  <b>LOT SIZE:</b> 31,500 Unit of Measurement Sq.Ft.  <b>Source:</b> Estimated using G.I.S. map measurement tool  <b>TOPOGRAPHY:</b> Level or gently sloping down to river  <b>CONFIGURATION:</b> Irregular (see plot map addendum)  <b>ZONING:</b> CSD - Countryside District                      Source: Assessment &amp; G.I.S. Map  <b>OTHER LAND USE CONTROLS (see comments)</b> </td> <td style="width:50%;"> <b>UTILITIES:</b> <input checked="" type="checkbox"/> Telephone <input checked="" type="checkbox"/> Natural Gas <input type="checkbox"/> Storm Sewer <input type="checkbox"/> Sanitary Sewer <input type="checkbox"/> Open Ditch  <input checked="" type="checkbox"/> Septic <input type="checkbox"/> Holding Tank  <b>WATER SUPPLY:</b> <input type="checkbox"/> Municipal <input checked="" type="checkbox"/> Private Well  <b>FEATURES:</b> <input checked="" type="checkbox"/> Gravel Road <input type="checkbox"/> Paved Road <input type="checkbox"/> Lane <input type="checkbox"/> Sidewalk <input type="checkbox"/> Curbs  <input checked="" type="checkbox"/> Street Lights <input type="checkbox"/> Cablevision  <b>ELECTRICAL:</b> <input type="checkbox"/> Overhead <input checked="" type="checkbox"/> Underground  <b>DRIVEWAY:</b> <input checked="" type="checkbox"/> Private <input type="checkbox"/> Mutual <input type="checkbox"/> None <input type="checkbox"/> Single <input type="checkbox"/> Double  <input type="checkbox"/> Underground <input type="checkbox"/> Laneway  <b>Surface:</b> Gravel  <b>PARKING:</b> <input checked="" type="checkbox"/> Garage <input type="checkbox"/> Carport <input checked="" type="checkbox"/> Driveway <input type="checkbox"/> Street  <b>LANDSCAPING:</b> <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor  <b>CURB APPEAL:</b> <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor                 </td> </tr> </table>	<b>SITE DIMENSIONS:</b> Irregular <b>LOT SIZE:</b> 31,500 Unit of Measurement Sq.Ft. <b>Source:</b> Estimated using G.I.S. map measurement tool <b>TOPOGRAPHY:</b> Level or gently sloping down to river <b>CONFIGURATION:</b> Irregular (see plot map addendum) <b>ZONING:</b> CSD - Countryside District Source: Assessment & G.I.S. Map <b>OTHER LAND USE CONTROLS (see comments)</b>
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<b>SITE</b>	<b>USE CONFORMS:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments) <b>ASSEMBLAGE:</b> <input checked="" type="checkbox"/> NO <input type="checkbox"/> YES (see comments) <b>TITLE SEARCHED:</b> <input checked="" type="checkbox"/> YES <input type="checkbox"/> NO (see comments and limiting conditions)
	<b>COMMENTS:</b> <input type="checkbox"/> Detrimental Conditions Observed Lawn area surrounding the home with numerous mature trees. Chain link fenced yard area. Subject backs onto the Red Deer River. Property use conforms to the zoning. Note: The assessment indicates 1.67 acres site size but this appears to be incorrect based on an aerial measurement of the property. The aerial measurement estimate was used for the site size.

REFERENCE: 223920

**RESIDENTIAL APPRAISAL REPORT**

FILE NO.: 223920

YEAR BUILT (estimated) <u>1965</u>	PROPERTY TYPE: <u>Single Family Dwelling</u>	ROOFING: <u>Metal</u>	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor
YEAR of ADDITIONS (estimated) <u>2014</u>	DESIGN/STYLE: <u>Bungalow</u>		
EFFECTIVE AGE: <u>15</u> years	CONSTRUCTION: <u>Wood</u>		
REM. ECONOMIC LIFE: <u>55</u> years	WINDOWS: <u>PVC</u>		
COMMENTS: <u>Renovations greatly reduce effective age, see comments at the end of this section.</u>	BASEMENT: <u>Partial / Undeveloped</u>	EXTERIOR FINISH: <u>Vinyl</u>	
	ESTIMATED BASEMENT AREA: <u>1,000</u> <input checked="" type="checkbox"/> Sq. Ft. <input type="checkbox"/> Sq. M.	Condition: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor	
	ESTIMATED BASEMENT FINISH: <u>0</u> %		
	FOUNDATION WALLS: <u>Wood, addition sits on concrete piles</u>		

BEDROOM (#)	BATHROOM (#)	INTERIOR FINISH:	Walls	Ceilings	CLOSET:	INSULATION:	Info Source:
Large <u>1</u>	2-Piece <u>Good</u>	Drywall	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor/None	<input checked="" type="checkbox"/> Ceiling <input checked="" type="checkbox"/> Walls <input checked="" type="checkbox"/> Basement <input type="checkbox"/> Crawlspace	<u>Inspection (Assumed)</u>
<u>3</u> Average	3-Piece <u>X Average</u>	Plaster	<input type="checkbox"/>	<input type="checkbox"/>			
Small <u>1</u>	4-Piece <u>Fair</u>	Paneling	<input type="checkbox"/>	<input type="checkbox"/>			
	5-Piece <u>Poor</u>		<input type="checkbox"/>	<input type="checkbox"/>			
FLOORING: <u>Hardwood, Vinyl, Tile</u>							
ELECTRICAL: <input type="checkbox"/> Fuses <input type="checkbox"/> Breakers							
ESTIMATED RATED CAPACITY OF MAIN PANEL: <u>100</u> amps							
HEATING SYSTEM: <u>Forced Air</u> Fuel Type							
WATER HEATER: <u>50-gallon (estimated size)</u>							
PLUMBING LINES: <u>Copper, Pex, ABS Plastic</u>						Info Source: <u>limited inspection</u>	
FLOORPLAN: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor							
BUILT-IN/EXTRA: <input type="checkbox"/> Stove <input type="checkbox"/> Oven <input checked="" type="checkbox"/> Dishwasher <input type="checkbox"/> Garburator							
<input type="checkbox"/> Vacuum <input checked="" type="checkbox"/> Security System <input checked="" type="checkbox"/> Fireplace <input type="checkbox"/> Skylight <input type="checkbox"/> Solarium							
<input type="checkbox"/> HR Ventilator <input checked="" type="checkbox"/> Central Air <input type="checkbox"/> Air Cleaner <input type="checkbox"/> Sauna <input checked="" type="checkbox"/> Jetted tub							
<input checked="" type="checkbox"/> Garage Opener <input type="checkbox"/> Swimming Pool <input checked="" type="checkbox"/> Water Softener							
OVERALL INT. COND: <input type="checkbox"/> Good <input checked="" type="checkbox"/> Average <input type="checkbox"/> Fair <input type="checkbox"/> Poor							

ROOM ALLOCATION															
LEVEL:	ENTRANCE	LIVING	DINING	KITCHEN	FAMILY	BEDROOMS	DEN	FULL BATH	PART BATH	LAUNDRY	UTILITY			ROOM TOTAL	AREA
MAIN	x	1	1	1		3	1	1	1	1				7	1,662
SECOND															
THIRD															
ABOVE GRADE TOTALS: ROOMS: <u>7</u> BEDROOMS: <u>3</u> BATHROOMS: <u>1:1</u>														TOTAL AREA	<u>1,662</u>
BASEMENT												1	1	1,000	

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

BASEMENT FINISH Partial (under original home) basement is undeveloped.

GARAGES/CARPORT/PARKING FACILITIES: Double detached garage, insulated, lined with metal, heated, 220 power. Garage was built in 2013.

SITE IMPROVEMENTS (INCLUDING DECKS, PATIOS, OUTBUILDINGS, LANDSCAPING, etc): 10 x 25' shed off the back of the garage. Wood shed. 16 x 40' (less corner) wood deck with aluminum railings. Deck is newer. Fencing, landscaping, site works.

COMMENTS:  Detrimental Conditions Observed  Incomplete Construction (see comments)

Well maintained and updated home in average condition, of average quality materials and workmanship. The home has been completely renovated over the past 8 years including new exterior finishes, new windows, insulation, drywall, and interior finishes. All new mechanical in basement. New addition at the back of the home. These renovations greatly reduce the effective age of the home.

IMPROVEMENTS



RESIDENTIAL APPRAISAL REPORT

HISTORY	SUBJECT SOLD WITHIN 3 YEARS OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF SALE TRANSFER HISTORY: (minimum of three years) <u>No known transfers over the past three years.</u>
	SUBJECT LISTED WITHIN 1 YEAR OF EFFECTIVE DATE: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO SUBJECT CURRENTLY LISTED: <input type="checkbox"/> YES <input checked="" type="checkbox"/> NO ANALYSIS OF AGREEMENTS FOR SALE, OPTIONS, LISTINGS OR MARKETING OF THE SUBJECT: (minimum of one year) <u>No known marketing of the property over the past year.</u>
EXPOSURE TIME	ANALYSIS OF REASONABLE EXPOSURE TIME: <u>Based on limited data the estimated reasonable exposure time is 1 to 365 days (contingent on reasonable pricing and listing on the open market).</u>
	RECONCILIATION AND FINAL ESTIMATE OF VALUE: <u>Direct comparison approach has been taken into consideration for the final estimate of value. The weakness of the cost approach is that it is difficult to determine depreciation, and the cost approach does not take into consideration market forces like supply and demand.</u>
DEFINITIONS	<b>DEFINITION OF MARKET VALUE:</b> The most probable price, as of a specified date, in cash, or in terms equivalent to cash, or in other precisely revealed terms, for which the specified property rights should sell after reasonable exposure in a competitive market under all conditions requisite to a fair sale, with the buyer and seller each acting prudently, knowledgeably, and for self-interest, and assuming that neither is under undue duress. (Appraisal of Real Estate, Third Canadian Edition, 2010) Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby: buyer and seller are typically motivated; both parties are well informed or well advised, and acting in what they consider their own best interests; a reasonable time is allowed for exposure in the open market; payment is made in terms of cash in Canadian dollars or in terms of financial arrangements comparable thereto; and the price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.
	<b>DEFINITION OF MARKET RENT</b> (if applicable): The estimated amount for which an interest in real property should be leased on the valuation date between a willing lessor and a willing lessee on appropriate lease terms in an arm's length transaction, after proper marketing and where the parties had each acted knowledgeably, prudently and without compulsion. (International Valuation Standards 2017) <b>DEFINITION OF HIGHEST AND BEST USE:</b> The reasonably probable use of real property, that is physically possible, legally permissible, financially feasible, maximally productive and that results in the highest value. (CUSPAP 2018)
SCOPE	The scope of the appraisal encompasses the due diligence undertaken by the appraiser (consistent with the terms of reference from the client, the purpose and intended use of the report) and the necessary research and analyses to prepare a report in accordance with the Canadian Uniform Standards of Professional Appraisal Practice (CUSPAP) of the Appraisal Institute of Canada. The following comments describe the extent of the process of collecting, confirming and reporting data and its analyses, describe relevant procedures and reasoning details supporting the analyses, and provide the reason for the exclusion of any usual valuation procedures.  The appraisal issue that is the focus of this engagement has been discussed and defined with the client, the work required to solve the issue planned, and the necessary market data acquired, analyzed and reconciled into an estimate of market value in a manner typically expected in a "form" report.  The specific tasks and items necessary to complete this assignment include a summary of the following:  1. assembly and analyses of relevant information pertaining to the property being appraised, including listings within one year and acquisition particulars if acquired within three years prior to the effective date of the appraisal; 2. a site visit and observation of the subject property and the surrounding area; 3. assembly and analyses of pertinent economic and market data; 4. an analysis of land use controls pertaining to the subject property; 5. an analysis of "Highest and Best Use", or most probable use; 6. a discussion of the appraisal methodologies and procedures employed in arriving at the indications of value; 7. inclusion of photographs, maps, graphics and addendum/exhibits when deemed appropriate; and 8. reconciliation of the collected data into an estimate of market value or market value range as at the effective date of the appraisal.
	All data considered appropriate for inclusion in the appraisal is, to the best of our knowledge, factual. Due to the type of property being appraised and the nature of the appraisal issue, the findings have been conveyed in this "form" format.  Other:

**ASSUMPTIONS, LIMITING CONDITIONS, DISCLAIMERS AND LIMITATIONS OF LIABILITY**

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

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

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

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

**PROPERTY IDENTIFICATION**

ADDRESS: 225 4 Street W CITY: Lehigh PROVINCE: AB POSTAL CODE: T0J 1B0

LEGAL DESCRIPTION: PLAN 8168FS BLOCK 4 LOT 5 TO 7

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

AS AT September 9, 2022 (Effective Date of the Appraisal) IS ESTIMATED AT \$ [REDACTED]

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

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

SIGNATURE: \_\_\_\_\_ CO-SIGNATURE: \_\_\_\_\_

NAME: Robert Irwin NAME: \_\_\_\_\_

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

DATE OF REPORT/DATE SIGNED: 09/14/2022 DATE OF REPORT/DATE SIGNED: \_\_\_\_\_

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

DATE OF INSPECTION: September 9, 2022 DATE OF INSPECTION: \_\_\_\_\_

LICENSE INFO (where applicable): 905160 LICENSE INFO (where applicable): \_\_\_\_\_

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

SOURCE OF DIGITAL SIGNATURE SECURITY: WinTotal

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

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





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

225 4 Street W, Lehigh, AB T0J 1B0



**Subject Front**

225 4 Street W  
 Sale Price  
 Livable Floor Area 1,662 Sq.Ft.  
 Total Rooms 7  
 Total Bedrooms 3  
 Total Bathrooms 1:1  
 Site Size 31,500 Sq.Ft.  
 Age 15 eff.



**Subject Rear**

Railing salvaged by  
 Property Owner. Not  
 included



**Subject Garage**

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

225 4 Street W, Lehigh, AB T0J 1B0

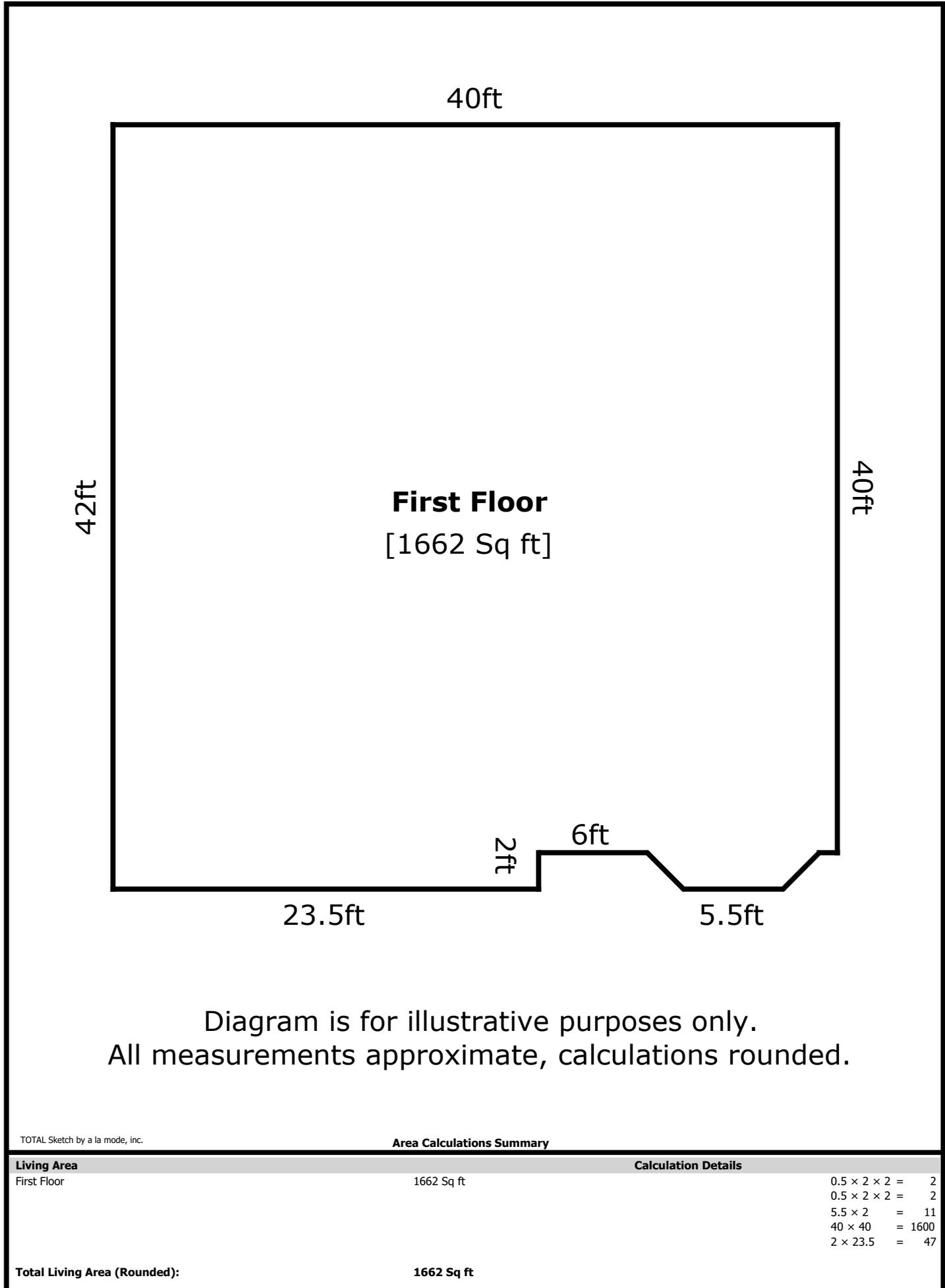


Fridge Not included



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

225 4 Street W, Lehigh, AB T0J 1B0



REFERENCE:

### Palliser G.I.S. Map

FILE NO.: 223920

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

225 4 Street W, Lehigh, AB T0J 1B0



January 23, 2023

# HAZARDOUS MATERIALS ASSESSMENT REPORT

225 4 St Lehigh

E3030-A



Prepared For:

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

Prepared By:

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

SENT: January 23, 2023

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

**ATTN:** Mark Steffler, *Project Manager*

**RE:** **Hazardous Material Assessment Report**  
225 4 St Lehigh  
**Project #: E3030-A**

Dear Mr. Steffler,

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 225 4 St in Lehigh, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

During the process, Eco Abate did not identify any asbestos-containing materials prior to the planned renovations or demolition of the structure.

Hazardous materials were identified including: Ozone depleting substances, biological hazards and miscellaneous chemicals.

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

Authored By:



**Reid Andersen, B.Sc.,**  
*Project Coordinator*

Reviewed By:



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

## EXECUTIVE SUMMARY:

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

1. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including:
  - a. Radioactive materials in smoke detectors,
  - b. ozone depleting substances in air conditioning unit, and
  - c. miscellaneous chemicals.
2. Various biological hazards were observed on site including mould growth.
3. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

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

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## TABLE OF CONTENTS

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<b>EXECUTIVE SUMMARY:</b> .....	<b>1</b>
<b>INTRODUCTION</b> .....	<b>2</b>
<b>SCOPE OF WORK</b> .....	<b>2</b>
<b>REGULATIONS AND GUIDELINES</b> .....	<b>3</b>
Occupational Health and Safety Code .....	3
Asbestos Products Regulations .....	4
<b>METHODOLOGY</b> .....	<b>5</b>
Asbestos Bulk Sampling.....	5
Material Condition Assessment .....	5
Lead Sampling.....	6
Polychlorinated Biphenyls .....	6
Mercury.....	6
Ozone Depleting Substances .....	6
Radioactive Materials .....	7
Biological Hazards.....	7
Miscellaneous Chemicals .....	7
<b>LIMITATIONS</b> .....	<b>7</b>
<b>OBSERVATIONS</b> .....	<b>8</b>
<b>RESULTS</b> .....	<b>9</b>
Asbestos Materials .....	9
Lead Materials .....	10
Hazardous Components.....	11
Biological Hazards.....	11
Miscellaneous Chemicals.....	11
<b>CONCLUSIONS</b> .....	<b>12</b>
<b>WARRANTY:</b> .....	<b>13</b>

**APPENDIX I**

**PHOTOGRAPHS**

**APPENDIX II**

**LABORATORY REPORTS**

## INTRODUCTION

At your request, Eco Abate performed hazardous material sampling and assessment of the building located at 225 4 St in Lehigh, Alberta. The purpose of the investigation was to identify hazardous materials on the property to permit development of a remediation scope, identify abatement procedures, and confirm disposal protocols.

The site assessment and sampling portions of the investigation were performed on January 17<sup>th</sup>, 2023, by Mr. Reid Andersen, B.Sc., Project Coordinator at Eco Abate Inc.

## SCOPE OF WORK

Eco Abate provide the following services:

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

## REGULATIONS AND GUIDELINES

### Occupational Health and Safety Code

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

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

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

All services provided by Eco Abate strictly adhere to Alberta's current occupational health and safety laws, which includes the Occupational Health and Safety Act, Regulation and Code<sup>2</sup>.

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

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

## Asbestos Products Regulations

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

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

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

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

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

## **METHODOLOGY**

### **Asbestos Bulk Sampling**

Asbestos bulk sampling and assessment was conducted following AAAM<sup>1</sup> guidelines by qualified and competent personnel with experience in sampling and laboratory analysis techniques. Asbestos samples were forwarded to EMSL Canada Inc. in Calgary, Alberta, for analysis. The samples were analyzed by polarized-light microscopy (PLM) using the EPA 600/R-93/116 analysis method. This method uses various techniques to determine the asbestos concentrations in building materials.

### **Material Condition Assessment**

Assessment of the material was performed following the exposure assessment algorithm in Section 1.6 of the AAAM<sup>1</sup> as a guideline. This assessment method takes into account eight (8) factors that ultimately determine the corrective actions that must be taken to ensure the safety of an asbestos-containing installation. The factors which must be evaluated are:

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

## Lead Sampling

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

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

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

## Polychlorinated Biphenyls

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

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

## Mercury

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

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

## Ozone Depleting Substances

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

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

## Radioactive Materials

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

## Biological Hazards

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

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

## Miscellaneous Chemicals

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

## LIMITATIONS

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

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

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

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

## OBSERVATIONS

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

1. Only one layer of drywall was identified in the areas with investigation holes.
2. No vermiculite was identified in attic space of the building investigated.
3. Sheet flooring was covered in the kitchen and may suggest other areas with covered sheet flooring. Only the kitchen had covered sheet flooring.
4. Detached garage was newly built and had no observable materials to test.
5. No Stucco was observed on the exterior of the home.
6. No duct wrap was identified at the time of the inspection.
7. No mercury containing thermostats were confirmed.
8. A refrigerator appeared to be removed prior to inspection.
9. Miscellaneous chemicals were confirmed in the basement furnace room.

## RESULTS

### Asbestos Materials

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

**Table #1:** Summary of Positive Asbestos Sampling Results

#	DESCRIPTION / LOCATION	ASB TYPE	ASB%	CONDITION	PHOTO
<i>No Asbestos Detected</i>					

**Notes:**

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

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

## Lead Materials

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

**Table #2:** Lead Paint Sampling Results

ID#	LOCATION	COLOR	CONC. (ppm)	INTERPRETATION
A	Level 1 Dining Room	Yellow	< 80	Non-Lead
B	Level 1 SE Bedroom	Green	< 80	Non-Lead
C	Basement Floor	Grey	< 80	Non-Lead
D	Parging	Black	< 80	Non-Lead

Notes:

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

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

## Hazardous Components

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

**Table #3: Hazmat Item Count**

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

Notes:

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

## Biological Hazards

Organic growth was identified in the laundry room during inspection.

## Miscellaneous Chemicals

Various chemicals were identified in the basement furnace room.

## CONCLUSIONS

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

1. Hazardous components were identified on site and will require appropriate disposal prior to demolition, including: radioactive materials in smoke detectors, ozone depleting substances in air conditioning unit, biological growth and miscellaneous chemicals .
2. Should any new materials be identified throughout the process, work should stop until the materials can be assessed by a qualified health and safety professional.

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

## WARRANTY:

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

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

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

Authored By:



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**APPENDIX I**  
PHOTOGRAPHS



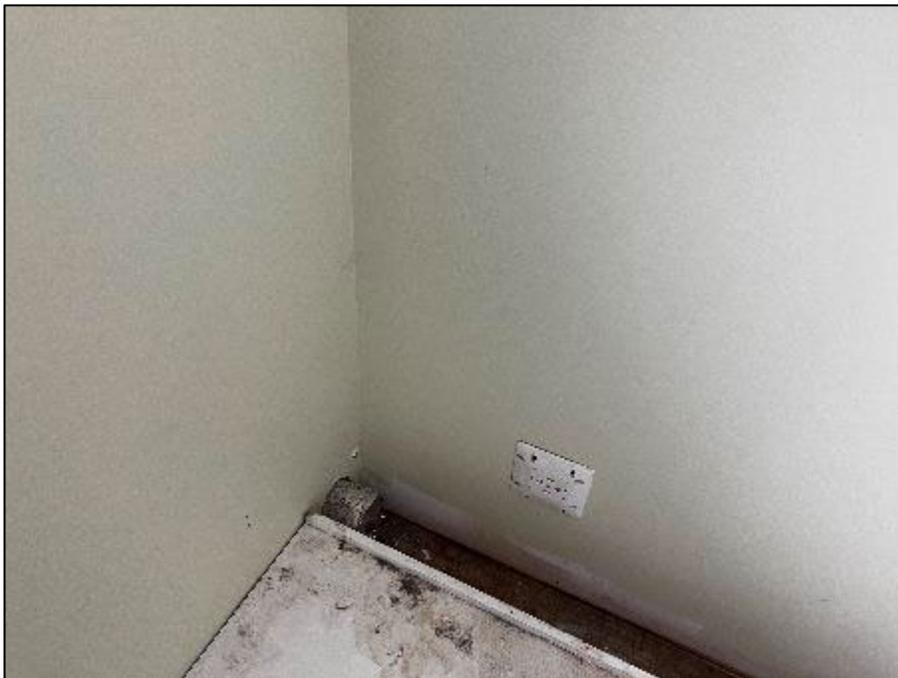
**PHOTOGRAPH #1:** Drywall Joint Compound - Level 1 Dining Room Exterior (None Detected)



**PHOTOGRAPH #2:** Drywall Joint Compound - Level 1 Dining Room Interior (None Detected)



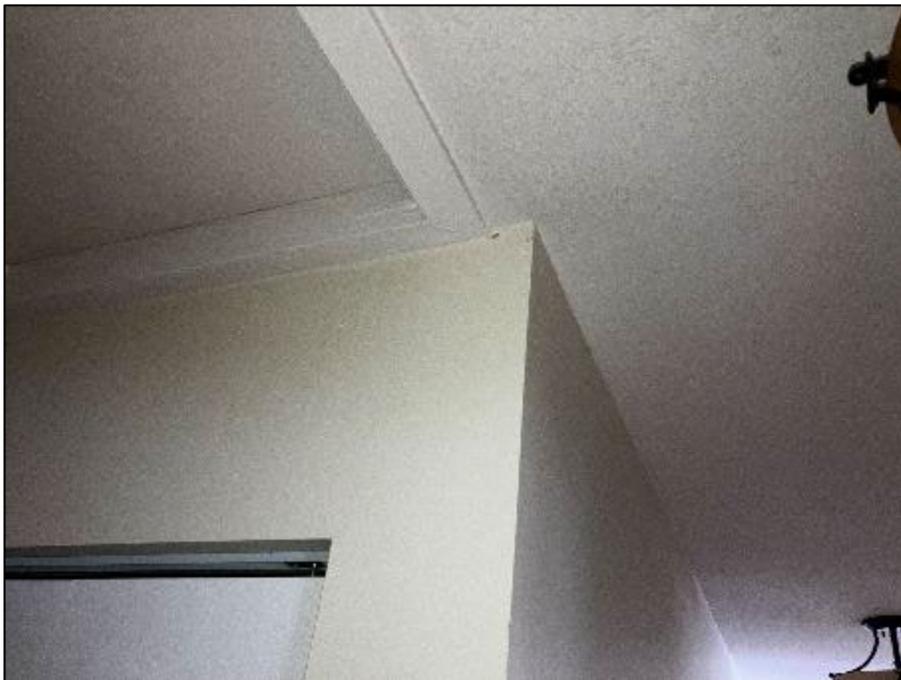
**PHOTOGRAPH #3:** Drywall Joint Compound - Level 1 Kitchen Interior (None Detected)



**PHOTOGRAPH #4:** Drywall Joint Compound - Level 1 Laundry Room Exterior (None Detected)



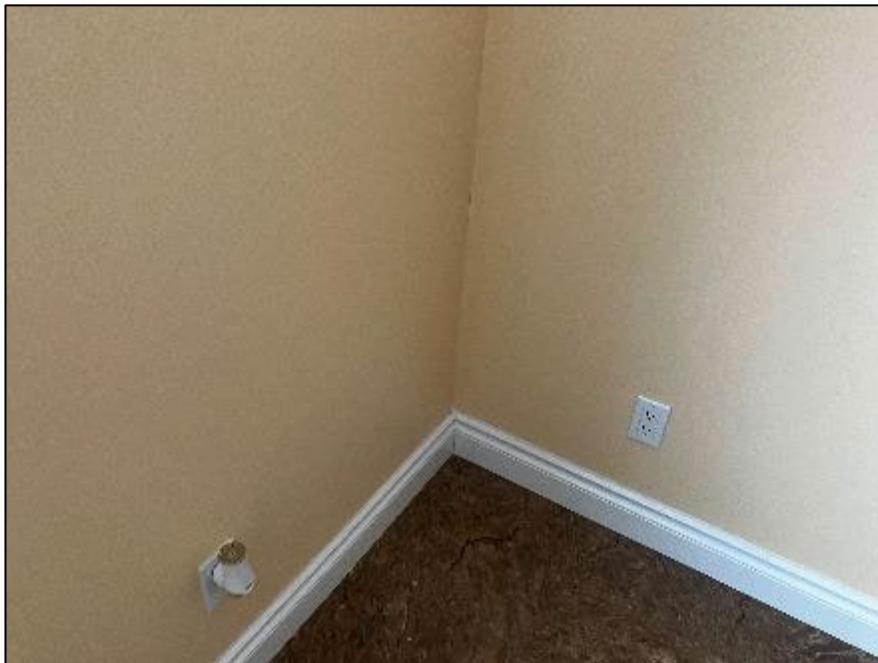
**PHOTOGRAPH #5:** Drywall Joint Compound - Level 1 Foyer Exterior (None Detected)



**PHOTOGRAPH #6:** Drywall Joint Compound - Level 1 Hallway Interior (None Detected)



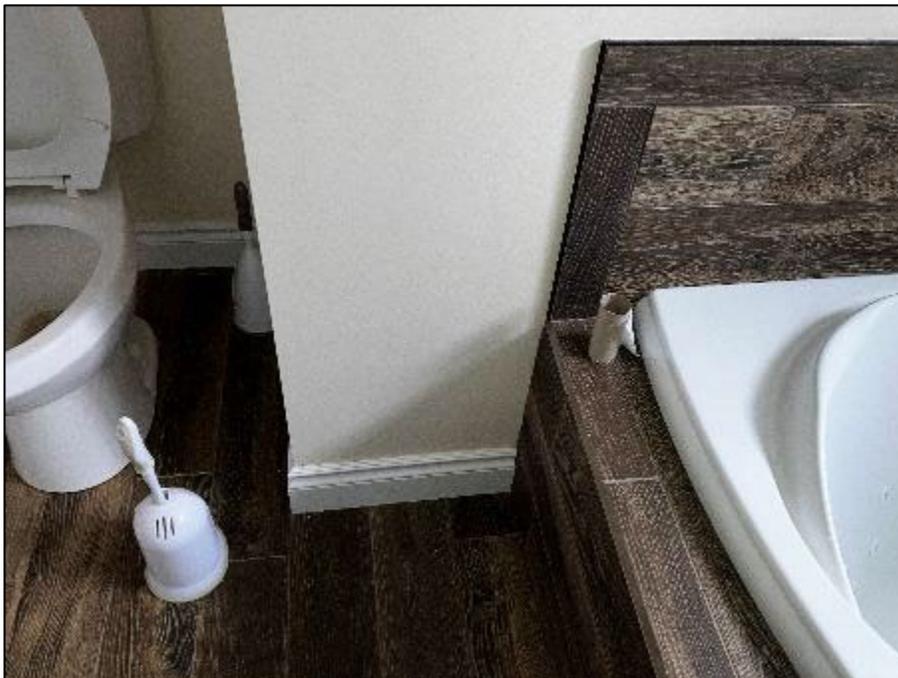
**PHOTOGRAPH #7:** Drywall Joint Compound - Level 1 SE Bedroom Exterior (None Detected)



**PHOTOGRAPH #8:** Drywall Joint Compound - Level 1 SW Bedroom Exterior (None Detected)



**PHOTOGRAPH #9:** Drywall Joint Compound - Level 1 N Bedroom Exterior (None Detected)



**PHOTOGRAPH #10:** Drywall Joint Compound - Level 1 Bathroom Interior (None Detected)



**PHOTOGRAPH #11:** Ceiling Texture - Level 1 Foyer Popcorn (None Detected)



**PHOTOGRAPH #12:** Ceiling Texture - Level 1 Dining Room Popcorn (None Detected)



**PHOTOGRAPH #13:** Ceiling Texture - Level 1 Hallway Popcorn (None Detected)



**PHOTOGRAPH #14:** Sheet Flooring - Level 1 Kitchen (None Detected)



**PHOTOGRAPH #15:** Wall Paper - Level 1 Kitchen (None Detected)



**PHOTOGRAPH #16:** Attic Insulation (None Detected)



**PHOTOGRAPH #17:** Siding Paper (None Detected)



**PHOTOGRAPH #18:** Flooring - Level 1 Foyer (None Detected)



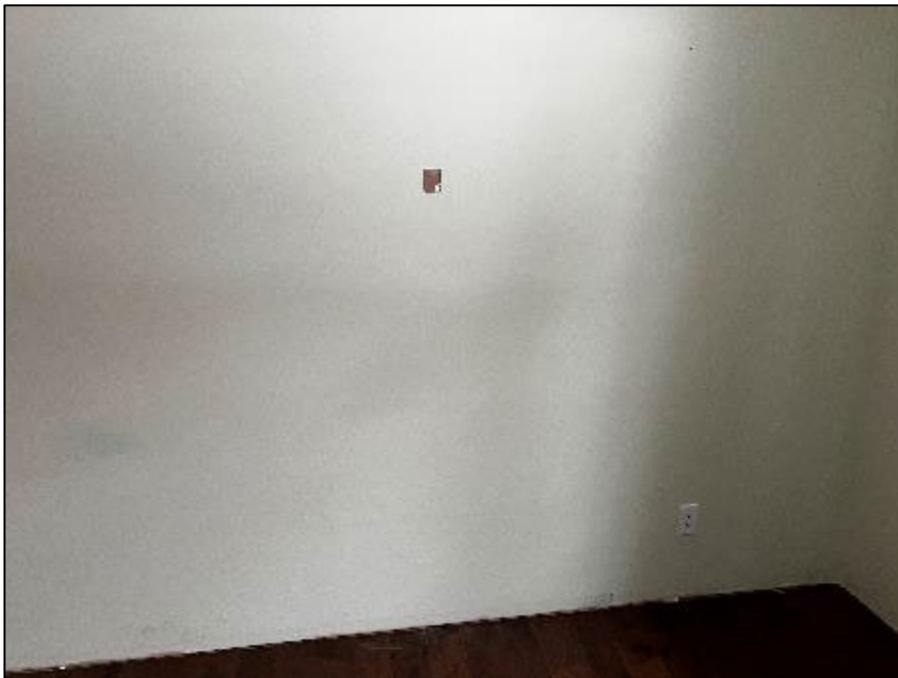
**PHOTOGRAPH #19:** Parging - Back Exterior (None Detected)



**PHOTOGRAPH #20:** Parging - Front Exterior (None Detected)



**PHOTOGRAPH #21:** Paint - Level 1 Dining Room Yellow (<80 ppm Lead)



**PHOTOGRAPH #22:** Paint - Level 1 SE Bedroom Pale Green (<80 ppm Lead)



**PHOTOGRAPH #23:** Paint - Basement Floor Grey (<80 ppm Lead)



**PHOTOGRAPH #24:** Paint - Parging Exterior (<80 ppm Lead)



**PHOTOGRAPH #25:** Drywall Surface Equalizer



**PHOTOGRAPH #26:** Basement Sump Pump



**PHOTOGRAPH #27:** Smoke Detector in Hallway



**PHOTOGRAPH #28:** Organic Growth Observed in Laundry Room

**APPENDIX II**  
LABORATORY REPORTS

**Project Number:** E3030-A

**Date of Analysis** Thursday, January 19, 2023

**Author** Reid Andersen

## Results

ID	Sample Description / Location	Results
1	Drywall Joint Compound - Level 1 Dining Room (EXT)	None Detected
2	Drywall Joint Compound - Level 1 Dining Room (INT)	None Detected
3	Drywall Joint Compound - Level 1 Kitchen (INT)	None Detected
4	Drywall Joint Compound - Level 1 Laundry Room (EXT)	None Detected
5	Drywall Joint Compound - Level 1 Foyer (EXT)	None Detected
6	Drywall Joint Compound - Level 1 Hallway (INT)	None Detected
7	Drywall Joint Compound - Level 1 SE Bedroom (EXT)	None Detected
8	Drywall Joint Compound - Level 1 SW Bedroom (EXT)	None Detected
9	Drywall Joint Compound - Level 1 N Bedroom (EXT)	None Detected
10	Drywall Joint Compound - Level 1 Bathroom (INT)	None Detected
11	Ceiling Texture - Level 1 Foyer (Popcorn)	None Detected
12	Ceiling Texture - Level 1 Dining Room (Popcorn)	None Detected
13	Ceiling Texture - Level 1 Hallway (Popcorn)	None Detected
14	Sheet Flooring - Level 1 Kitchen	None Detected
15	Wall Paper - Level 1 Kitchen	None Detected
16	Attic Insulation	None Detected
17	Siding Paper	None Detected
18	Flooring - Level 1 Foyer	None Detected
19	Parging - Back (EXT)	None Detected
20	Parging - Front (EXT)	None Detected

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

**Project Number:** E3030-A

**Date of Analysis:** Thursday, January 19, 2023

**Author:** Reid Andersen

**Results:**

ID	Sample Description / Location	Results
A	Paint - Level 1 Dining Room (Yellow)	<80 ppm
B	Paint - Level 1 SE Bedroom (Pale Green)	<80 ppm
C	Paint - Basement Floor (Grey)	<80 ppm
D	Paint - Parging (Black)	<80 ppm

- Samples analysis of paint chips via Flame AAS (SW 846 3050B/7000B)\*
- Reporting limit is 0.008% wt based on the minimum sample weight.
- This report relates only to the samples reported above, and may not be reproduced
- Analysis and results subject to limitations of sample collection and methodology used
- Eco Abate maintains liability limited to cost of analysis