



HANDY  
DANDY

# REALTOR RESOURCE BOOK



*Because Our Company Cares.*

## HOW TO USE THIS BOOK

A resource book for Realtors to use whenever necessary while showing a home; to help field questions and guide their valued clients to make an informed choice when viewing properties.

Avoid overlooking a good investment/home because of a few discerning things one may come across, along with tips to determine if what you see is "No Big Deal" or "Important to Note".



THE MOST  
IMPORTANT  
WORK WE  
WILL EVER  
DO IS WITHIN  
THE WALLS  
OF OUR OWN  
HOMES.

- HAROLD B. LEE



## NO BIG DEAL

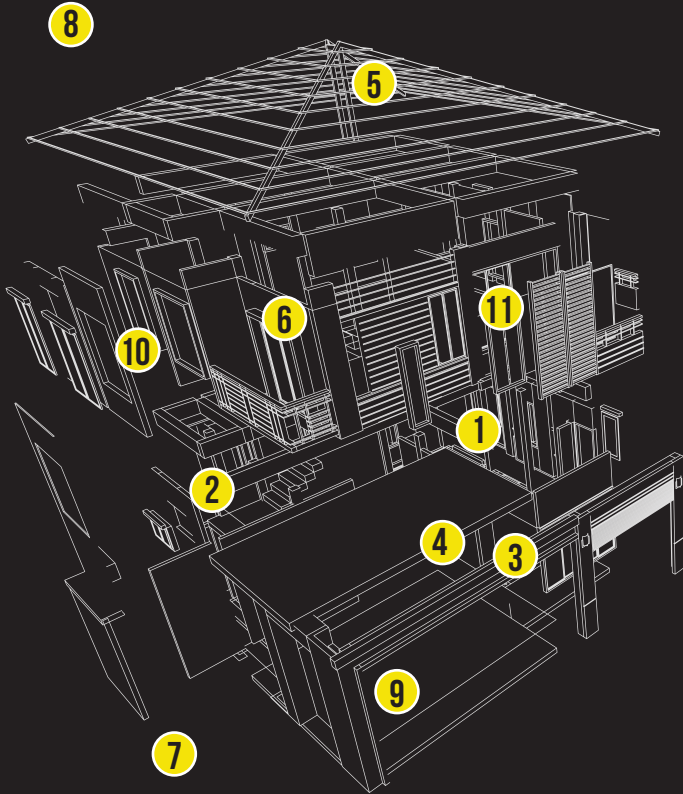
OR



## IMPORTANT TO NOTE

Disclaimer: The following ratings of concern are generalizations based on what we have seen in our professional experience. This is not a substitute for a home inspection, but a tool to be used during home viewings to help discern between minor, and potentially major deficiencies, that may be found during your walk through. This resource is to help home buyers and investors find properties with good value through preventing one from overlooking a good investment, or getting their hearts set on a house that may have more repairs than desired.

## MAKE NOTE



- 1 MOISTURE STAINS?
- 2 ANY CRACKLING NOISES FROM THE HOT WATER TANK?
- 3 ELECTRICAL PANEL CONDITION? AGE?
- 4 LAST SERVICE/CLEANING OF HVAC SYSTEM?
- 5 CURLING OR MISSING SHINGLES?
- 6 RENOVATION PLANS?
- 7 WATER QUALITY?
- 8 OVERHANGING OR LEANING TREES?
- 9 PEST INFESTATION?
- 10 UNPLEASANT ODOR?
- 11 SIGNS OF MOLD?

WANT HELP?

GEORGE HENEGAR  
Ceiling Texturist/Painter

ERDAL AKKUS  
Ceiling Texturist/Painter



THE PAINTERS

George: (587) 969-5241

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*Tell them BOCC sent you for extra care.*

## WALLS & CEILINGS



### SCREW POP OUTS

*Typical from settlement.*



### SEPARATION BETWEEN CEILING AND WALL DRYWALL

*Generally from settlement **unless excessive.***



### MOISTURE STAINS

*Are generally not a concern if around bathroom ceiling fans, as it is often caused from lack of use. **Other areas may indicate current or old leak.***



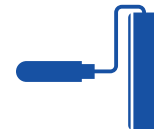
### SWOLLEN DRYWALL/BASEBOARDS AROUND WATER SOURCE

*If beside tubs, it could be from kids playing tsunamis. **Other areas may indicate greater issues.***



### DRYWALL TAPE SEAMS/CORNER BEADS

*Generally from settlement or lack of skilled workmanship, **unless excessive.***



WANT HELP?

DUSTIN MCFARLANE  
Plumber/Gasfitter



NORTH 49 PLUMBING & HEATING

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*Tell them BOCC sent you for extra care.*

## PLUMBING



### RUST STAINS

*Rust stains on furnace/hot water tank can indicate a current or old leak.*



### POLY B (PB-2110)

*Not part of lawsuit. Copper fittings? If it hasn't leaked in 25-30 years, chances are it will not leak, majority of issues were in the USA.*



### LOOSE FAUCET/TAPS

*Generally not a major concern but should be snug.*



### LEAKING SINK

*How much moisture damage and/or stains are present? Water may have traveled causing further unseen damage depending on the extent of leak.*



### LACK OF CAULKING

*Regular maintenance.*



### HOT WATER TANK

*Does the hot water tank make crackling and bubbling noises during operation? If so, that's a sign it may give out soon. Otherwise run it until it dies, keep \$ aside for the day it goes. Avg. life span 10-12 yrs.*



WANT HELP?

RICHARD POW  
Certified Master Electrician



M-POWR-U ELECTRICAL SOLUTIONS

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## ELECTRICAL



### KNOB AND TUBE

*Very rare, but it is a safety concern and should be replaced.*



### FULL ELECTRICAL PANEL

*Are all the breakers spots full? Look for vacant slots.*



### NEATNESS OF ELECTRICAL PANEL

*Are the wires feeding into the panel, neat and orderly? Are there extra cords running all over? It could be sign of poor workmanship or DIY.*



### AGE OF PANEL

*Electrical panels over 40 years old could be at the end of their life and potentially dangerous. **May need updating for safety.***



### PERMITS

*Look for a permit sticker on the panel. Permits are also public record, call the city to verify if not present or visible.*



### SIGNS OF HOME OWNER ELECTRICAL

*Extension cords running all over in or along walls. **Could be DIY run amok.***



### TWO PRONG RECEPTACLES

*Means it is ungrounded. **May need upgrading for safety.***



### AGE OF DEVICES

*Do they look worn or broken? **Do they arc and pop? May need upgrading for safety.***

WANT HELP?

GEORGE ALTAWIL  
HVAC/Gasfitter



ALTAWIL'S HEATING

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*Tell them BOCC sent you for extra care.*

## HVAC



### DATE OF LAST SERVICE & CLEANING

*Look for a sticker with the date showing the last service & cleaning of furnace system.*



### DIRTY FILTER

*Indication of poor maintenance, should be changed every 2-3 months.*



### LEAKING HUMIDIFIER

*Common leaks are due to lack of maintenance. This requires attention as it could have caused internal issues and rust.*



### ANY IRREGULAR NOISES DURING OPERATION

*If irregular noises are present, furnace should be serviced.*



### OLD FURNACE

*Service every year, clean every two, run it until it dies. Have \$ set aside for that day.*



WANT HELP?

BRAD LAMBERT  
Roofer/Exterior  
Professional/Windows



2<sup>ND</sup> GENERATION EXTERIORS

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*Tell them BOCC sent you for extra care.*

## ROOF & EXTERIOR



### CURLING OR MISSING SHINGLES

*Depending on severity, it could be leaking in attic space.*



### HAIL DAMAGE

*Siding and shingles should be replaced ASAP.*



### PAINT CHIPPING FROM WOOD TRIM

*Yearly maintenance is recommended to prolong lifespan. However, excessive paint chipping is cause for concern.*



### OLD WINDOWS

*If it is foggy between panes then the seal is gone, so check for interior leaking (ie. swollen trim, swollen walls).*



### FLAKING OR DETERIORATING PARGING

*Parging is a decorative cover on the foundation and can be replaced at anytime.*





WANT HELP?

COGAN MEADOWS  
General Contractor



REBEL CONSTRUCTION

rebelconstruction.ca

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rebelconstruction15@gmail.com

*Tell them BOCC sent you for extra care.*

## GENERAL CONTRACTING



### CRACKS IN FOUNDATION AND BASEMENT / GARAGE FLOOR

*Less than 1/8" isn't generally a concern. Any larger, further review should be considered.*



### WANTING TO REMOVE A WALL?

*Consultation with a general contractor is recommended.*



### OLD DECK & FENCE

*If rotted or unstable, replacement is best.*



### BASEMENT DEVELOPMENT

*Look for rough in plumbing. If you want to develop a bedroom, adequate egress windows are required and can be installed.*



### ALREADY HAS A DEVELOPED BASEMENT?

*Look for permits on electrical panel. Note the quality of work. Permits are public record, call the city.*



### LOOKING TO ADD A GARAGE, DO SOME RENOVATIONS OR UPDATES?

*Recommended to have a consultation with a qualified contractor.*



WANT HELP?

TROY NIEMANS  
Well & Septic Specialist



TITAN WATER & SEPTIC

titanwater.ca

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*Tell them BOCC sent you for extra care.*

## ACREAGES



### CHECK THE BACK OF THE TOILET

*Are there large amounts of build-up in the tank? Sludge? Mild rust coloration? Mild orange coloration is not uncommon, but high amounts of sludge and silt could mean poor water quality.*



### HOW DO THE TAPS LOOK?

*Are the taps encrusted with white/beige scaling? If so, a water softener install or repair may be needed. Hard water can be very hard on hot water tanks, appliances and fixtures. A lab analysis will tell all.*



### CISTERNS, HOLDING TANKS?

*This once was an indicator of a low producing well. Not always the case. Cisterns are much more common now as they allow for city-like pressure, off-gassing of odors, iron removal and high water use possibilities like irrigation.*



### SEPTIC TANK FROM THE SURFACE

*Are the lid & electrical connections in good condition and accessible? The way it looks could indicate how it has been cared for. Recommend pumping out every 2 years.*



### TEST THE SYSTEMS

*The only true way to know if the well is a sufficient producer, is to have it flow tested and the mechanical system looked over. A lab analysis will reveal the water quality. An evaluation of the septic system will allow you to know if costly repairs are on the horizon.*



WANT HELP?

SHELDON BURTON  
Arborist



**BURTON FORESTRY LTD.**

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## VEGETATION



### OVERHANGING OR LEANING TREES

*Some leaning is natural, though excessive leaning or interference with home or utility lines is a safety concern.*



### DEAD AND DYING LEAVES

*Dead or dried leaves that remain attached to branches are indicative of early leaf death that may be caused by pests or disease.*



### EXCESSIVE DEAD BRANCHES

*The overall health of the tree is indicated by the health of it's canopy. If over 1/3 of the canopy size is dead, this can be a sign of problems.*



### EXCESSIVE SAP FLOW FROM TREE TRUNK

*Sap flow or "bleeding" is caused by mechanical damage, disease and pests.*



### SPLITTING, CRACKING OR HOLES

*Frost cracking, sunscald, fungus or animals can cause significant damage to this important area of the tree. If damage is found and left untreated, it can threaten both the health and the stability of the tree.*



### GROUND AND ROOTING ZONE CONDITION

*Landscape materials such as patio stones, mulch, deck, or soil can change the conditions of the root zone causing stress and root death of the tree.*



WANT HELP?

BILL MARTIN

Pest Control Specialist



MARTIN PEST CONTROL

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(403) 460-7213

[bill@martinspestcontrol.com](mailto:bill@martinspestcontrol.com)

*Tell them BOCC sent you for extra care.*

## PESTS



### BIRDS, SQUIRRELS & RACCOONS

*Look for missing soffits or outside vent screens.*



### MICE

*If there is one mouse, there is usually more! Look under sink and pull out stove drawer for signs of mice droppings. Look for holes in the ground around the property.*



### BED BUGS

*Inspect baseboards in bedroom for signs of bed bug feces (looks like little black dots).*



### INSECTS

*Inspect basement around floor drain and furnace for signs of insect activity, especially if there is moisture.*

*Or even better, call an exterminator who knows how to look for all these things and more! (\$125 full inspection for pests from a specialist).*



ASK FOR HELP?

ADAM BOCCINFUSO

CMI with Advanced Mold Training  
& IAC2 Certification



BOCC HOME INSPECTIONS LTD.

boccinspections.com

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# MOLD, AIR QUALITY & ASBESTOS



## MOLD

**Bathtub/Shower** apparent mold growth found on grout and caulking around bathtubs is often mildew. Mildew is the beginning stage of mold growth, though easier to remove and less harmful.



**Mold Growth** can be a variety of colors. Black mold is the most common type found in homes. Mold growth requires moisture in order to grow and *the source/cause needs to be discovered and addressed.*



## AIR QUALITY

**Stuffy Home?** Air quality can be affected when there is dirty ducting, animal dander, poor ventilation, dirt, and mold present in a home. Individuals with allergies or respiratory sensitivities would be most affected.



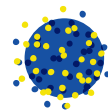
## ASBESTOS

**Homes built between 1930 to 1990** in Canada may have been built with materials that contain asbestos. Particularly found in insulation, plaster, floor tiles, ceiling tiles, and siding.



**Planning Renos?** Asbestos is typically safe if undisturbed. Prior to starting any renovations, it is highly recommended to have the building materials of concern, tested.

*Definite answers to the above concerns can be found through mold, air quality or asbestos testing.*



WANT HELP?

ADAM BOCCINFUSO  
Ozone Shock Technician



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## ODOR



### UNPLEASANT SMELL?

Most odors can be eliminated through ozone treatments. *However, when the source of the odor was a liquid (such as cat pee) it may require replacing flooring to truly remove the smell.*



### COMMON ODORS REMOVED THROUGH OZONE TREATMENTS:

- Cooking Odors
- Pet Odors
- Cigarette/Marijuana Odors
- Moldy/Musty Odors



### POOR AIR QUALITY?

Ozone treatments are also effective to reduce allergens, pathogens, mold spores, VOCs and odors from indoor spaces to help improve indoor air quality. *Source of poor air quality must be determined and removed.*

GIVE US, **BOCC HOME INSPECTIONS**, A CALL AND WE CAN DISCUSS THE ODORS PRESENT AND PROVIDE A QUOTE.

*Important to note that prior to treatment we recommend a clean home, shampooing carpets, having HVAC cleaned and removing any furniture or building materials that are destined for garbage.*



ASK FOR  
HELP

**BOCCINSPECTIONS.COM**

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(403) 585-6279

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**BUSINESS HOURS**

7 Days a Week: 8:00 am – 9:00 pm  
Evening and weekend appointments  
are available!

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