



October 5, 2022

CITY OF COQUITLAM

3000 Guildford Way
Coquitlam, BC V3B 7N2

Attention: Mr. Sandeep Minhas, BA, RI
Property Negotiator

**Ref: PRE-PROJECT HAZARDOUS BUILDING MATERIALS SURVEY FOR THE PLANNED DEMOLITION OF
THE COMMERCIAL/APARTMENT BUILDING AT 1121 BRUNETTE AVENUE, COQUITLAM, BC**

1.0 INTRODUCTION

Astech Consultants Ltd. (Astech) was retained by the City of Coquitlam to conduct a Pre-Project Hazardous Building Materials Survey and compile a detailed report on the presence and location of asbestos containing building materials, lead, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica to be impacted by the planned demolition of the Commercial/Apartment Building located at 1121 Brunette Avenue, Coquitlam, BC.

Astech's survey and report format is designed specifically to satisfy the current applicable regulation from the Workers' Compensation Board of British Columbia (WCB) Occupational Health and Safety Regulation 20.112 regarding hazardous building material assessments by a Qualified Person for buildings and structures.

This survey was conducted on August 4, 9, 17, 23 and September 19, 2022 by Scott Price assisted by Brian Tang and Richard Skrukwa of Astech. It must be emphasized that this survey was concerned exclusively with the subject building. The site survey was destructive in nature and thorough in investigating layered floor, wall, and ceiling systems. However, inaccessible areas which would require the actual dismantling of substantial portions of the building in order to gain access were not investigated. No attempt was made to investigate underground services or the surrounding property. Therefore, if during work activities, other hazardous materials, asbestos containing materials, or potential asbestos containing materials not included in this report are discovered, work should immediately cease in the affected area. At that time, Astech should be contacted so that they can initiate immediate appropriate action so that there are no undue delays.

2.0 BUILDING DESCRIPTION

The subject building on site is described as a two-storey commercial/apartment building with attached garage and faced with stone, stucco, and vinyl siding. According to BC Assessment, the building was originally constructed in 1933. The building has had several renovations and a few additions over the years. The building is heated by a natural gas fireplace and electric baseboard. At the time of survey, the interior and exterior of the building were in fair condition.

3.0 METHODOLOGY

3.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken in order to determine the type, location, and homogeneous nature of asbestos and potential asbestos containing building materials located at the subject building. During this inspection, two hundred twenty-six (226) bulk samples of potential asbestos containing materials were collected from specific locations of the building, however, two (2) bulk samples did not require analysis. The number of samples collected during this survey are in accordance with the guidelines established by the WCB in their 2020 publication Safe Work Practices for Handling Asbestos, and as indicated by actual site conditions. The samples collected were submitted for analysis at our in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Results of laboratory analysis of the samples collected during this survey are attached.

3.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject building. During this inspection, forty-one (41) potential lead finishes were analyzed from specific locations of the building. The finishes were analyzed in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of the finishes analyzed during this survey are attached.

During this inspection, nine (9) bulk samples of intact lead containing paint on wood and cementitious substrates were collected from the subject building. The bulk samples were submitted for Toxicity Characteristic Leachate Procedure for lead (TCLP lead) laboratory analysis in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of laboratory analysis of the samples collected during this survey are attached.

3.3 LEAD CONSTRUCTION MATERIALS, SOLID PCBs, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject building in order to determine the presence of:

- construction materials suspected of containing lead and other heavy metals,
- fluorescent and high intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors,
- thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury,
- stored chemicals suspected of being toxic, flammable, or explosive, and
- building materials suspected of containing silica in crystalline and non-crystalline forms.

4.0 INSPECTION RESULTS

4.1 ASBESTOS CONTAINING MATERIALS

GENERAL NOTE

#1 Potential Asbestos Containing Building Materials: The potential asbestos containing building materials listed below were inaccessible at time of survey and must be considered asbestos containing until laboratory results determine otherwise. In order to test the materials destructive testing may be required.

The visual inspection and/or analytical results determined that asbestos containing materials and/or potential asbestos containing materials are located at the following specific locations:

MAIN FLOOR

Southwest Kitchen

- **Asbestos** containing paper backed sheet flooring residue (concealed beneath a layer of ceramic floor tiles, non-asbestos grout, non-asbestos mortar, wood, and other building materials).
- **Asbestos** containing on underside of metal sink.

Southwest Bedroom including Closet, Southwest Room, West Bedroom including Closet, Centre Bathroom, and Centre Hallway including Closet

- **Asbestos** containing paper backed sheet flooring residue (concealed beneath a layer of ceramic floor tiles, non-asbestos grout, non-asbestos mortar, wood, and other building materials).

Northwest Hot Water Tank Room

- **Asbestos** containing insulating cement at chimney penetration (some concealed and some on adjoining building materials).

Centre Room

- **Asbestos** containing paper backed sheet flooring residue (concealed beneath a layer of ceramic floor tiles, non-asbestos grout, non-asbestos mortar, and other building materials).

Southeast Sink Room, and Southeast Dining Room

- **Asbestos** containing paper backed sheet flooring (concealed beneath a layer of ceramic floor tiles, non-asbestos grout, non-asbestos mortar, wood, and other building materials).

North Stairwell Landing, North Room (behind Stairs), North Stairwell to Second Floor, Northeast Hallway, Northeast Room, East Kitchen, East Bathroom, and North Attached Garage

- No asbestos materials observed.

Floor Cavities, Wall Cavities, and Ceiling Spaces

- Potential **asbestos** containing packings in bells of cast iron drain pipes (See General Note #1 above).

SECOND FLOOR

North Kitchen,
North Entrance Foyer,
North Bedroom including Closets,
West Dining Room,
Southwest Living Room,
Southwest Entrance Foyer,
Centre Bedroom including Closet,
South Bathroom including Closet,
South Hallway including Closet,
Two South Bedrooms Including Closet,
Southeast Kitchen, and
Southeast Bathroom
- No asbestos materials observed.

Floor Cavities, Wall Cavities, and Ceiling Spaces

- Potential asbestos containing packings in bells of cast iron drain pipes (See General Note #1 above).

EXTERIOR**Walls**

- Asbestos containing caulking at west electrical cable penetrations (some concealed and some on adjoining building materials).
- Potential asbestos containing stone mortar (may be retained for future construction).
- Potential asbestos containing caulking around boarded up door and window frames (See General Note #1 above).

Doors and Windows

- Asbestos containing putty on window of exterior wood doors (some concealed).
- Potential asbestos containing sealants/putties of boarded up windows (See General Note #1 above).
- Potential asbestos containing caulking around boarded up door and window frames (See General Note #1 above)

Main Rooftop

- Asbestos containing mastics on metal perimeter flashing, chimney flashings, exhaust vents, lead roof jacks, and wood (some concealed and some on brick and other building materials).

**North Attached Garage Rooftop, and
East Lower Rooftop**

- No asbestos materials observed.

South Lower Rooftop

- Asbestos containing caulking on metal perimeter flashing (some concealed and some on adjoining building materials).
- Asbestos containing mastic patch on built-up tar and gravel roofing (some concealed and some on adjoining building materials).

West Lower Rooftop

- Asbestos containing caulking on metal perimeter flashing (some concealed and some on adjoining building materials).

4.2 LEAD

The visual inspection and/or laboratory analytical results determined the following at the subject building:

Interior

- green and pink glazing finishes containing greater than (>)100,000 parts per million (PPM) of **lead** was used on ceramic tiles,
- non-leachable cream paint containing 8,367 PPM of **lead** was used on wood walls,
- off-white glazing finish containing 7,643 PPM of **lead** was used on ceramic tiles,
- non-leachable brown paint containing 3,113 PPM of **lead** was used on wood floors,
- non-leachable purple paint containing 1,230 PPM of **lead** was used on wood surfaces,
- white glazing finish containing 866 PPM of **lead** was used on ceramic tiles,
- beige glazing finish containing 730 PPM of **lead** was used on ceramic tiles,
- non-leachable grey paint containing 512 PPM of **lead** was used on wood doors,
- non-leachable off-white paint containing 410 PPM of **lead** was used on wood surfaces,
- green & brown paint containing 45 PPM of **lead** was used on concealed stucco,
- white paint containing 15 PPM of **lead** was used on wood surfaces,
- dark blue and yellow paint containing 6 PPM of **lead** were used on wood cove base,
- light blue, yellow, and red paint containing 5 PPM of **lead** were used on gypsum board surfaces,
- green paint containing 5 PPM of **lead** was used on wood doors,
- white paint containing 5 PPM of **lead** was used on concrete foundation,
- orange and brown paint containing 3 PPM of **lead** were used on gypsum board surfaces,
- white paint containing 12 of **lead** was used on gypsum board surfaces, and
- the connection bells of cast iron drain pipes (if not disposed of as mixed asbestos waste) contain a **lead** packing material and there are **lead** sleeves at the toilets.

Exterior

- green paint containing 4,120 PPM of **lead** was used on wood door trim,
- non-leachable white paint containing 1,124 PPM of **lead** was used on stucco,
- non-leachable white paint containing 246 PPM of **lead** was used on wood surfaces,
- green paint containing 124 PPM of **lead** was used on concrete steps,
- white paint containing 51 PPM of **lead** was used on stone,
- black paint containing 35 PPM of **lead** was used on concrete steps,
- beige paint containing 2 PPM of **lead** was used on wood siding,
- white paint considered to be **lead** containing was used on metal posts, and
- there are **lead** roof vents and caps located on the Main Rooftop.

4.3 PCBs

The visual inspection determined that there are three (3) fluorescent light fixtures at the subject building suspected of having one or more PCB containing ballasts. PCB ballast identification requires the disassembly of the light fixture in order to locate the manufacturer's identification code.

4.4 MERCURY

The visual inspection determined that there are no wall mounted thermostats at the subject building that contain mercury. However, there are several fluorescent light tubes/bulbs at the subject building that contain mercury.

4.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

The following list of materials were present in and around the subject building at time of inspection:

- several containers of paint, cleaners, and petroleum products,
- a few fire extinguishers,
- compressors and piping with suspect ozone depleting substances (CFC's) in three refrigerators,
- smoke detector(s) with a radioactive component within,
- a few areas with rodent droppings/carcasses, and
- numerous areas with visible mould on gypsum board, wood, and other building materials.

4.6 SILICA

All concrete, cement, brick, ceramic tile, gypsum board, stucco, grout, mortar, and any other cementitious building materials located at the subject building are suspected of containing silica in crystalline and non-crystalline forms.

4.7 GYPSUM BOARD

The visual inspection and/or laboratory analytical results determined that there is non-asbestos filling compound on gypsum board and gypsum board debris located throughout the subject building.

5.0 RECOMMENDATIONS

5.1 ASBESTOS CONTAINING MATERIALS

Prior to demolition of a building, the asbestos containing materials (or potential asbestos containing materials) must first be removed and disposed of as asbestos waste by a qualified hazardous materials abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. Disposal of asbestos containing materials must be performed in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.2 LEAD

Paints/Primers

Where lead (or considered to be lead) based paints and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Where the base substrate material is to be removed in conjunction with lead paint removal, the base substrate and lead based paints and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints which remain attached to wood and/or other building materials must be labelled as lead based paints (LBP) for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and be agreeable to receiving these materials. Prior to acceptance of waste with lead paints at a licensed/approved disposal facility, the contractor generating the waste must ensure that all waste materials

containing LBP's are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. Astech has submitted nine (9) samples for analysis utilizing a Toxicity Characteristic Leachate Procedure for lead (TCLP lead) test to determine the potential for soil and/or groundwater contamination. The contractor shall have any additional samples analyzed utilizing a TCLP lead test to determine the potential for soil and/or groundwater contamination, if deemed necessary by the site receiving the waste.

If the lead paints are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed lead paints, depending on lead concentrations and leachate results, may become a Hazardous Waste and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Glazing Finishes

Where ceramic tiles with lead (or potential lead) glazing finishes are to be removed, the ceramic tile and glazing finish should be removed intact. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the removal contractor's risk assessment and site specific work procedures. Ceramic tiles and glazing finishes that are removed intact may be disposed of as normal construction waste.

If the lead glazing finishes are to be separated or removed from the ceramic tiles by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures by a qualified abatement contractor would apply in order to satisfy the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Lead Construction Materials

Prior to demolition of a building, the lead in bells of drain pipe (if not disposed of as mixed asbestos waste), lead sleeves at toilets, and lead roof jacks must first be removed, and be recycled or disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.3 PCB CONTAINING BALLASTS

It is recommended that the identification of PCB ballasts be performed by qualified personnel prior to or in conjunction with the demolition of a building, at a time when it becomes feasible to isolate electrical power and disassemble/disconnect the light fixtures. The ballasts that are identified as PCB containing must be removed in accordance with the WCB Occupational Health and Safety Regulation and disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.4 MERCURY

Prior to demolition of a building, the mercury containing light tubes/bulbs must first be removed, and be salvaged, recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

Stored Chemicals

Prior to demolition of a building, stored chemicals, ozone depleting substances within refrigeration equipment, and radioactive equipment must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act - Hazardous Waste Regulation*.

Rodent Droppings/Carcasses

Rodent droppings/carcasses which can cause infectious disease and/or respiratory disease in humans should be removed as biohazardous waste by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation, prior to unprotected trades performing work in or conducting selective demolition of a building. In lieu of removing droppings/carcasses, workers shall wear respirators and protective clothing while in contaminated areas of a building, and while conducting selective demolition of a building.

Mould

The differing types of moulds and/or fungi which can cause infectious disease and/or respiratory disease in humans should be removed as biohazardous waste by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation, prior to unprotected trades performing work in affected areas of a building. In lieu of removing moulds and fungi, workers shall wear respirators and protective clothing while in contaminated areas of a building.

Prior to the demolition of a building, mould which is attached to gypsum board to be recycled, should be removed by a qualified abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. During the removal process and prior to the gypsum board being transported to the recycling facility, the gypsum board and mould must be treated with an approved bleaching agent (or equivalent) to destroy the mould. Mould which remains attached to building materials such as wood, metal and concrete may be disposed of in a manner applicable to normal demolition waste. Workers conducting selective demolition of a building shall wear respirators and protective clothing while in contaminated areas of a building.

5.6 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation.

5.7 RECYCLABLE GYPSUM BOARD

Once decontaminated (where applicable), and prior to the demolition of a building, the gypsum board with no asbestos finishes (a provincially regulated construction waste) must first be removed by a qualified contractor, and be recycled or disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act - Hazardous Waste Regulation*. Landfills are issued operational certificates from the BC Ministry of Environment, and for local landfills and others their certificate specifies that gypsum board cannot be accepted for disposal, and therefore local depots offer recycling services.

6.0 OWNER'S AND ABATEMENT CONTRACTOR'S RESPONSIBILITIES

Owner's Responsibilities

For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work and project air monitoring be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor.

Abatement Contractor's Responsibilities

The Abatement Contractor upon completing the work shall have their "Qualified Person" inspect the worksite in its entirety to confirm that asbestos and other hazardous building materials have been properly removed, then promptly provide the Owner with a signed Letter of Completion.

As well, prior to transport of hazardous waste, the Abatement Contractor shall assist the Owner by completing and submitting the BC Ministry of Environment and Climate Change Strategy Waste Generator Number Registration Form (Schedule 5 Form 1), once signed by the Owner, if no BC Generator number exists. If a BC Generator number exists and requires updating for this specific project, the Abatement Contractor shall assist with completing and submitting the update.

Project Documentation should also be provided to the Owner including, but not necessarily limited to, a Notice of Project for work involving Asbestos and/or Lead Paint, Risk Assessment, Exposure Control Plan, and Site Specific Work Procedures, Worker Respirator Fit Test Forms/Logs and Training Acknowledgement Forms, Certification of DOP Testing of HEPA Filtered Equipment used on site, Air Sample Results, Material Safety Data Sheets (MSDS) for products used on site, Transportation Waybills, and Waste Manifest Forms.

7.0 APPROXIMATE QUANTITIES FOR HAZARDOUS MATERIALS

The following approximate quantities for hazardous materials are provided as a means to satisfy the requirements of the WCB, and are provided for reference only. Contractors shall be responsible for verifying exact quantities for the purpose of bidding the work.

ASBESTOS CONTAINING MATERIALS		APPROXIMATE QUANTITIES
Confirmed Asbestos Containing Materials		
Asbestos Paper Backed Sheet Flooring, Paper Residue, and Contaminated Building Materials (to be removed intact with base wood substrate remaining attached)		1,220 square feet
Asbestos Caulkings at Electrical Cable Penetrations		few locations
Asbestos Insulating Cement at Chimney Penetrations		1 location
Asbestos Putty on Windows of Exterior Doors		5 doors
Asbestos Rooftop Mastics on Flashings, Exhaust Vents, Lead Roof Jacks, Wood, and Other Contaminated Building Materials		180 lineal feet several locations
Asbestos Rooftop Mastic Patch on Built-Up Tar and Gravel Roofing		30 square feet
Asbestos Rooftop Caulkings on Metal Flashings		30 lineal feet
Asbestos Coating on Underside of Metal Sinks		1 sink
Potential Asbestos Containing Materials		
Potential Asbestos Stone Mortar		120 square feet
Potential Asbestos Caulkings around Boarded Up Exterior Door and Window Frames		5 doors 29 windows
Potential Asbestos Sealants/Putties of Boarded Up Exterior Windows		29 windows
Potential Asbestos Packings at Bells of Cast Iron Drain Pipes		Not Determined
OTHER HAZARDOUS MATERIALS		
Non-Leachable Lead Paint Remaining Attached to Building Materials for Recycle/Disposal		Not Determined
Lead Products for Recycle (lead solder (if not disposed of as mixed asbestos waste), lead roof vents and caps)		3 roof jacks
Potential PCB Containing Ballasts		3 fixtures
Mercury Containing Light Tubes/Bulbs		5 tubes / 15 bulbs

8.0 ESTIMATED CONTRACTOR'S BUDGET FOR HAZARDOUS MATERIALS ABATEMENT

The following estimated budgets for hazardous materials removal and disposal are based on the work being performed by a qualified hazardous materials abatement contractor during a single phase project.

ASBESTOS CONTAINING MATERIALS	BUDGETS
Confirmed Asbestos Containing Materials	
Asbestos Paper Backed Sheet Flooring, Paper Residue, and Contaminated Building Materials (to be removed intact with base wood substrate remaining attached) (including work area enclosure and air monitoring)	\$ 6,680.00
Asbestos Caulkings at Electrical Cable Penetrations and on Metal Flashings	\$ 150.00
Asbestos Insulating Cement at Chimney Penetration	\$ 50.00
Asbestos Putty on Windows of Exterior Doors	\$ 350.00
Asbestos Rooftop Mastics and Patches on Flashings, Exhaust Vents, Lead Roof Jacks, Wood, Built-Up Tar and Gravel Roofing, and Other Contaminated Building Materials	\$ 1,400.00
Asbestos Coating on Underside of Metal Sinks	\$ 50.00
Potential Asbestos Containing Materials	
Potential Asbestos Stone Mortar	\$ 700.00
Potential Asbestos Caulkings around Boarded Up Exterior Door and Window Frames	\$ 1,500.00
Potential Asbestos Sealants/Putties of Boarded Up Exterior Windows	\$ 2,030.00
Potential Asbestos Packings at Bells of Cast Iron Drain Pipes	Not Determined
OTHER HAZARDOUS MATERIALS	
Non-Leachable Lead Paint Remaining Attached to Building Materials for Recycle/Disposal	Not Determined
Determination and Disposal of PCB Containing Ballasts	\$ 60.00
Mercury Containing Light Tubes/Bulbs for Recycle	\$ 35.00
Stored Chemicals including Refrigeration and Radioactive Equipment for Recycle or Disposal	\$ 450.00
Rodent Droppings/Carcasses for Disposal as Biohazardous Waste, as necessary	Not Applicable
Treatment and Recycling of Non-Asbestos Gypsum Board with Mould	No Extra Cost
Mould on Building Materials (other than gypsum board) to be Demolished	No Extra Cost
SUBTOTAL	\$ 13,455.00
10% CONTINGENCY	\$ 1,345.50
ESTIMATED TOTAL (excluding GST)	\$ 14,800.50

We hope you have found the above information useful. If you have any questions, or require clarification please contact this office.

Sincerely,



Scott Price, Principal
Astech Consultants Ltd.
Ref: 25782HE01.SP



ASBESTOS BULK SAMPLE REPORT

Date: October 5, 2022

Client: CITY OF COQUITLAM

Location: Commercial/Apartment Building
1121 Brunette Avenue
Coquitlam, BC

Comments:

- 1) Asbestos (bulk) by PLM analyzed as per NIOSH 9002 Issue 2.
- 2) Workers' Compensation Board of British Columbia (WCB) defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite Insulation which is defined as "any asbestos".
- 3) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on August 4, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS01	Main Floor - Southwest Kitchen	Ceramic Floor Tile Grout	1: Grey	100% Non-Fibrous	None Detected
25782 BS02	Main Floor - Southwest Kitchen	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS03a	Main Floor - Southwest Kitchen	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS03b	Main Floor - Southwest Kitchen	Flooring Adhesive	3: Brown	100% Non-Fibrous	None Detected
25782 BS04	Main Floor - Southwest Kitchen	Paint Filling Compound on Gypsum Board (North Wall)	1: Blue 2: White	100% Non-Fibrous	None Detected
25782 BS05	Main Floor - Southwest Kitchen	Glass Tile Grout (East Wall)	1: Off-White	100% Non-Fibrous	None Detected
25782 BS06	Main Floor - Southwest Kitchen	Glass Tile Adhesive (East Wall)	2: Off-White	100% Non-Fibrous	None Detected
25782 BS07	Main Floor - Southwest Kitchen	Spray Applied Texture Coat (Ceiling)	1: White	3% Cellulose 97% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS08	Main Floor - Southwest Kitchen	Filling Compound on Gypsum Board (Ceiling)	1: White	100% Non-Fibrous	None Detected
25782 BS09	Main Floor - Southwest Kitchen	Construction Felt (Ceiling)	2: Grey	90% Cellulose 8% Synthetic 2% Non-Fibrous	None Detected
25782 BS10	Main Floor - Southwest Kitchen	Coating (on Underside of Metal Sink)	1: Gold	98% Non-Fibrous	2% Chrysotile
25782 BS11	Main Floor - Southwest Bedroom	Flooring Construction Paper	1: Brown	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS12a	Main Floor - Southwest Room	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS12b	Main Floor - Southwest Room	Flooring Adhesive	3: Brown	100% Non-Fibrous	None Detected
25782 BS13	Main Floor - Southwest Room	Paint Filling Compound on Gypsum Board (North Wall)	1: White 2: White	100% Non-Fibrous	None Detected
25782 BS14	Main Floor - Southwest Room	Spray Applied Texture Coat (Ceiling)	1: White	3% Cellulose 97% Non-Fibrous	None Detected
25782 BS15	Main Floor - Southwest Room	Paint Filling Compound on Gypsum Board (Ceiling)	2: White 3: White	100% Non-Fibrous	None Detected
25782 BS16	Main Floor - West Bedroom	Ceramic Floor Tile Mortar	1: Grey	100% Non-Fibrous	None Detected
25782 BS17	Main Floor - West Bedroom	Sheet Flooring Wear Surface	1: Beige	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	10% Cellulose 20% Non-Fibrous	70% Chrysotile
25782 BS18	Main Floor - West Bedroom	Paint Filling Compound on Gypsum Board (West Wall)	1: Grey 2: White	3% Glass 97% Non-Fibrous	None Detected
25782 BS19	Main Floor - West Bedroom	Construction Felt (North Wall)	1: Grey	90% Cellulose 8% Synthetic 2% Non-Fibrous	None Detected
25782 BS20	Main Floor - Centre Bathroom	Ceramic Floor Tile Mortar	1: Grey	100% Non-Fibrous	None Detected
25782 BS21a	Main Floor - Centre Bathroom	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS21b	Main Floor - Centre Bathroom	Flooring Adhesive	3: Brown	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS22	Main Floor - Southeast Dining Room	Paint Filling Compound on Gypsum Board (Ceiling)	1: White 2: White	2% Cellulose 98% Non-Fibrous	None Detected
25782 BS23	Main Floor - Centre Bathroom	Glass Wall Tile Mortar (South Wall)	2: Off-White	100% Non-Fibrous	None Detected
25782 BS24	Main Floor - Centre Bathroom	Laminate Wall Adhesive (South Wall)	1: Beige	100% Non-Fibrous	None Detected
25782 BS25	Main Floor - Centre Bathroom	Filling Compound on Gypsum Board (Ceiling)	1: White	100% Non-Fibrous	None Detected
25782 BS26	Main Floor - Centre Hallway	Paper Becked Sheet Flooring Residue	1: Grey	10% Cellulose 20% Non-Fibrous	70% Chrysotile
25782 BS27	Main Floor - Centre Hallway	Ceramic Floor Tile Grout	1: Brown	100% Non-Fibrous	None Detected
25782 BS28	Main Floor - Centre Hallway	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS29	Main Floor - Centre Hallway	Paint Filling Compound on Gypsum Board (East Wall)	1: White 2: White	100% Non-Fibrous	None Detected
25782 BS30	Main Floor - North Stairwell Landing	Paint Filling Compound on Gypsum Board (North Wall)	1: Green 2: White	3% Glass 97% Non-Fibrous	None Detected
25782 BS31	Main Floor - North Stairwell Landing	Construction Paper (Ceiling)	1: Beige	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS32	Main Floor - North Stairwell Landing	Putty (in Interior Wood-Framed Window of Door to Stairwell)	1: Beige	100% Non-Fibrous	None Detected
25782 BS33	Main Floor - North Stairwell Landing	Putty (in Interior Wood-Framed Window of Door to Stairwell)	1: Beige	100% Non-Fibrous	None Detected
25782 BS34	Main Floor - North Stairwell Landing	Putty (in Interior Wood-Framed Window of Door to Stairwell)	1: Beige	100% Non-Fibrous	None Detected
25782 BS35	Main Floor - North Stairwell Landing	Ceramic Floor Tile Grout	1: Grey	100% Non-Fibrous	None Detected
25782 BS36	Main Floor - North Stairwell Landing	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS37a	Main Floor - Hot Water Tank Room	Paint Insulating Cement	1: Off-White 2: Grey	20% Cellulose 10% Non-Fibrous	70% Chrysotile
25782 BS37b	Main Floor - Hot Water Tank Room	Chimney Brick Mortar	3: Grey	100% Non-Fibrous	None Detected
25782 BS38	Main Floor - Hot Water Tank Room	Firestop Grout (at Chimney Wall Penetration)	1: Grey	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS39	Main Floor - Hot Water Tank Room	Kraft Batt Insulation (East Wall)	1: Pink	98% Glass 2% Non-Fibrous	None Detected
		Insulation Adhesive	2: Black	2% Cellulose 2% Glass 96% Non-Fibrous	None Detected
		Insulation Paper Backing	3: Brown	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS40	Main Floor - North Room (Behind Stairs)	Paint	1: Green	100% Non-Fibrous	None Detected
		Filling Compound on Gypsum Board (East Wall)	2: White		
25782 BS41a	Main Floor - North Stairwell To Second Floor	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS41b	Main Floor - North Stairwell To Second Floor	Flooring Adhesive	3: Brown	100% Non-Fibrous	None Detected
25782 BS42	Main Floor - North Stairwell To Second Floor	Wall Adhesive (East Wall)	1: Beige	100% Non-Fibrous	None Detected
25782 BS43	Main Floor - North Stairwell To Second Floor	Sealant (in Exterior Vinyl-Framed Window)	1: Black	100% Non-Fibrous	None Detected
25782 BS44	Main Floor - North Stairwell To Second Floor	Ceramic Floor Tile Grout	1: Off-White	100% Non-Fibrous	None Detected
25782 BS45	Main Floor - Northeast Hallway	Ceramic Floor Tile Adhesive	2: Beige	100% Non-Fibrous	None Detected
25782 BS46	Main Floor - Northeast Hallway	Paint Filling Compound on Gypsum Board (East Wall)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS47	Main Floor - Northeast Hallway	Construction Wall Paper (West Wall)	1: Beige	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS48	Main Floor - Northeast Hallway	2'x 4' Ceiling Tile (Small Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected
25782 BS49	Main Floor - Northeast Hallway	2'x 4' Ceiling Tile (Small Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected
25782 BS50	Main Floor - Northeast Hallway	2'x 4' Ceiling Tile (Different Small Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected
25782 BS51	Main Floor - East Kitchen	2'x 4' Ceiling Tile (Small Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected
25782 BS52	Main Floor - East Kitchen	2'x 4' Ceiling Tile (Different Small Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected
25782 BS53	Main Floor - East Kitchen	2'x 4' Ceiling Tile (Different Small Fissure)	1: Grey	85% Cellulose 15% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS54	Main Floor - Southeast Sink Room	Ceramic Floor Tile Grout	1: Grey	100% Non-Fibrous	None Detected
25782 BS55	Main Floor - Southeast Sink Room	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS56	Main Floor - Southeast Sink Room	Paint Filling Compound on Gypsum Board (East Wall)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS57	Main Floor - Southeast Sink Room	Caulking Residue	1: Off-White	100% Non-Fibrous	None Detected
25782 BS58a	Main Floor - Southeast Sink Room	Stucco (Outer Layer, West Wall)	1: Green	100% Non-Fibrous	None Detected
25782 BS58b	Main Floor - Southeast Sink Room	Stucco (Inner Layer, West Wall)	2: Grey	2% Cellulose 98% Non-Fibrous	None Detected
25782 BS59a	Main Floor - Southeast Sink Room	Filling Compound (on Wood Ceiling)	1: White	1% Cellulose 99% Non-Fibrous	None Detected
25782 BS59b	Main Floor - Southeast Sink Room	Filling Compound (on Wood Ceiling)	1: White	1% Cellulose 99% Non-Fibrous	None Detected
25782 BS60	Main Floor - Southeast Sink Room	Sheet Flooring Wear Surface	1: Beige	100% Non-Fibrous	None Detected
		Paper Backing	2: Grey	10% Cellulose 20% Non-Fibrous	70% Chrysotile
25782 BS61	Main Floor - East Bathroom	Ceramic Wall Tile Grout	1: Off-White	100% Non-Fibrous	None Detected
25782 BS62	Main Floor - East Bathroom	Ceramic Wall Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS63	Main Floor - East Bathroom	Ceramic Wall Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS64	Main Floor - East Bathroom	Ceramic Wall Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS65	Main Floor - East Bathroom	Laminate Wall Adhesive	1: Beige	100% Non-Fibrous	None Detected
25782 BS66	Main Floor - Southeast Dining Room	Filling Compound (on Wood Ceiling)	1: White	100% Non-Fibrous	None Detected
25782 BS67a	Main Floor - Southeast Dining Room	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS67b	Main Floor - Southeast Dining Room	Flooring Adhesive	3: Brown	100% Non-Fibrous	None Detected

Analyst(s): Jessica Young

Sample(s) Collected on August 9, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS68	Exterior - Main Rooftop	Caulking (at Joint of Metal Rain Gutter)	1: Off-White	100% Non-Fibrous	None Detected
25782 BS69a	Exterior - East Lower Rooftop	Roofing Shingle	1: Black	65% Cellulose 35% Non-Fibrous	None Detected
25782 BS69b	Exterior - East Lower Rooftop	Shingle Adhesive	2: Black	100% Non-Fibrous	None Detected
25782 BS70a	Exterior - East Lower Rooftop	Roofing Mastic	3: Black	1% Glass 99% Non-Fibrous	None Detected
25782 BS70b	Exterior - East Lower Rooftop	Roofing Felt	4: Black	65% Cellulose 35% Non-Fibrous	None Detected
25782 BS70c	Exterior - East Lower Rooftop	Roofing Mastic	5: Black	100% Non-Fibrous	None Detected
25782 BS70d	Exterior - East Lower Rooftop	Roofing Felt	6: Black	65% Cellulose 35% Non-Fibrous	None Detected
25782 BS70e	Exterior - East Lower Rooftop	Roofing Mastic	7: Black	100% Non-Fibrous	None Detected
25782 BS70f	Exterior - East Lower Rooftop	Roofing Felt	8: Black	65% Cellulose 35% Non-Fibrous	None Detected
25782 BS70g	Exterior - East Lower Rooftop	Roofing Mastic	9: Black	100% Non-Fibrous	None Detected
25782 BS70h	Exterior - East Lower Rooftop	Roofing Felt	10: Black	65% Cellulose 35% Non-Fibrous	None Detected
25782 BS71	Exterior - East Lower Rooftop	Mastic (where Roof Abuts West Wall)	1: Black	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS72	Exterior - East Lower Rooftop	Mastic (where Roof Abuts South Wall)	1: Black	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS73	Exterior - East Lower Rooftop	Mastic (behind Metal Panel, South Wall)	1: Black	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS74	Exterior - East Lower Rooftop	Mastic (where Roof Abuts South Wall)	1: Black	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS75	Exterior - West Lower Rooftop	Caulking (where Rooftop Abuts Northwest Perimeter Flashing)	1: Cream	99% Non-Fibrous	1% Chrysotile
25782 BS76	Exterior - West Lower Rooftop	Caulking (where Rooftop abuts Northeast Metal Perimeter Flashing)	1: Cream	99% Non-Fibrous	1% Chrysotile
25782 BS77	Exterior - West Lower Rooftop	Mastic (underneath Metal Perimeter Flashing)	1: Black	100% Non-Fibrous	None Detected
25782 BS78	Exterior - West Lower Rooftop	Mastic (underneath Metal Perimeter Flashing)	1: Black	100% Non-Fibrous	None Detected
25782 BS79	Exterior - West Lower Rooftop	Mastic (underneath Metal Perimeter Flashing)	1: Black	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos		Asbestos
				%	Type	% Type
25782 BS80	Exterior - South Lower Rooftop	Roofing Mastic	1: Black	100%	Non-Fibrous	None Detected
25782 BS81a	Exterior - South Lower Rooftop	Roofing Felt	2: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS81b	Exterior - South Lower Rooftop	Roofing Mastic	3: Black	100%	Non-Fibrous	None Detected
25782 BS81c	Exterior - South Lower Rooftop	Roofing Felt	4: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS81d	Exterior - South Lower Rooftop	Roofing Mastic	5: Black	100%	Non-Fibrous	None Detected
25782 BS81e	Exterior - South Lower Rooftop	Roofing Felt	6: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS81f	Exterior - South Lower Rooftop	Roofing Mastic	7: Black	100%	Non-Fibrous	None Detected
25782 BS81g	Exterior - South Lower Rooftop	Roofing Felt	8: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS81h	Exterior - South Lower Rooftop	Roofing Mastic	9: Black	100%	Non-Fibrous	None Detected
25782 BS81i	Exterior - South Lower Rooftop	Roofing Paper	10: Brown	98%	Cellulose 2% Non-Fibrous	None Detected
25782 BS82	Exterior - South Lower Rooftop	Mastic (at Joint of Metal Perimeter Flashing)	1: Black	90%	Non-Fibrous	10% Chrysotile
25782 BS83	Exterior - South Lower Rooftop	Caulking (where Rooftop Abuts Main Building, North Side)	1: Grey	100%	Non-Fibrous	None Detected
25782 BS84	Exterior - South Lower Rooftop	Mastic (Southwest Corner Patch)	1: Black	90%	Non-Fibrous	10% Chrysotile
25782 BS85	Exterior - South Lower Rooftop	Mastic (Southwest Corner Patch)	1: Black			Analysis Not Required - See Sample BS84
25782 BS86	Exterior - South Lower Rooftop	Mastic (Southwest Corner Patch)	1: Black			Analysis Not Required - See Sample BS84
25782 BS87a	Exterior - West Lower Rooftop	Roofing Mastic	1: Black	100%	Non-Fibrous	None Detected
25782 BS87b	Exterior - West Lower Rooftop	Roofing Felt	2: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS87c	Exterior - West Lower Rooftop	Roofing Mastic	3: Black	100%	Non-Fibrous	None Detected
25782 BS87d	Exterior - West Lower Rooftop	Roofing Felt	4: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS87e	Exterior - West Lower Rooftop	Roofing Mastic	5: Black	100%	Non-Fibrous	None Detected
25782 BS87f	Exterior - West Lower Rooftop	Roofing Paper	6: Brown	98%	Cellulose 2% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos		Asbestos
				%	Type	% Type
25782 BS88a	Exterior - Attached Garage Rooftop	Gravel Mastic	1: Black 2: Black	100%	Non-Fibrous	None Detected
25782 BS88b	Exterior - Attached Garage Rooftop	Roofing Felt	3: Brown	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS88c	Exterior - Attached Garage Rooftop	Roofing Mastic	4: Black	100%	Non-Fibrous	None Detected
25782 BS89	Exterior - Attached Garage Rooftop	Caulking (at Screw Head of Aluminum Canopy)	1: White	100%	Non-Fibrous	None Detected
25782 BS90	Exterior - Attached Garage Rooftop	Caulking (where Metal Wall Siding abuts Vinyl Wall Siding)	1: White	100%	Non-Fibrous	None Detected
25782 BS91	Exterior - Attached Garage Rooftop	Caulking (at Screw Head of Metal Wall Flashing)	1: White	100%	Non-Fibrous	None Detected
25782 BS92	Exterior - Attached Garage Rooftop	Caulking (on Metal Wall Flashing)	1: White	100%	Non-Fibrous	None Detected
25782 BS93	Exterior - Attached Garage Rooftop	Caulking (at Joint of Vinyl Wall Siding)	1: White	100%	Non-Fibrous	None Detected
25782 BS94a	Exterior - Main Rooftop (West Section)	Torch-On Roofing Membrane	1: Black	65%	Glass 35% Non-Fibrous	None Detected
25782 BS94b	Exterior - Main Rooftop (West Section)	Roofing Felt	2: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS94c	Exterior - Main Rooftop (West Section)	Roofing Mastic	3: Black	100%	Non-Fibrous	None Detected
25782 BS94d	Exterior - Main Rooftop (West Section)	Roofing Felt	4: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS95a	Exterior - Main Rooftop (East Section)	Torch-On Roofing Membrane	1: Black	65%	Glass 35% Non-Fibrous	None Detected
25782 BS95b	Exterior - Main Rooftop (East Section)	Roofing Felt	2: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS95c	Exterior - Main Rooftop (East Section)	Roofing Mastic	3: Black	100%	Non-Fibrous	None Detected
25782 BS95d	Exterior - Main Rooftop (East Section)	Roofing Felt	4: Black	65%	Cellulose 35% Non-Fibrous	None Detected
25782 BS96	Exterior - Main Rooftop	Caulking (at Joint of Metal Rain Gutter)	1: White	100%	Non-Fibrous	None Detected
25782 BS97a	Exterior - Main Rooftop (Southeast Upper Flat Section)	Torch-On Roofing Membrane	1: Black	65%	Glass 35% Non-Fibrous	None Detected
25782 BS97b	Exterior - Main Rooftop (Southeast Upper Flat Section)	Roofing Felt	2: Black	65%	Synthetic 35% Non-Fibrous	None Detected
25782 BS97c	Exterior - Main Rooftop (Southeast Upper Flat Section)	Roofing Mastic	3: Black	100%	Non-Fibrous	None Detected
25782 BS97d	Exterior - Main Rooftop (Southeast Upper Flat Section)	Roofing Felt	4: Black	65%	Synthetic 35% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos		Asbestos	
				%	Type	%	Type
25782 BS98	Exterior - Main Rooftop (North Section)	Caulking (at Joint of Metal Perimeter Flashing)	1: White	100%	Non-Fibrous	None	Detected
25782 BS99	Exterior - Main Rooftop (North Section)	Mastic (at Joint of Metal Perimeter Flashing)	1: Black	10%	Cellulose	5%	Chrysotile
				85%	Non-Fibrous		
25782 BS100	Exterior - Main Rooftop (West Section)	Mastic (at Joint of Metal Perimeter Flashing)	1: Black	10%	Cellulose	5%	Chrysotile
				85%	Non-Fibrous		
25782 BS101	Exterior - Main Rooftop (South Section)	Mastic (at Joint of Metal Perimeter Flashing)	1: Black	10%	Cellulose	5%	Chrysotile
				85%	Non-Fibrous		
25782 BS102	Exterior - Main Rooftop	Mastic (at Lead Roof Jack)	1: Black	10%	Cellulose	5%	Chrysotile
				85%	Non-Fibrous		
25782 BS103	Exterior - Main Rooftop	Mastic (at Small Metal Rectangular Exhaust Vent)	1: Black	10%	Cellulose	None	Detected
				90%	Non-Fibrous		
25782 BS104	Exterior - Main Rooftop	Mastic (at Metal Flashing of East Chimney)	1: Black	10%	Cellulose	5%	Chrysotile
				85%	Non-Fibrous		
25782 BS105a	Exterior - Main Rooftop	Chimney Brick Mortar	1: Grey	2%	Synthetic	None	Detected
				98%	Non-Fibrous		
25782 BS105b	Exterior - Main Rooftop	Chimney Brick Mortar	1: Grey	2%	Synthetic	None	Detected
				98%	Non-Fibrous		
25782 BS105c	Exterior - Main Rooftop	Chimney Brick Mortar	1: Grey	2%	Synthetic	None	Detected
				98%	Non-Fibrous		
25782 BS106	Exterior - Main Rooftop	Mastic (where East Metal Flashing of Chimney abuts Brick Wall)	1: Black	90%	Non-Fibrous	10%	Chrysotile
25782 BS107	Exterior - Main Rooftop	Mastic (where West Metal Flashing of Chimney abuts Brick Wall)	1: Black	10%	Glass	5%	Chrysotile
				85%	Non-Fibrous		
25782 BS108	Main Floor - East Kitchen	Paint Filling Compound on Gypsum Board (West Wall)	1: Beige 2: White	100%	Non-Fibrous	None	Detected

Analyst(s): Jessica Young, Oliver Collett

Sample(s) Collected on August 17, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos		Asbestos	
				%	Type	%	Type
25782 BS109	Main Floor - Southeast Sink Room	Wall Construction Paper	1: Brown	98%	Cellulose	None	Detected
				2%	Non-Fibrous		
25782 BS110	Main Floor - Southeast Dining Room	Filling Compound (on Wood Ceiling)	1: White	2%	Cellulose	None	Detected
				98%	Non-Fibrous		

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS111	Upper Floor - North Kitchen	Sheet Flooring Wear Surface	1: Beige	100% Non-Fibrous	None Detected
		Felt Backing	2: Black	65% Synthetic 10% Cellulose 25% Non-Fibrous	None Detected
25782 BS112	Upper Floor - North Kitchen	Paint Filling Compound on Gypsum Board (East Wall)	1: Grey 2: White	100% Non-Fibrous	None Detected
25782 BS113	Upper Floor - North Kitchen	Wall Construction Paper (South Wall)	1: Brown	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS114	Upper Floor - North Kitchen	Glass Wall Tile Grout (North Wall)	1: Beige	100% Non-Fibrous	None Detected
25782 BS115	Upper Floor - North Kitchen	Glass Wall Tile Adhesive (North Wall)	2: Beige	100% Non-Fibrous	None Detected
25782 BS116a	Upper Floor - North Kitchen	Paint Spray Applied Texture Coat (Ceiling)	1: Beige 2: White	100% Non-Fibrous	None Detected
25782 BS116b	Upper Floor - North Kitchen	Filling Compound on Gypsum Board (Ceiling)	3: Off-White	100% Non-Fibrous	None Detected
25782 BS117	Upper Floor - North Kitchen	Sealant (in Exterior White Vinyl Window)	1: Black	100% Non-Fibrous	None Detected
25782 BS118	Upper Floor - North Kitchen	Firestop Grout (at Chimney Pipe Penetration)	1: Grey	100% Non-Fibrous	None Detected
25782 BS119	Upper Floor - North Entrance Foyer	Ceramic Floor Tile Grout	1: Brown	100% Non-Fibrous	None Detected
25782 BS120	Upper Floor - North Entrance Foyer	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS121	Upper Floor - North Bedroom	Sheet Flooring Wear Surface	1: Beige	100% Non-Fibrous	None Detected
		Felt Backing	2: Black	65% Synthetic 10% Cellulose 25% Non-Fibrous	None Detected
25782 BS122	Upper Floor - North Bedroom	Paint Spray Applied Texture Coat (Ceiling)	1: White 2: Beige	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS123	Upper Floor - North Bedroom	Chimney Brick Mortar	1: Brown	100% Non-Fibrous	None Detected
25782 BS124	Upper Floor - Centre Bedroom	Sealant (in Exterior White Metal-Framed Window)	1: Black	10% Cellulose 90% Non-Fibrous	None Detected
25782 BS125	Upper Floor - West Dining Room	Paint Spray Applied Texture Coat (Ceiling)	1: White 2: Beige	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS126	Upper Floor - Southwest Living Room	Ceramic Floor Tile Grout (at Fireplace)	1: Beige	100% Non-Fibrous	None Detected
25782 BS127	Upper Floor - Southwest Living Room	Ceramic Floor Tile Mortar (at Fireplace)	2: Grey	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS128	Upper Floor - Southwest Living Room	Ceramic Wall Tile Grout (at Fireplace)	1: Beige	100% Non-Fibrous	None Detected
25782 BS129	Upper Floor - Southwest Living Room	Ceramic Wall Tile Adhesive (at Fireplace)	2: Beige	100% Non-Fibrous	None Detected
25782 BS130	Upper Floor - Southwest Living Room	Paint Spray Applied Texture Coat (Ceiling)	1: White 2: Beige	100% Non-Fibrous	None Detected
25782 BS131	Upper Floor - Southwest Living Room	Filling Compound on Plywood (Ceiling)	3: Off-White	100% Non-Fibrous	None Detected
25782 BS132	Upper Floor - Southwest Living Room	Floor Construction Paper	1: Brown	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS133	Upper Floor - Southwest Living Room	Paint Filling Compound on Gypsum Board (West Wall)	1: Grey 2: White	100% Non-Fibrous	None Detected
25782 BS134	Upper Floor - Southwest Entrance Foyer	Paint Filling Compound on Gypsum Board (East Wall)	1: Grey 2: White	100% Non-Fibrous	None Detected
25782 BS135	Upper Floor - Southwest Entrance Foyer	Putty (on Window of Exterior Wood Door)	1: Grey	97% Non-Fibrous	3% Chrysotile
25782 BS136	Upper Floor - South Bathroom	Ceramic Wall Tile Grout (South Wall)	1: Pink	100% Non-Fibrous	None Detected
25782 BS137	Upper Floor - South Bathroom	Ceramic Wall Tile Adhesive (South Wall)	2: Off-White	100% Non-Fibrous	None Detected
25782 BS138	Upper Floor - South Bathroom	Ceramic Wall Tile Grout (South Wall)	1: Pink	100% Non-Fibrous	None Detected
25782 BS139	Upper Floor - South Bathroom	Ceramic Wall Tile Mortar (South Wall)	2: Grey	100% Non-Fibrous	None Detected
25782 BS140	Upper Floor - South Bathroom	Ceramic Wall Tile Mortar (South Wall)	2: Grey	100% Non-Fibrous	None Detected
25782 BS141	Upper Floor - South Bathroom	Ceramic Wall Tile Mortar (South Wall)	2: Grey	100% Non-Fibrous	None Detected
25782 BS142	Upper Floor - South Bathroom - Closet	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS143	Upper Floor - South Bathroom	Sheet Flooring Wear Surface	1: Yellow	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Black	70% Cellulose 5% Animal 25% Non-Fibrous	None Detected
25782 BS144	Upper Floor - South Hallway	Paint Filling Compound on Gypsum Board (South Wall)	1: Off-White 2: White	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS145	Upper Floor - Southeast Kitchen	Paint Filling Compound on Gypsum Board (South Wall)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS146	Upper Floor - Southeast Kitchen	Paint Spray Applied Texture Coat (Ceiling)	1: White 2: White	3% Cellulose 97% Non-Fibrous	None Detected
25782 BS147	Upper Floor - Southeast Kitchen	Filling Compound on Gypsum Board (Ceiling)	3: White	100% Non-Fibrous	None Detected
25782 BS148	Upper Floor - South Bedroom	Spray Applied Texture Coat (Ceiling)	1: White	5% Cellulose 95% Non-Fibrous	None Detected
25782 BS149	Upper Floor - Southeast Bathroom	Ceramic Floor Tile Grout	1: Green	100% Non-Fibrous	None Detected
25782 BS150	Upper Floor - Southeast Bathroom	Ceramic Floor Tile Mortar	2: Grey	100% Non-Fibrous	None Detected
25782 BS151	Upper Floor - Southeast Bathroom	Ceramic Wall Tile Grout (North Wall)	1: Off-White	100% Non-Fibrous	None Detected
25782 BS152	Upper Floor - Southeast Bathroom	Ceramic Wall Tile Adhesive (North Wall)	2: Off-White	100% Non-Fibrous	None Detected
25782 BS153	Upper Floor - West Dining Room	Sheet Flooring Wear Surface	1: Beige	2% Cellulose 98% Non-Fibrous	None Detected
		Felt Backing	2: Grey	70% Cellulose 15% Animal 15% Non-Fibrous	None Detected
25782 BS154	Upper Floor - West Dining Room	Construction Felt (West Wall)	1: Grey	90% Cellulose 8% Synthetic 2% Non-Fibrous	None Detected

Analyst(s): Oliver Collett, Jessica Young

Sample(s) Collected on August 23, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS155	Main Floor - Southwest Kitchen	Pipe Thread Compound (at Fitting of Natural Gas Piping)	1: Red	100% Non-Fibrous	None Detected
25782 BS156	Main Floor - Southwest Kitchen	Caulking (where Cove Base Abuts Wall, North Wall)	1: Beige	100% Non-Fibrous	None Detected
25782 BS157a	Exterior (West Section)	Asphalt Shingle (on Wood Step)	1: Black	65% Glass 35% Non-Fibrous	None Detected
25782 BS158b	Exterior (West Section)	Asphalt Shingle Adhesive	2: Black	100% Non-Fibrous	None Detected
25782 BS158	North Attached Garage - Interior	Sealant (in Exterior Metal-Framed Window in Storage)	1: Grey	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS159	North Attached Garage - Interior	Ceramic Tile Grout (in Storage)	1: Grey	100% Non-Fibrous	None Detected
25782 BS160	North Attached Garage - Interior	Ceramic Tile Mortar (in Storage)	1: Grey	100% Non-Fibrous	None Detected
25782 BS161	North Attached Garage - Interior	Ceramic Tile Mortar (in Storage)	1: Grey	100% Non-Fibrous	None Detected
25782 BS162	North Attached Garage - Interior	Ceramic Tile Mortar (in Storage)	1: Grey	100% Non-Fibrous	None Detected
25782 BS163	North Attached Garage - Interior	Caulking (on Ceramic Tile, in Storage)	1: White	100% Non-Fibrous	None Detected
25782 BS164	North Attached Garage - Interior	Sealant (in Metal-Framed Window)	1: Black	100% Non-Fibrous	None Detected
25782 BS165	North Attached Garage - Interior	Construction Paper (on North Wall)	1: Black	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS166a	Exterior (East Wall)	Paint Stucco (Outer Layer)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS166b	Exterior (East Wall)	Stucco (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
25782 BS167	Exterior (East Wall)	Construction Paper	4: Brown	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS168a	Exterior (West Wall)	Paint Stucco (Outer Layer)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS168b	Exterior (West Wall)	Stucco (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
25782 BS169a	Exterior (West Wall)	Paint Stucco (Outer Layer)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS169b	Exterior (West Wall)	Stucco (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
25782 BS170a	Exterior (West Wall)	Paint Stucco (Outer Layer)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS170b	Exterior (West Wall)	Stucco (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
25782 BS171	Exterior (West Wall)	Construction Paper	4: Brown	98% Cellulose 2% Non-Fibrous	None Detected
25782 BS172	Exterior (West Wall)	Caulking (at Drain Pipe Penetration)	1: Off-White	100% Non-Fibrous	None Detected
25782 BS173	Exterior (West Wall)	Caulking (at Electrical Cable Penetration)	1: Cream	99% Non-Fibrous	1% Chrysotile
25782 BS174	Exterior (West Wall)	Caulking (at Window Frame Penetration)	1: Off-White	100% Non-Fibrous	None Detected
25782 BS175a	Exterior (South Wall)	Paint Stucco (Outer Layer)	1: Off-White 2: White	100% Non-Fibrous	None Detected
25782 BS175b	Exterior (South Wall)	Stucco (Inner Layer)	3: Grey	100% Non-Fibrous	None Detected
25782 BS176	Exterior (South Wall)	Construction Paper	4: Brown	98% Cellulose 2% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos	Asbestos
				% Type	% Type
25782 BS177	Exterior - Main Rooftop (North Section)	Mastic (on Structural Wood)	1: Silver	90% Non-Fibrous	10% Chrysotile

Analyst(s): Jessica Young



American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542



LEAD BULK SAMPLE REPORT

Date: October 5, 2022
Client: CITY OF COQUITLAM
Location: Commercial/Apartment Building
1121 Brunette Avenue
Coquitlam, BC

Comments: 1) The Workers' Compensation Board of British Columbia (WCB) no longer allows reference to Health Canada's definition of a lead-containing surface coating material.
2) WCB does not define a safe level for a lead-containing surface coating material.
3) Analyzed by X-Ray Fluorescence (XRF) with direct read parts per million (PPM).
4) Sample results report lead only.
5) < means less than, > means more than.
6) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on August 17, 2022

Sample	Location	Description	Colour	Lead
				PPM
25782 LS01	Main Floor - Southeast Dining Room	Paint (on Gypsum Board, Ceiling)	White	12 PPM
25782 LS02	Upper Floor - North Entrance Foyer	Glazing Finish (on Ceramic Floor Tile)	Pink	530 PPM
25782 LS03	Upper Floor - Southwest Living Room	Glazing Finish (on Ceramic Floor Tile)	Off-White	7,643 PPM
25782 LS04	Upper Floor - Southeast Bathroom	Glazing Finish (on Ceramic Floor Tile)	Green	> 100,000 PPM

Analyst(s): Jessica Young

Sample(s) Analyzed on August 23, 2022

Sample	Location	Description	Colour	Lead
				PPM
25782 LS05	Main Floor - Southwest Kitchen	Paint (on East Gypsum Board Wall)	Light Blue	5 PPM
25782 LS06	Main Floor - Southwest Kitchen	Paint (on East Wood Cove Base)	Dark Blue	6 PPM

Sample	Location	Description	Colour	Lead
				PPM
25782 LS07	Main Floor - Southwest Kitchen	Paint (on West Wood Door Trim)	Dark Blue	6 PPM
25782 LS08	Main Floor - Southwest Kitchen	Glazing (on Floor Ceramic Tile)	Beige	730 PPM
25782 LS09	Main Floor - Centre Bathroom	Paint (on East Wood Door)	Green	5 PPM
25782 LS10	Main Floor - Centre Bathroom	Paint (on West Wood Door Trim)	Yellow	6 PPM
25782 LS11	Main Floor - Northwest Hot Water Tank Room	Paint (on West Wood Door Trim)	White	2 PPM
25782 LS12	Main Floor - North Room (behind Stairs)	Paint (on North Concrete Foundation Wall)	White	5 PPM
25782 LS13	Main Floor - North Room (behind Stairs)	Paint (on West Wood Door)	White	3 PPM
25782 LS14	Main Floor - Northeast Hallway	Paint (on West Wood Wall Siding)	White	15 PPM
25782 LS15	Main Floor - Northeast Hallway	Paint (on West Wood Door Trim)	White	2 PPM
25782 LS16	Main Floor - Northeast Room	Paint (on North Gypsum Board Wall)	Orange	3 PPM
25782 LS17	Main Floor - Northeast Room	Paint (on West Gypsum Board Wall)	Brown	3 PPM
25782 LS18	Main Floor - Southeast Dining Room	Paint (on North Gypsum Board Wall)	Yellow	5 PPM
25782 LS19	Main Floor - East Kitchen	Paint (on North Gypsum Board Wall)	Red	5 PPM
25782 LS20	Main Floor - East Bathroom	Glazing (on Ceramic Floor Tile)	Beige	670 PPM
25782 LS21	Second Floor - North Kitchen	Paint (on West Wood Wall)	Cream	8,367 PPM
25782 LS22	Second Floor - North Kitchen	Paint (on West Stucco Wall)	Green & Brown	45 PPM
25782 LS23	Second Floor - North Entrance Foyer	Paint (on West Wood Door)	Purple	1,230 PPM
25782 LS24	Second Floor - North Entrance Foyer	Paint (on South Wood Wall)	Purple	340 PPM
25782 LS25	Second Floor - North Kitchen	Paint (on West Wood Door)	Grey	512 PPM
25782 LS26	Second Floor - South Hallway	Paint (on West Wood Door Trim)	Off-White	410 PPM
25782 LS27	Second Floor - Centre Bedroom	Glazing (on Ceramic Floor Tile)	Pink	> 100,000 PPM
25782 LS28	Second Floor - Southeast Bathroom	Glazing (on North Ceramic Wall Tile)	White	866 PPM
25782 LS29	Second Floor - Southeast Bathroom	Glazing (on North Ceramic Wall Tile)	Green	> 100,000 PPM
25782 LS30	Second Floor - Southwest Living Room	Paint (on Wood Floor)	Brown	3,113 PPM
25782 LS31	Second Floor - Southwest Living Room	Paint (on West Wood Door)	Off-White	109 PPM
25782 LS32	Exterior (South Wall)	Paint (on Stone)	White	51 PPM
25782 LS33	Exterior (South Wall)	Paint (on Wood Frame)	White	7 PPM

Sample	Location	Description	Colour	Lead
				PPM
25782 LS34	Exterior (South Soffit)	Paint (on Wood Soffit)	White	246 PPM
25782 LS35	Exterior (South Wall)	Paint (on Stucco Wall)	White	1,124 PPM
25782 LS36	Exterior (West Section)	Paint (on Wood Fence Post)	White	152 PPM
25782 LS37	Exterior (North Wall)	Paint (on Wood Wall Panel)	White	2 PPM
25782 LS38	Exterior (South Section)	Paint (on Concrete Step)	Green	124 PPM
25782 LS39	Exterior (South Wall)	Paint (on Wood Door Trim)	Green	4,120 PPM
25782 LS40	Exterior (South Section)	Paint (on Concrete Step)	Black	35 PPM
25782 LS41	Exterior (North Wall)	Paint (on Wood Siding)	Beige	2 PPM

Analyst(s): Scott Price



Certified to ISO:20807; and Health Canada's and Natural Resources Canada's requirements for compliance with Health Canada Safety Code 32 & 34



LEACHATE LEAD SAMPLE REPORT

Date: October 5, 2022

Client: CITY OF COQUITLAM

Location: Commercial/Apartment Building
1121 Brunette Avenue
Coquitlam, BC

Comments:

- 1) Samples were analyzed in accordance with EPA Analytical Methods 6020A & 1311.
- 2) Sample results report leachate lead only.
- 3) Reportable Detection Limit is 0.25 mg/L.
- 4) Ministry of Environment defines lead leachate hazardous waste level as 5.0 mg/L or greater.
- 5) Samples will be disposed of after 30 days, unless the client requests otherwise.

Sample(s) Collected on August 23, 2022

Sample	Location	Description	Colour	Lead Leachate
				mg/L
25782 LLS01 (LS21)	Second Floor - North Kitchen	Paint (on West Wood Wall)	Cream	< 0.25 mg/L
25782 LLS02 (LS36)	Exterior (West Section)	Paint (on Wood Fence Post)	White	< 0.25 mg/L
25782 LLS03 (LS23)	Second Floor - North Entrance Foyer	Paint (on West Wood Door)	Purple	1.02 mg/L
25782 LLS04 (LS24)	Second Floor - North Entrance Foyer	Paint (on South Wood Wall)	Purple	0.60 mg/L
25782 LLS05 (LS25)	Second Floor - North Kitchen	Paint (on West Wood Door)	Grey	3.45 mg/L
25782 LLS06 (LS26)	Second Floor - South Hallway	Paint (on West Wood Door Trim)	Off-White	0.34 mg/L
25782 LLS07 (LS30)	Second Floor - Southwest Living Room	Paint (on Wood Floor)	Brown	0.29 mg/L
25782 LLS08 (LS31)	Second Floor - Southwest Living Room	Paint (on West Wood Door)	Off-White	0.38 mg/L
25782 LLS09 (LS35)	Exterior (South Wall)	Paint (on Stucco Wall)	White	< 0.25 mg/L