December 11, 2025

Canstar Restorations Ltd.
78 Fawcett Road
Coquitlam, BC
V3K 6V5

EPOCH ENVIRONMENTAL CONSULTING
Unit 100 - 42 Fawcett Road,
Coquitlam, BC V3K 6X9
Office: (604) 553-3370
info@epochenvironmental.ca

Attention: Mr. David Hart

Re: **LIMITED INSPECTION AND RISK ASSESSMENT FOR BUILDING MATERIALS POTENTIALLY CONTAINING ASBESTOS, AND OTHER HAZARDOUS MATERIALS**

Site Location: **500 MARINER WAY, COQUITLAM, BRITISH COLUMBIA**

Work Order: **25-01702-E**

Epoch Environmental Consulting Ltd. (EPOCH) was retained to conduct a limited inspection, bulk sampling, testing, and a risk assessment for suspect asbestos-containing building materials at a civic building located at 500 Mariner Way, Coquitlam, British Columbia.

1.0 EXECUTIVE SUMMARY

1.1 Asbestos Analysis Results Summary

No asbestos was identified in the suspected building materials collected for analysis.

2.0 SCOPE OF WORK

The inspection was limited to the following areas listed below as per the requested scope of work.

Vehicle Service Building:

- Roof without disturbing equipment

3.0 OBSERVATIONS

The following was observed and noted during our inspection:

- SBS torched-on roof system with shingles and mastic was observed on the roof; and,
- Three holes on roof to wood substrate were made by other technicians on site for taking samples.

4.0 ASBESTOS IDENTIFICATION ANALYSIS

Minimum sampling requirements were conducted **within the proposed scope of work** based on WorkSafeBC guideline 20.112 Hazardous Materials – Asbestos. Please refer to the Workers Compensation Board of British Columbia (WorkSafeBC) Safe Work Practices for Handling Asbestos – Bulk material sample collection guide.

Please find attached the following building materials suspected of containing asbestos and asbestos laboratory analysis report (EAC2025-01-1930-N) for the building materials sampled at 500 Mariner Way, Coquitlam, British Columbia.

Areas and materials collected for asbestos identification analysis in the building as per scope of work are listed in Table 1.

Table 1: Bulk Sample Asbestos Analysis Results

Sample ID	Sample Location	Material Type	Asbestos Detected	Asbestos Containing
1	Vehicle Service Building - North Roof	Shingle	NONE Detected	NO
		Layer: Fiber Board	NONE Detected	NO
2	Vehicle Service Building - North Roof	Mastic	NONE Detected	NO
3	Vehicle Service Building - Northwest Roof	Shingle	NONE Detected	NO
4	Vehicle Service Building - Northwest Roof	Mastic	NONE Detected	NO
5	Vehicle Service Building - Northeast Roof	Shingle	NONE Detected	NO
		Layer: Fiber Board	NONE Detected	NO
6	Vehicle Service Building - Northeast Roof	Mastic	NONE Detected	NO

No asbestos was identified in the Layer: Fiber Board samples collected for analysis.

No asbestos was identified in the Mastic samples collected for analysis.

No asbestos was identified in the Shingle samples collected for analysis.

Note: The results only relate to the building materials and specific or homogenous areas tested and if any disturbance to other areas or materials is planned within other areas of the building, further inspection and sampling will be required prior to any disturbance of the building materials.

Prior to or during demolition of building materials, if any other materials are suspected of asbestos, stop work and notify the appropriate individuals to conduct further sampling, analysis and risk assessment.

If new information becomes available or if any materials were not addressed in this report and is suspected of containing asbestos, EPOCH should be requested to further investigate the matter.

5.0 PCB CONTAINING MATERIALS, MERCURY, LEAD, AND OTHER CHEMICALS

A visual inspection of the areas within the scope of work was conducted for the presence of the following materials:

- Wall-mounted thermostats and other equipment suspected of containing mercury;
- Paints or interior/exterior coating, construction material (vent pipes) suspected of containing heavy metals;
- Fluorescent light fixtures suspected of containing PCB ballast;
- Stored chemicals suspected of containing toxic, corrosive, explosive, and flammable content;
- Chlorofluorocarbon (CFC's) in refrigeration equipment.

5.1 Paints and Coatings Containing Heavy Metals

During our inspection, it was observed that some enamels, primers, coatings, and/or oil-based paint were applied to the interior surfaces of the building and were suspected of containing lead and/or other heavy metals. All paints/coatings are assumed to contain levels of lead that exceed guidelines for lead-containing paints and their removal unless analysis can prove otherwise.

Work procedures must be developed in accordance with WorkSafeBC and inclusive of Part 5.48-5.49 (controlling Exposure), and Part 6.59-6.69 (Lead). EPOCH recommends referencing WorkSafeBC publication, "Safe Work Practices for Handling Lead", 2020. This document will assist with current practices for lead information, products, health hazards, worker protection requirements, safe work procedures, and techniques for lead abatement.

5.2 Mercury

During our site inspection of the areas within the scope of work, wall-mounted thermostats suspected of containing liquid mercury in the switch mechanisms were not observed.

5.3 PCB Light Ballast

During our site inspection, fluorescent light fixture/s suspected of containing PCBs in the ballast/s were not observed in the area within the scope of work.

5.4 Crystalline Silicates

Silicates can be found in concrete, plaster, mortar, cement, ceramics, stucco and stone materials. If breaking, cutting, drilling, sanding, and /or crushing such materials during demolition, workers shall be made aware of the potential exposure to silica dust and their employers aware of the required WorkSafeBC regulations.

5.5 On-site Chemicals and Other Hazardous Materials

Other hazardous or infectious substances for consideration, such as: rodent droppings and/or carcasses, mould and fungi, bacteria and pigeon guano may cause infectious illnesses and/or respiratory diseases in humans. Unprotected trades or workers performing demolition of the building(s) should consider and take necessary precautions, as per the WorkSafeBC Occupational Health and Safety Regulations, to protect themselves from potential exposure of these contaminants. Workers should wear protective disposable clothing and HEPA equipped respirators when working near or in potential health hazards.

All ozone depleting substances in refrigeration equipment (fridges, freezers, air conditioning units), paints, chemicals and solvents observed within the building(s) and its surrounding property areas shall be properly handled, disposed or recycled at an approved facility as per Ministry of Environment Waste Management Act – Hazardous Waste Regulations.

6.0 GENERAL RECOMMENDATIONS

Any asbestos-containing materials shall be removed and disposed of in accordance with WorkSafeBC Occupational Health and Safety Regulations; Ministry of Environment – Waste Management Act – Hazardous Waste Regulations; and Transport Canada – Transportation of Dangerous Goods Regulations. All abatement work should be conducted by a qualified, certified and licensed asbestos abatement contractor and all waste transported by a licensed waste disposal company, prior to any demolition of the building materials. All containment materials (poly sheeting, duct tape, etc.), contaminated insulation and other porous materials (carpeting, drapery, etc.), debris and dust within the areas of work shall also be removed as asbestos-contaminated.

If any, all non-asbestos-containing drywall or gyproc shall be removed and disposed of at an accepting recycling facility. No drywall shall be dumped at a landfill. Please note that municipal and privately owned disposal facilities have specific screening criteria for accepting ACM waste that must adhere to WorkSafeBC regulations. Contact them directly about laboratory report expiry dates and if mixed loads of material types with ACM and non-ACM content listed on laboratory reports will be accepted.

If any, all fluorescent lights, suspected of containing PCB ballasts, shall be dismantled and inspected by qualified personnel prior to or in conjunction with the work. Removal of the ballast shall be conducted in accordance with WorkSafeBC Occupational Health and Safety Regulations. All identified ballast containing PCBs shall be packaged, transported, and disposed of at an approved facility as per the Ministry of Environment Waste Management Act - Hazardous Waste Regulations and by a qualified and licensed company.

If any, all wall-mounted thermostats and fluorescent tubes containing mercury shall be carefully removed, and either recycled or disposed of at an accepting facility as per Ministry of Environment Waste Management Act - Hazardous Waste Regulations.

If any, suspected lead and heavy metal-containing paints should be removed as possibly in-tact with its building material surface (wood, concrete, metals, etc.) by the demolition contractor. Demolition work procedures should include the continuous use of engineering controls to assist in minimizing airborne dust. It is recommended that all workers in the immediate vicinity of the work, wear protective respirators equipped with HEPA filters.

Any lead-containing paint scheduled for removal shall be additionally tested for leachability. Depending on the leachate concentration, lead-containing paints remaining on the attached building material surface may be disposed of as standard construction (demolition) waste. If the lead paints exceed the leachate concentration, it may be classified as hazardous waste, and therefore, will be required to be disposed of in accordance with the Ministry of Environment Waste Management Act - Hazardous Waste Regulations.

If any, all ozone-depleting substances in refrigeration equipment (fridges, freezers, air conditioning units), paints, and solvents observed within the building(s) and its surrounding property areas shall be collected and either disposed of or recycled at an approved facility as per the Ministry of Environment Waste Management Act – Hazardous Waste Regulations.

Other hazardous or infectious substances for consideration, such as rodent dropping and/or carcasses, mould and fungi, and pigeon guano may cause infectious illnesses and/or respiratory diseases in humans. Unprotected trades or workers performing demolition of the building materials should consider and take necessary precautions, as per the WorkSafeBC Occupational Health and Safety Regulations, to protect themselves from potential exposure of these contaminants. Workers should wear protective disposable clothing and HEPA-equipped respirators when working near or in potential health hazards.

7.0 LIMITATIONS AND EXCLUSIONS

EPOCH warrants that the findings and conclusions stated in this report are in accordance with generally accepted asbestos evaluation methods. Every effort was taken to minimize the disturbance to the building materials that may have contained asbestos.

Only visible suspect materials from accessible areas were sampled during the assessment. Recommendations and conclusions are based on the conditions observed at the site and should not be extrapolated to other circumstances. It is possible that other conditions may exist which could not be identified during our inspection. However, we believe that the conditions observed provided an accurate reflection of the condition of the areas within the scope of work.

This report was prepared for the exclusive use of the client and their authorized representatives. It is intended to provide a comprehensive assessment of the presence of ACM within the scope of work. No other parties are entitled to this report without the written permission of having first been requested from EPOCH. EPOCH accepts no responsibility for any claims by third-party errors in this report.

This report and/or documents relating to this project have been prepared by EPOCH and are considered a product and shall remain the copyright property of EPOCH. The intended client or client's agent may not copy in whole or parts of, give, lend, sell, or otherwise make available the report or any portion of it to any party without the express permission of EPOCH.

The report is based on data and information available and collected at the time of the inspection. This assessment was conducted by an EPOCH representative and is based on the site conditions at the time of the inspection.

If new information becomes available or if any materials were not addressed in this report and is suspected of containing asbestos, EPOCH should be requested to further investigate the matter.

It was not possible to access, inspect, nor sample some equipment components observed at the building. Furnaces or equipment were not dismantled for inspection of suspect hazardous materials. Other areas behind walls, above false ceilings, and the building envelope that are inaccessible were also not inspected.

Prior to or during demolition work, if any other materials are suspected of asbestos, stop work and notify the appropriate individuals to conduct further sampling, analysis and risk assessment.

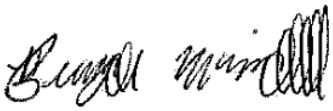
If you have any questions or require further assistance, please feel free to contact our office.

Sincerely,

EPOCH Environmental Consulting Limited

Michael Zhu, B.ASc
Field Technician, ASB - 10007959
GL251211MZ

Reviewed By



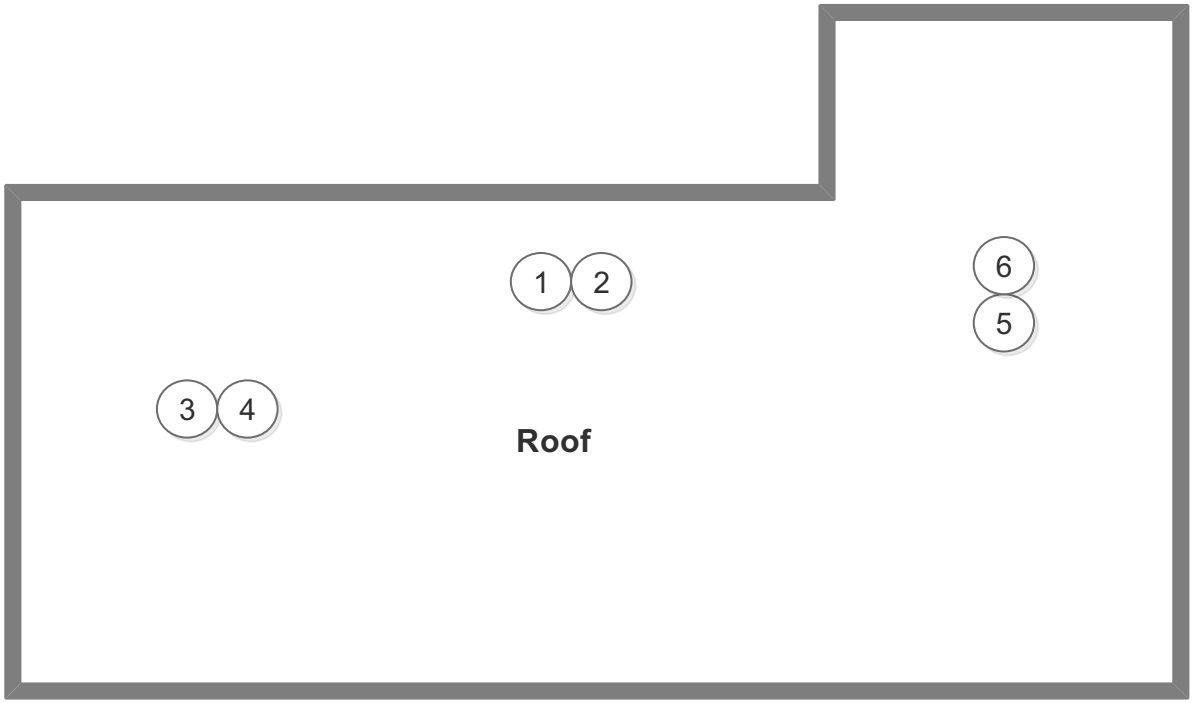
Bryce McNicholl, B.ASc
Manager of Operations, Fraser Valley Region,
ASB - 10002603

Appendix A

Bulk Sample Results - Asbestos

LEGEND

- # — NO ASBESTOS DETECTED
- # — ASBESTOS-CONTAINING
- LP# — NON-LEAD-CONTAINING
- LP# — LEAD-CONTAINING



EPOCH ENVIRONMENTAL CONSULTING Unit 100 - 42 Fawcett Road, Coquitlam, BC	**Project No:** E2025-03-224	**Client Job No:** 25-01702-E	**Drawing No.:** 1/1
	Lab No: EAC2025-01-1930	**Checked By:** BM	
	Address: 500 Mariner Way, Coquitlam, BC V3K 7B6	**Drawn By:** MZ	**Drawing Title:** VEHICLE SERVICE BUILDING ROOF - LIMITED FLOOR PLAN & SAMPLING LOCATIONS
		DWG Scale: Not to Scale	
		Inspection Date: December 11, 2025	
		Client Name: Canstar Restorations Ltd.	

Appendix B

Site Drawing/s

December 11, 2025

Epoch Environmental Consulting Ltd. - Bulk
Michael Zhu
100- 42 Fawcett Road
Coquitlam, British Columbia
Canada

EALABS
EPOCH ANALYTICAL INC
ASBESTOS • LEAD • MOULD ANALYSIS

100 42 Fawcett Road Coquitlam, BC V3K 6X9
Ph: 604 521 6806 info@ealabs.ca

Attention: Michael Zhu

BULK SAMPLE ASBESTOS IDENTIFICATION RESULTS - 500 Mariner Way, Coquitlam, BC V3K 7B6 (E2025-03-224-MZ)

Please find attached the laboratory results for the collected bulk material sample(s) submitted for asbestos identification. Examination of these sample(s) for asbestos content was conducted in accordance to EPA/600/R-93/116 methodology using Polarized Light Microscopy (PLM).

The Limit of Detection (LOD) for the analytical method is <1% and the Limit of Quantitation (LOQ) is 1%. Therefore, samples with low concentration of <1% asbestos content may require further testing by an Asbestos Point Count and/or Transmission Electron Microscopy (TEM) to obtain more precise results. All analysts are derived from calibrated visual estimate unless otherwise noted.

The Client is solely responsible for the use and interpretation of test results. The results relate only to the items tested and the accuracy of the results is limited by methodology, acuity of the sample collector and information provided by the Client. This test report shall not be reproduced, except in full, without the written approval of the laboratory. Reports or copies of same will not be released by Epoch Analytical Inc to any third party without prior written request from the Client. Test reports cannot be modified to satisfy disposal company or waste transfer station policies. Sample(s) not destroyed in the testing will be kept for 30 days before being disposed. The sample(s) not destroyed in the testing will be kept for 30 calendar days before being disposed.

WorkSafeBC's definition of an Asbestos Containing Material (ACM), with the exception of vermiculite insulation, is 0.5%. Vermiculite insulation containing 'any' amount of asbestos is considered an ACM. Specifically, Research Method EPA600/R-04/004 is recommended for the analysis of vermiculite insulation. Asbestos results reported as 'None Detected' indicates no asbestos was identified in the sample submitted to Epoch Analytical Inc.

ACCREDITATIONS

Epoch Analytical Inc Coquitlam is accredited by the Canadian Association for Laboratory Accreditation Program (CALA) for bulk asbestos sample analysis under Testing Accreditation No. CALA lab code A 3533.

If you have any questions or require further assistance, please do not hesitate to contact our office.

Sincerely

EPOCH Analytical Inc.

Leanne Murakami B.A.
Lab Director

CALA
Testing
Accreditation No. 3533

EAC2025-01-1930-N

GL 2025-12-11 LL/PZ

Client Information:

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Michael Zhu
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Asbestos Bulk Analysis by Polarized Light Microscopy - EPA/600/R-93/116

Project Name:	Canstar (25-01702-E)	**EA Number:**	EAC2025-01-1930-N
Project Number:	E2025-03-224-MZ	**Submitted By:**	Michael Zhu
Project Location:	500 Mariner Way, Coquitlam, BC V3K 7B6	**Date Received:**	2025-12-11
Sampled By:	Michael Zhu	**Time Received:**	10:14 AM
Date Sampled:	2025-12-11	**Date Analyzed:**	2025-12-11
		Date Reported:	2025-12-11

Sample Number	Location	Material	Estimated Asbestos % (Fiber Color)	Non-Asbestos Fibers % (Fiber Color)	Non-Fibrous Materials %
1	Vehicle Service Building - North Roof	Shingle	NONE Detected	FibreGlass - 40% (White)	60%
		Fiber Board	NONE Detected	Cellulose - 90% (Beige)	10%
2	Vehicle Service Building - North Roof	Mastic	NONE Detected	Cellulose - 2% FibreGlass - 2% (White/Beige)	96%
3	Vehicle Service Building - Northwest Roof	Shingle	NONE Detected	FibreGlass - 40% (White)	60%
4	Vehicle Service Building - Northwest Roof	Mastic	NONE Detected	Cellulose - 2% FibreGlass - 2% (White/Beige)	96%
5	Vehicle Service Building - Northeast Roof	Shingle	NONE Detected	FibreGlass - 40% (White)	60%
		Fiber Board	NONE Detected	Cellulose - 90% (Beige)	10%
6	Vehicle Service Building - Northeast Roof	Mastic	NONE Detected	Cellulose - 2% FibreGlass - 2% (White/Beige)	96%

Analyst Notes:

Analyzed and Reviewed By:

Erika Donado BSc
Lab Analyst

EAC2025-01-1930-N