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HAZARDOUS AND REGULATED MATERIALS PRE-RENOVATION ASSESSMENT REPORT

COMMERCIAL BUILDINGS

450 MacKenzie Avenue South Willaims Lake, BC

Prepared for:

Denisiqi Services Society

240B North Mackenzie Avenue Williams Lake, BC, V2G 1N6

Report Date: November 25, 2024

On-site survey for this report dated 11/25/2024 was completed on 11/06/2024. All observations and conditions herein are respective to this / these date(s) and to dates listed in the Revision History

File: 6568 R01kl Pre-Reno & Demo Hazmat Assessment - 450 MacKenzie Ave S, WL - 2024-11-18

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EXECUTIVE SUMMARY

STATEMENT OF UNDERSTANDING

Peak Environmental Ltd. was retained to perform a pre-renovation and pre-demolition hazardous materials assessments and review of the commercial buildings located at 450 MacKenzie Avenue S, Williams Lake as required by <u>WorkSafeBC OHS Regulation Part 20</u> prior to building renovation.

Due to building occupancy or re-use, coring, cutting and destructive sampling techniques were used to the extent possible to identify and locate potentially concealed hazardous and regulated materials.

This assessment was performed based on the following assumptions and constraints:

- Buildings were occupied or personal effects were present at the time of survey
- The entire office/garage structure is to be renovated
- Physical removal of drywall applications would be performed prior to shop building demolition
- The shop building would be mechanically demolished with mechanical waste separation and landfill disposal

Results/requirements apply only to the materials or areas as defined by the project scope and must not be extrapolated to areas or materials not specifically documented in this report.

SUMMARY OF HAZARDOUS MATERIALS

Asbestos-Containing Materials (ACM)

Material descriptions and sample results are provided in Appendix A

Location information is provided in <u>Appendix C</u> (Room By Room Inventory)

CODE		ACM DESCRIPTION	APPROX. QUANTITY
С	1	Insulated roof drain bowels	22 units
н	3	12"x12" Cream with yellow splotched vinyl floor tile and black mastic glue	250 sf
J	1	Asbestos cement board	1830 sf
Jp	1	Asbestos cement rain water leader piping	1075 lf
Jw	1	Asbestos cement window block out panels	105 units
Кр	1	Pipe flange gasket on gas line	2 units
М	1	Soft black putty between interior window frame and drywall	22 lf
Md	1	Duct joint sealant	2 units
Mw	1	Soft black interior windows putty	1 unit
N	1	Cast iron rain water leader bell and spigot packing	350 units

Denisiqi Services Society HAZARDOUS & REGULATED MATERIALS ASSESSMENT REPORT

CODE		ACM DESCRIPTION	APPROX. QUANTITY	
Ρ	1	White drywall tape compound	20,000 sf	
V	1	Vermiculite filled masonry wall and debris	18,000 sf	
W	2	Woven textile welding curtain	3 units	

Lead in Paint (Concentration >100 ppm)

SAMPLE	PAINT DESCRIPTION and SAMPLE LOCATION			
ICP-01	Cream and white on drywall			
ICP-02	Dark grey on interior wood trim			
ICP-03	Green painted wood			
ICP-04	White painted wood			
ICP-05	White painted building			
Known Lead Containing	Red oxide primer on metal			
Known Lead Containing	Yellow marking and warning paints on metal and concrete			
Known Lead Containing	Various colour paints on metal trim, windows and doors			
SAMPLE	LEACHABLE LEAD (TCLP)	RESULT		
TCLP-01	Office/Garage Building Waste Stream	0.7 mg/L		
TCLP-02	Shop Building Waste Stream	1.3 mg/L		

Other Hazardous Materials

HAZARDOUS MATERIAL CATEGORY	ТҮРЕ		
Lead Products	Lead solder on copper pipe		
Equipment Suspected of Containing PCBs	None observed		
Mercury Containing Equipment	Thermostats		
	Paints (stored)		
Toxic Flammable Explosive Materials	Oils/solvents/fuel		
	Chemicals / Cleaners		
Ozone Depleting Substances (ODS)	None observed		
Biological Hazards	None observed		
Radioactive Materials	None observed		
Fuel Storage Tanks (AST)	Above ground storage tank is present and evidence of minor contamination in storage areas		
Crystalline Silica Containing Materials	Present; see Other Hazardous Materials		

LIMITATIONS

Areas of Restricted Entry

• Small areas of vermiculite debris found within the shops building. See Appendix B for known locations.

Inaccessible Areas

• No inaccessible areas are noted

Under Sampled Materials or Applications Requiring Additional Sampling

- There are no under sampled materials that require additional sampling for asbestos.
- Sampling of un-identified concealed materials encountered through demolition/renovation is required.

REQUIREMENTS

- Any hazardous materials that will or may be impacted by the renovation work activities must be removed or abated prior to beginning the renovation project.
- A risk assessment including safe work procedures for the removal of asbestos-containing materials must be prepared by a qualified person.
- A risk assessment is required for all painted applications which may contain lead in a concentration that could pose a risk of exposure based on the work activities being performed.
- A risk assessment is required for all silica containing materials that could pose a risk of exposure based on the work activities being performed.
- If a potentially hazardous material is discovered during demolition/renovation work and has not been listed in this report, the material is not to be disturbed prior to its identification as a hazardous or non hazardous material.
- An Exposure Control Plan with written safe work procedures is required for the removal/disturbance of asbestos-containing, lead painted and silica-containing materials in order to prevent the exposure of workers or unprotected persons in adjacent areas.
- A digital or paper copy of this report must be available on-site throughout the project.
- A visual clearance document must be prepared by a qualified person confirming that all identified hazardous materials have been abated and/or removed from the site. This document must include the NOP and Waste Manifest numbers.

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Report Revision History

Version	Issue Date	Survey Date	Change Description	Submitted by
1	11/25/2024	11/06/2024	Initial Report	Peak Environmental Ltd.

PROJECT SCOPE

Peak Environmental Ltd. was retained by the Denisiqi Services Society to perform pre-renovation and pre-demolition hazardous materials assessments and review of the commercial buildings located at 450 MacKenzie Avenue S, Williams Lake as required by <u>WorkSafeBC OHS Regulation Part 20</u> prior to demolition or renovation activities.

The following hazardous materials are included in the survey:

Asbestos-containing materials (ACM)	Toxic, flammable or explosive materials		
Polychlorinated biphenyls (PCBs)	Biological contaminants (mould, fecal matter, sharps/drug paraphernalia)		
Mercury	Crystalline silica-containing materials		
Lead coatings (paint)	Radioactive materials		
Lead products	Fuel storage tanks		
Ozone depleting substances (ODS)			

The hazardous and regulated materials assessment was conducted in compliance with the requirements outlined in the WorkSafeBC Occupational Health and Safety Guidelines OHS Regulation Part 6: Substance Specific Requirements.

This is an occupied pre-renovation/demolition survey, and as such, limited destructive sampling methods were used to confirm locations and extents of concealed asbestos applications. Coring of flooring, roofing and building membrane materials was only performed if and where such sampling would not be detrimental to the weatherproofing of the building, aesthetically damaging to building finishes or cause potential exposure to current occupants. All possible efforts were made to ensure concealed suspect asbestos applications were inspected and sampled where possible within these limitations.

Due to building occupancy or re-use, coring, cutting and destructive sampling techniques were used to the extent possible to identify and locate potentially concealed hazardous and regulated materials.

This assessment was performed based on the following assumptions and constraints:

- Buildings were occupied or personal effects were present at the time of survey
- The entire office/garage structure is to be renovated
- Physical removal of drywall applications would be performed prior to shop building demolition
- The shop building would be mechanically demolished with mechanical waste separation and landfill disposal

Results/requirements apply only to the materials or areas as defined by the project scope and must not be extrapolated to areas or materials not specifically documented in this report

Materials known to not contain asbestos (*e.g.* wood, laminate, metal, ceramic) are excluded from the assessment, however they are listed in the room by room asbestos inventory (<u>Appendix C</u>) in order to provide finishing information.

Sub-grade systems and materials are not within the scope of this assessment.

This report does not provide an abatement Risk Assessment as per Section 6. <u>WorkSafeBC</u> <u>Occupational Health and Safety Regulation</u>.

STRUCTURE DESCRIPTION

Based on site observations and information provided by the client, structure construction details are as follows:

Structure use: Commercial Approximate build era: 1969 Construction type: Wood frame/brick/block/CIP concrete No. of floors: 2 Approximate square feet: 12000 Renovations or Additions: 1978/1980/2000

Inaccessible Areas: None

Areas of Restricted Entry: Workshop 301, Storage 302, Garage 304

Small areas of vermiculite debris found within the shops building. See Appendix B for known locations.

All conclusions based on age related hazardous or regulated materials are based on this era of building construction. Detailed construction information is provided in the Building Construction Information Sheet of <u>Appendix D</u> (Building Construction Sheet).

ASSESSMENT RESULTS

ASBESTOS

(Location and quantity information provided in <u>Appendix C</u> Room By Room Inventory. Material description and sample results provided in <u>Appendix A</u>.

APPLICATIONS CONTAINING ASBESTOS:

Applications that are either known to contain asbestos or asbestos content was confirmed by laboratory analysis.

- Office/Garage Building:
 - Insulated roof drain bowls (C1)
 - Asbestos cement rain water leader piping (Jp1)
 - Asbestos cement window block out panels (Jw1)
 - Pipe flange gasket on gas line (Kp1)
 - Soft black putty between interior window frame and drywall (M1)
 - Soft black interior window putty (Mw1)
 - Cast iron rain water leader bell and spigot packing (N1)

• Office/Garage Building continued:

- White drywall tape compound (P1)
- Vermiculite filled masonry wall (V1)

• Shop Building:

- Insulated roof drain bowls (C1)
- 12"x12" Cream with yellow splotched vinyl floor tile and black mastic glue (H3)
- Asbestos cement board (J1)
- Asbestos cement rain water leader piping (Jp1)
- Pipe flange gasket on gas line (Kp1)
- Soft black putty between interior window frame and drywall (M1)
- Duct joint sealant (Md1)
- Cast iron rain water leader bell and spigot packing (N1)
- White drywall tape compound (P1)
- Vermiculite filled masonry wall and debris (V1)
- Woven textile welding curtain (W1)

SUSPECT ASBESTOS-CONTAINING APPLICATIONS:

Applications that are present but have not been analyzed to confirm asbestos content. All Suspect applications must be sampled prior to disturbance through renovation or demolition activities.

• No suspect asbestos materials were found.

POTENTIAL ASBESTOS-CONTAINING APPLICATIONS:

Although destructive sampling methods were used to the extent possible as defined by the survey type, based on the building age, concealed asbestos-containing building applications may still be present but not observed or identified through this assessment due to inaccessibility, live electrical, mechanical systems, or enclosing finishes. If any materials not identified in this report are uncovered during renovation activities, they must be sampled to determine their asbestos content.

Vermiculite insulation may be within concrete block walls concealed beneath covering or enclosing materials or within inaccessible wall cavities or attic space areas

LEAD BASED PAINT

Paint coatings on surfaces are visually grouped by substrate, colour and building finish type.

Painted substrates to be demolished, removed or otherwise disturbed are tested using Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) with a reporting limit of 80 mg/kg (ppm) for this project. These samples are noted as 'ICP' and sample number Testing for leachable lead (in order to determine disposal criteria) is carried out on painted applications which have a total lead concentration exceeding 100 ppm (mg/kg). These samples are noted as 'TCLP' and sample number. The following lead based paints were identified:

LEAD IN PAINT Description and Sample Location	D IN PAINT cription and Sample Application Location(s) ation		Sample No.	Lead Concentration
Method: ASTM E1645* / EPA	Units mg/kg			
Cream and white on drywall	Storage 107 - Representative of all painted interior wood and drywall	3000-4000 Ft2	ICP-01	1580
Dark grey on interior wood trim	Storage 107 - Representative of all painted interior wood trim	500-1000Ft2	ICP-02	429
Green painted wood	Storage 209 - Representative of all painted interior wood	500-1000Ft2	ICP-03	423
White painted wood	Storage 209 - Representative of all painted interior wood	3000-4000 Ft2	ICP-04	509
White painted building	Workshop 301 - Representative of all painted interior wood, trim, concrete and drywall	4000-5000 Ft2	ICP-05	463
Red oxide primer on metal	Throughout entire complex	1000-2000 Ft2	Not Sampled	Known Lead Containing
Yellow marking and warning paints on metal and concrete	Throughout entire complex	<500Ft2	Not Sampled	Known Lead Containing
Various colour paints on metal trim, windows and doors	Throughout entire complex	500-1000Ft2	Not Sampled	Known Lead Containing
Method: EPA 200.2* / EPA 6	Units mg/L			
Office/Warehouse/Garage Building	Waste Stream TCLP	5000- 10000Ft2 TCLP-01		0.7
Shops Building	Waste Stream TCLP	5000- 10000Ft2	TCLP-02	1.3

OTHER HAZARDOUS MATERIALS

A visual inspection was performed for other hazardous and regulated materials including PCB (within electrical equipment), mercury (within electrical equipment and thermostats), other lead applications, ozone depleting substances, potentially toxic, flammable or explosive materials, biological contaminants (mould, rodent, bat or bird feces, and sharps/drug paraphernalia), crystalline silica, radioactive substances, and fuel storage tanks.

Hazardous or regulated materials identified:

LEAD CONTAINING MATERIALS	QUANTITY		
Roof jacks / flashing	Not Present		
Solder on copper piping	Present		
РСВ	QUANTITY		
Determined DOD exertisis of the process of the ball of the	Not Drecont		
Potential PCB containing fluorescent light ballasts	Not Present		

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MERCURY			QUANTI	ТҮ
Mercury containing wall mounted thermosta	4			
Mercury containing fluorescent lighting (tube	Not Present			
TOXIC FLAMMABLE EXPLOSIVE MATER	IALS		QUANTI	ТҮ
Paints (stored)			Present in	use
Oils/solvents/fuel			Present in	use
Chemicals / Cleaners			Present in	use
BIOLOGICAL CONTAMINANTS			QUANTI	ТҮ
Mould contamination			Not Pres	ent
Rodent Contamination			Not Pres	ent
Bird/Bat Contamination			Not Pres	ent
Biological Hazards			Not Pres	ent
FUEL/OIL STORAGE TANKS			QUANTITY	
Above Ground Storage Tank(s)			Present in use	
Evidence of Contamination			Minor spills in oil Storage areas	
ODS (Ozone Depleting Substances)			QUANTI	ТҮ
Wall mounted air conditioners			Not Pres	ent
Refrigerators/Deep Freezers			Not Present	
Roof top HVAC			Not Pres	ent
RADIOACTIVE MATERIALS			QUANTI	ТҮ
Smoke Detectors			Not Pres	ent
COMMON SILICA CONTAINING APPLICATIONS	Presen t /Not Presen t	COMMON SIL	ICA CONTAINING APPLICATIONS	Present /Not Present
Asphalt (driveway or walkway)	Present		Glass	Present
Brick and associated mortar Present Gypsum				Present
Ceiling tiles Present Plaste			Plaster	Not Present
Concrete (slabs, footings, retaining walls) Present Stone (exterior, decorative, counter-top)			rative, counter-top)	Not Present
Concrete Block (CMU) & associated mortar Present Tile (ceramic, slate, porcelain & grout/mortar)			c, slate, porcelain & grout/mortar)	Present
Drywall taping compound Present Topsoil and bedding sand				Present
Total Estimated Quantity of Crys	talline Silio	ca Containing Materials:		>10000 Ft2

REQUIREMENTS

GENERAL

- A digital or paper copy of this report must be available on-site throughout the project.
- The following hazardous materials (if present) must be removed prior to building demolition
 or renovation activities which will impact them: ACM; lead coated surfaces where the
 leachable lead concentration exceeds 5 mg/L; other lead applications (*e.g.* roof jacks);
 equipment containing PCBs, mercury or radioactive materials; ozone depleting substances;
 toxic, flammable or explosive materials; sharps and/or other drug paraphernalia; fuel storage
 tanks must be emptied.
- If any materials which may contain asbestos or other hazardous substances and are not listed in this report are discovered during renovation or demolition work, work must be stopped before disturbing the material. The material must be assessed by a qualified person to determine if the material is hazardous or not.
- Once removed, hazardous materials must be transported and disposed of in accordance with the federal Transportation of Dangerous Goods Act and Regulations and Section 40 of the BC Ministry of Environment Hazardous Waste Regulation.
- All waste materials are to be disposed of in accordance with Part 6 Management of Specific Hazardous Wastes as outlined in the BC Ministry of Environment Hazardous Waste Regulation.
- A visual clearance document must be prepared by a qualified person confirming that all identified hazardous materials have been abated and/or removed from the site. This document must include the NOP and Waste Manifest numbers, and be available on site for the duration of the demolition/renovation project.

ASBESTOS-CONTAINING MATERIALS

- Any work of disturbing, dislodging or removing asbestos or potentially asbestos contaminated material must be performed according to the requirements set out in Part 6 of British Columbia Occupational Health and Safety Regulation (BC Reg. 296/97, as amended by BC Reg. 312/2003).
- An Exposure Control Plan must be in place, and a site-specific Risk Assessment must be created for each instance where asbestos removal is required (per OHS Guideline G20.112).

LEAD BASED PAINT

- Prior to any work involving the disturbance of lead contaminated materials, contractors will be required to have an Exposure Control Plan in place to mitigate worker exposure to lead dust and contaminated material.
- A Risk Assessment for lead (with safe work procedures for the specific removal activity) is required for any disturbance of lead contaminated materials where there is a risk of lead dust release.

- Demolition debris should not be shredded, milled, chipped, mulched or similarly processed in such a way that would increase the leachability of the material prior to disposal (i.e., processed in a manner that increases the surface area and/or assists in the breakdown of the material so as to promote absorption of the material into a liquid).
- Where lead paint is present on an asbestos-containing substrate, follow asbestos materials removal and disposal procedures.
- Lead-based paint with lead concentration exceeding 100 ppm has been identified.
 - TCLP testing has been done to determine leachable lead concentration:
 - TCLP test results confirm leachable lead concentration is < 5mg/L; the material may be disposed of at a local landfill.

OTHER HAZARDOUS AND REGULATED MATERIALS

Lead Products

• Lead applications should be removed prior to renovation or demolition activities and recycled at a metal recycling plant.

Mercury

Where removal is required to facilitate renovation or demolition activities, collect mercury vapour lighting (high voltage lights and fluorescent light tubes) for vapour recycling at <u>www.lightrecycle.ca/collection-site-locator</u> and wall mounted thermostat activation switches should be collected and returned for inclusion in the <u>HRAI Thermostat Recovery Program</u>. Use caution to not break the glass thereby releasing mercury.

Toxic, Flammable or Explosive Materials

 Where removal is required to facilitate renovation or demolition activities, collect and containerize labeled and unlabeled material for classification, disposal and or recycling by <u>Tervita</u> or <u>Sumas Environmental Services</u> or other qualified hazardous wastes handler.

Fuel Storage Tanks

• Verify storage tanks are empty prior to removal from site. Inspect surrounding areas for signs of contamination.

Silica Containing Materials

• An Exposure Control Plan for Silica with safe work procedures is required prior to disturbing materials containing silica.

LIMITATIONS OF THIS REPORT

Peak Environmental Ltd. has prepared this Hazardous and Regulated Materials Assessment Report pursuant to WorkSafeBC OHS Regulation Section 20.112 Hazardous Materials in the Workplace which requires a project specific detailed pre-demolition / pre-renovation assessment for asbestos and other hazardous or regulated materials prior to any work of salvage, cutting, damaging or demolishing, in part or in whole, building finishes, components, machinery, equipment, buildings or structures. The purpose of this report is to identify hazardous and regulated materials within the building as per the scope defined by the Denisiqi Services Society. All results provided in this report are based on conditions at time of survey and apply only to the area and materials defined by the client's scope of work. Results and recommendations are not to be extrapolated to any areas or materials outside of the stated project scope.

While this assessment was conducted with the utmost detail and diligence, there may exist instances where asbestos-containing applications are present in the building but not identified through this report. Site conditions and building construction or occupancy may have not permitted the complete inspection of some void spaces. These spaces may contain asbestos applications not identified in this report. Any suspect materials located within void spaces should be inspected and/or tested to determine if they are asbestos-containing.

To facilitate this pre-demolition/renovation assessment and where possible within any exceptions noted in this report, inspection of sub-flooring applications located beneath carpeting and vinyl flooring and building finishes and membrane materials was performed to locate all potential asbestos applications within the building. No inspection of sub-flooring applications was performed once a structural member was discovered (*i.e.* concrete or shiplap). There is a possibility that subsequent asbestos applications, not identified in this report, may be located beneath items deemed to be structural members. Any suspect materials sandwiched between multiple building finishing layers should be inspected or tested to determine if they are asbestos-containing.

Any quantities listed in these documents are estimates only. Peak Environmental Ltd. accepts no liability for inaccurate, misleading or conflicting information contained within this report.

The liability of Peak Environmental Ltd., its staff or agents, will be limited to the lesser of the actual damages incurred, fees paid by the Client or as set forth in the limitations expressed in Errors and Omissions Insurance held by Peak Environmental Ltd.

Denisiqi Services Society HAZARDOUS & REGULATED MATERIALS ASSESSMENT REPORT

Stephen Ferguson, AScT., President WSBC Asbestos Certification Levels 3, S Facility Assessor: Koreena Lane, Project Coordinator WSBC Asbestos Certification Level 2 Report Preparation: Stephen Ferguson, AScT., President WSBC Asbestos Certification Levels 3, 5 Final Report Review:

File: 6568 R01kl Pre-Reno & Demo Hazmat Assessment - 450 MacKenzie Ave S, WL - 2024-11-18

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This report has been prepared for the sole use of the Denisiqi Services Society. The conclusions and recommendations presented in this report are the best judgment of the author. In the event that this report is provided to a third party without the written consent of Peak Environmental Ltd., any use that a third party makes of this report, or any reliance on the decisions made based on this report, are the sole responsibility of that third party. Peak Environmental Ltd. accepts no responsibility for damages, should any occur, that are suffered by any third party as a result of decisions made or actions taken based on this report.

APPENDIX A

DESCRIPTION OF ASSESSED MATERIALS AND SAMPLE RESULTS SUMMARY

MATE	RIALS AS	SSESSED FOR ASBESTOS - SAM	PLING LOG	Project:	6568	
	Building:	450 MacKenzie Ave S Williams La	ke, BC	ANCILLARY INFORMATI		
Code	Qualifier Number	Visual Description	Sampled or Assessed Location	Sample Number	Lab Results	
OFFICE	/ WAREHC	DUSE / GARAGE BUILDING				
В	1	Fiberglass pipe insulation with fiberglass and mesh pipe fittings	Garage 123	Not Sampled	Known Non- Asbestos Application	
С	1	Insulated roof drain bowls	Storage 131	Not Sampled	Known Asbestos Application	
G	1	2x4' Pin and punch holed compressed cellulose tile	Vestibule 100	Not Sampled	Known Non- Asbestos Application	
G	2	2x4' Punch holed and shallow cross directional Fissured compressed cellulose tile	Office 102	Not Sampled	Known Non- Asbestos Application	
G	3	2x4' Cross fissures, pinholes and dimpled red backed ceiling tile	Office 106	6568-07	No Asbestos Detected	
G	3	2x4' Cross fissures, pinholes and dimpled red backed ceiling tile	Corridor 200	6568-14	No Asbestos Detected	
G	3	2x4' Cross fissures, pinholes and dimpled red backed ceiling tile	Storage 203	6568-15	No Asbestos Detected	
G	3	2x4' Cross fissures, pinholes and dimpled red backed ceiling tile	Corridor 202	6568-16	No Asbestos Detected	
G	3	2x4' Cross fissures, pinholes and dimpled red backed ceiling tile	Washroom 206	6568-20	No Asbestos Detected	
н	1	12x12" Cream with black streaked vinyl floor tile and M2 glue	Storage 107	6568-05	No Asbestos Detected	
н	2	12x12" Beige floor tile	Under stair storage 121	6568-21	No Asbestos Detected	
I	1	Various coloured and pattern jute backed Marmoleum vinyl sheet flooring	Office 100	Not Sampled	Known Non- Asbestos Application	
1	2	Green tile pattern rubber vinyl sheet flooring	Office 106	Not Sampled	Known Non- Asbestos Application	
I	3	Green with long dark green streaked foam core vinyl sheet flooring	Communication room 113	6568-12	No Asbestos Detected	
I	3	Grey welded seam Tarkett vinyl sheet flooring	Waiting area 129	Not Sampled	Known Non- Asbestos Application	
lp	1	Tiny beige fleck pattern vinyl sheet flooring	Office 111	6568-10	No Asbestos Detected	
lp	Х	Concealed vinyl sheet flooring	Office 106	6568-08	No Asbestos Detected	
Jp	1	Asbestos cement rain water leader piping	Storage 131	Not Sampled	Known Asbestos Application	
Jw	1	Asbestos cement window block out panels	Exterior (office area)	Not Sampled	Known Asbestos Application	
Кр	1	Pipe flange gasket on gas line	West exterior	Not Sampled	Known Asbestos Application	
М	1	Soft black putty between interior window frame and drywall	Office 101	6568-01	1-5% Chrysotile Asbestos	
М	1	Soft black putty between interior door frame and drywall	Office 109	6568-09	1-5% Chrysotile Asbestos	
М	2	H1 Black mastic glue	Storage 107	6568-06	No Asbestos Detected	
М	3	Exterior white caulking around windows/metal cladding	Exterior	6568-17	No Asbestos Detected	

MATERIALS ASSESSED FOR ASBESTOS - SAMPLING LOG Project: Building: 450 MacKenzie Ave S Williams Lake, BC ANCILLARY INF								
	Building:	450 MacKenzie Ave S Williams La	ke, BC	ANCILLA	RY INFORMATION			
Code	Qualifier	Visual Description	Sampled or Assessed	Sample	Lab Results			
	Number		Location	Number	Lab Rooand			
OFFICE	/ WAREHC	OUSE / GARAGE BUILDING						
Ms	1	White under sink coating	Meeting room 201	Not Sampled	Known Non- Asbestos Application			
Mw	1	Soft black interior window putty	Storage 116	6568-13	5-10% Chrysotile Asbestos			
N	1	Cast iron rain water leader bell and spigot packing	Garage 123	Not Sampled	Known Asbestos Application			
0	1	Grey floor levelling cement	Office 101	6568-03	No Asbestos Detected			
Р	1	White drywall tape compound	Office 101	6568-02	1-5% Chrysotile Asbestos			
Р	1	White drywall tape compound	Office 103	6568-04	1-5% Chrysotile Asbestos			
Р	1	White drywall tape compound	Custodial 115	6568-11	1-5% Chrysotile Asbestos			
Р	1	White drywall tape compound	Washroom 206	6568-19	1-5% Chrysotile Asbestos			
Qs	1	2010 torch on roofing	Roof	Not Sampled	Known Non- Asbestos Application			
т	1	Fiberglass batt building thermal insulation	Vestibule 100	Not Sampled	Known Non- Asbestos Application			
т	2	Kraft paper backed fiberglass building thermal insulation	Office 102	Not Sampled	Known Non- Asbestos Application			
V	1	Vermiculite filled masonry wall	Storage 131	Not Sampled	Known Asbestos Application			
SHOPS	BUILDING							
С	1	Insulated roof drain bowls	Storage 131	Not Sampled	Known Asbestos Application			
G	1	2x4' Pin and punch holed compressed cellulose tile	Vestibule 100	Not Sampled	Known Non- Asbestos Application			
G	4	2x4' Foil faced fiberglass ceiling tile	Paint booth 303	Not Sampled	Known Non- Asbestos Application			
н	3	12x12" Cream with yellow splotched and black mastic glue vinyl floor tile	Storage 305	6568-24	1-5% Chrysotile Asbestos			
J	1	Asbestos cement board	Paint booth 303	Not Sampled	Known Asbestos Application			
Jp	1	Asbestos cement rain water leader piping	Storage 131	Not Sampled	Known Asbestos Application			
Кр	1	Pipe flange gasket on gas line	West exterior	Not Sampled	Known Asbestos Application			
М	4	Grey caulking between exterior door and building	Workshop 301	6568-22	No Asbestos Detected			
М	5	Beige pliable glue adhering Styrofoam to CBW and/or J1 to foam	Paint booth 303	6568-23	No Asbestos Detected			
Md	1	Duct joint sealant	Fan room 400	6568-27	10-20% Chrysotile Asbestos			
Ms	1	Mastic sink under coating	Storage 308	Not Sampled	Known Non- Asbestos Application			

MATE	RIALS AS	SESSED FOR ASBESTOS - SAM	PLING LOG	Project:	6568
	Building:	450 MacKenzie Ave S Williams La	ke, BC	ANCILLA	RY INFORMATION
Code	Qualifier Number	Visual Description	Sampled or Assessed Location	Sample Number	Lab Results
SHOPS	BUILDING				
Р	1	White drywall tape compound	Washroom 307	6568-25	No Asbestos Detected
Qs	1	2010 torch on roofing	Roof	Not Sampled	Known Non- Asbestos Application
V	1	Vermiculite filled masonry wall	Storage 131	Not Sampled	Known Asbestos Application
w	1	Woven textile welding curtain	West exterior	6568-26	90-95% Chrysotile Asbestos
W	2	Rubber coated vibration damper	Fan room 400	Not Sampled	Known Non- Asbestos Application

APPENDIX B Floor Plan







0 5



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DRAWING SCALE



APPENDIX C Room by Room Asbestos Inventory

	Building Type:	Comm	nercial	Bui	Iding Name:	450 MacKer	nzie Ave S V	Villiams Lake	e, BC		Date:	11-06-	-2024	ANCI	LLARY IN	ORMATION
Abbrev Descri Height	v: TB-Tack Board / GWB- ptors: (at)-concealed abo :: (H) high - application ab	Gypsum Wa ove T-bar cei ove 8'; (L) lov	ll Board / BV ling / (af)-co w or blank - a	V-Brick Wall ncealed abov application b	/ CBW-Conc ve fixed ceilir elow 8' Cor	rete Block W ng / (uw)-con idition : (p) p	/all / Car-Ca cealed behir ooor / (f) fair	rpet / Conc-0 nd wall pape (default good	Concrete / St r / (*) - presu d condition)	r-Structure / W med present; a Quantities are	/d-Wood / l area or app shown in	FRP-Fibreg lication not parenthese	glass Rein accessib s	forced PI le	astic	
Note: (presen	Only known or visually cor t but not listed on this spre	nfirmed asbea eadsheet.	stos applicat	tions are note	ed on these A	Ancillary page	es. Addition	al asbestos	applications	may be	Yellow hig	phlighting in	dicates a	sbestos a	pplication	S
Note: \	Where asbestos-containin	g and non-as	sbestos appl	ications are	listed in the s	ame cell, AC	CM is/are bo	lded			BLUE hig	hlighting inc	dicates Su	uspect as	bestos ap	plication
A - Text Ac - Act Af - Spr B - Pipe C - Cen Cp - Pip	ture Coating D oustic Insulation Dt ray-Applied Fireproofing E Insulation F nent Pipe Fitting Ft pe Penetration Firestop Fj	- Cement Parg - Equipment F - Duct Insulatio - Insulating Pa - Insulated D - Insulating Pa	ging Wall Parging Fw on G- uper H- uct Boot I- aper Joint Ip	/ - Insulated D - Ceiling Pane Vinyl Floor Til Vinyl Sheet F - Paper Backe	BUILDING M uct Wrap J II Ji Ie Ji Iooring J Ied Flooring K	ATERIAL IDE - Cement Boa - Asbestos F - Cement Pi - Cement Bo - Cement Bo - Equipment	ENTIFICATION ard urnishings pe bard Window Gasketing	V CODES Kp - F L - Inc M - M Panel Md - N Ms - N	Pipe Gasketing andescent Lig astic Glue / Se Mastic Duct Jo Mastic Sink Co	Mw - W N - Pipe ght Pad O - Flo ealant P - Dry int PI - Pla ating Qf - Ro	indow Putty e Roving/Pa or Levelling wall Tape Co ster ofing Felt	Cking R - Cement S - omp. Ss T - U -	- Roofing S Refractory Exterior W - Exterior S Bldg Therr Friction Ma	Shingle Cement all Stucco Soffit Stucc nal Insulat aterials	V - Ve Va - V W - W W - W X - Fir	rmiculite Wall ermiculite Attic oven Textile e Doors
Area No.	Room Name	Visible Floor	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	OFFICE / WEARHOUSE	/ GARAGE	BUILDING													
	MAIN FLOOR															
	Exterior				Metal	Metal	Metal	Metal	Qs1			Jp1 (under ground)	Kp1(2)		M3(3)/ Jw1 (44)	
	Throughout Assumed Not Confirmed											Jp1 (1000)	C1(20)/ N1(300)			
100	Vestibule	Ceramic	Conc		Wd	Wd	Wd/Glass	Wd	G1	Str					T1	
101	Office	l1	O1	Conc	P1	P1	P1	P1	G1	Str					T1/ M1 (10')	
102	Office	l1	O1	Conc	P1	P1	P1	P1	G2	Str					T2	
103	Office	l1	O1	Conc	P1	P1	P1	P1	G1	Str					T2	
104	Office	l1	O1	Conc	P1	P1	P1	P1	G1	Str					T2	
105	Office	l1	O1	Conc	P1	P1	P1	P1	G1	Str					T2	
106	Office	12	Ірх	Conc	P1	P1	P1	P1	G1/G2/ G3(100)	Str						
107	Storage	H1-M2	Conc		P1	P1	P1	P1	Wd							
108	Office	Ceramic/I3	Wd	Conc	P1	P1	P1	P1	G1/G2	Str					T2	
109	Office	l1	O1	Conc	P1	P1	P1	P1	G1	Str					M1(12')	
110	Office	l1	O1	Conc	WD on P1	P1	P1	P1	G1	Str						
111	Office	lp 1	lp 1	O1/Conc	P1	P1	P1	P1	G1	Str						

	Building Type:	Comr	mercial	Bui	ilding Name:	450 MacKer	nzie Ave S V	Villiams Lake	e, BC		Date:	11-06	-2024	ANCI	LLARY IN	FORMATION
Abbre Descri Height	v: TB-Tack Board / GWB- ptors: (at)-concealed abo :: (H) high - application abo	Gypsum Wa ove T-bar ce ove 8'; (L) lo	III Board / BV iling / (af)-co w or blank - ;	V-Brick Wall ncealed abo application b	/ CBW-Conc ve fixed ceilir elow 8' Cor	rete Block W ng / (uw)-con ndition: (p) p	/all / Car-Ca cealed behin oor / (f) fair	rpet / Conc-(nd wall pape (default good	Concrete / St r / (*) - presu d condition)	r-Structure / W med present; a Quantities are	/d-Wood / l area or app shown in	FRP-Fibreç lication not parenthese	glass Rein t accessib	forced Pl le	astic	
Note: (Only known or visually cor t but not listed on this spre	ifirmed asbe eadsheet.	stos applicat	tions are not	ed on these A	Ancillary page	es. Additior	nal asbestos	applications	may be	Yellow hig	hlighting in	ndicates as	sbestos a	application	S
Note:	Where asbestos-containin	g and non-a	sbestos appl	ications are	listed in the s	ame cell, AC	CM is/are bo	lded			BLUE hig	hlighting in	dicates Su	uspect as	sbestos ap	plication
A - Tex Ac - Ac Af - Sp B - Pipe C - Cer Cp - Pi	ture Coating D - oustic Insulation Dt ray-Applied Fireproofing E - e Insulation F - nent Pipe Fitting Fb pe Penetration Firestop Fj	- Cement Par - Equipment I - Duct Insulati - Insulating Pa - Insulated D - Insulating Pa	ging Wall Parging Fw on G- aper H- Duct Boot I- aper Joint Ip	r - Insulated D - Ceiling Pane Vinyl Floor Ti Vinyl Sheet F - Paper Back	BUILDING M Puct Wrap J el J le J looring J ed Flooring K	ATERIAL IDE - Cement Boa f - Asbestos F p - Cement Pij w - Cement Bo C - Equipment	ENTIFICATION ard urnishings pe pard Window Gasketing	N CODES Kp - F L - Inc M - M Panel Md - 1 Ms - N	Pipe Gasketing andescent Lig astic Glue / Se Mastic Duct Joi Mastic Sink Co	MW - W N - Pipe ght Pad O - Flor ealant P - Dry int Pl - Pla: ating Qf - Ro	indow Putty e Roving/Pa or Levelling wall Tape C ster ofing Felt	Qs cking R - Cement S - omp. Ss T - U -	- Roofing S Refractory Exterior W - Exterior S Bldg Therr Friction Ma	Shingle Cement all Stucco Soffit Stucc mal Insula aterials	V - Ve Va - V W - W X - Fir tion	rmiculite Wall 'ermiculite Attic 'oven Textile e Doors
Area No.	Room Name	Visible Floor	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	OFFICE / WEARHOUSE	/ GARAGE	BUILDING													
	MAIN FLOOR															
112	Vestibule	Ceramic			P1	P1	P1	P1	P1							
113	Comm Room	13	Conc		P1	P1	P1	P1	P1							
	Crawlspace	Conc			Conc	Conc	Conc	Conc	Conc/Wd							
114	Washroom	Ceramic			P1	P1	P1	P1	P1							
115	Custodial	Conc			P1	P1	P1	P1	P1							
116	Storage	13	Conc		P1	P1	P1	P1	P1						Mw1(1)	
117	Corridor	Ceramic	Conc		P1	P1	P1	P1	P1							
118	Washroom	Ceramic	Conc		P1	P1	P1	P1	G1							
119	Stairs Up	Rubber	Wd		Wd	Wd	Wd	Wd								
120	Stairs Up	Rubber	Wd		Wd	Wd	Wd	Wd								
121	Under Stair Storage	H2	Conc		Wd	Wd	Wd	Wd	Wd							
122	Storage	Conc			Wd	Wd	Wd	Wd	Wd							
123	Garage	Conc			Wd	Wd	Wd	Wd	Wd/Metal			B1	N1(40)			
124	Compressor room	Conc			Wd	Wd	Wd	Wd	Wd							
125	Office	Conc			Wd	Wd	Wd	Wd	Wd							
126	Storage	Conc			Wd	Wd	Wd	Wd	Wd							

	Building Type:	Comn	nercial	Bui	Iding Name:	450 MacKer	nzie Ave S V	Villiams Lake	e, BC		Date:	11-06	-2024	ANCI	LLARY IN	FORMATION
Abbre Descri Height	v: TB-Tack Board / GWB- ptors: (at)-concealed ab :: (H) high - application ab	-Gypsum Wa ove T-bar cei oove 8'; (L) lo	ll Board / BV iling / (af)-co w or blank - a	V-Brick Wall ncealed abov application b	/ CBW-Conc ve fixed ceilir elow 8' Cor	rete Block W ng / (uw)-con ndition: (p) p	/all / Car-Ca cealed behir poor / (f) fair	rpet / Conc-0 nd wall pape (default good	Concrete / St r / (*) - presu d condition)	r-Structure / W med present; a Quantities are	/d-Wood / area or app shown in	FRP-Fibreg lication not parenthese	glass Rein accessib	forced Pl le	astic	
Note: (Only known or visually con t but not listed on this spr	nfirmed asbe readsheet.	stos applicat	ions are note	ed on these A	Ancillary pag	es. Addition	al asbestos	applications	may be	Yellow hig	ghlighting ir	ndicates a	sbestos a	application	s
Note:	Where asbestos-containir	ng and non-as	sbestos appl	ications are l	listed in the s	ame cell, A	CM is/are bo	lded			BLUE hig	hlighting in	dicates St	uspect as	sbestos ap	plication
A - Tex Ac - Ac Af - Sp B - Pipe C - Cer Cp - Pi	ture Coating D oustic Insulation D ray-Applied Fireproofing E e Insulation F nent Pipe Fitting Fi pe Penetration Firestop Fj	- Cement Par t - Equipment I - Duct Insulation - Insulating Pa b - Insulated D i - Insulating Pa	ging Wall Parging Fw on G- uper H- uct Boot I- aper Joint Ip	- Insulated D - Ceiling Pane Vinyl Floor Til Vinyl Sheet Fl - Paper Backe	BUILDING N uct Wrap J le J looring J ed Flooring K	ATERIAL IDI - Cement Boa f - Asbestos F p - Cement Pi w - Cement Bo - Equipment	ENTIFICATION ard Turnishings pe oard Window Gasketing	N CODES Kp - F L - Inc M - M Panel Md - N Ms - N	Pipe Gasketing andescent Lig astic Glue / Se Mastic Duct Jo Mastic Sink Co	Mw - W N - Pipe ght Pad O - Flo ealant P - Dry int PI - Pla ating Qf - Ro	indow Putty e Roving/Pa or Levelling wall Tape C ster ofing Felt	Cking R - Cement S - omp. Ss T - U -	- Roofing S Refractory Exterior W - Exterior S Bldg Thern Friction Ma	Shingle Cement all Stucco Soffit Stucc mal Insulat aterials	V - Ve Va - V W - W co X - Fir tion	rmiculite Wall ′ermiculite Attic ′oven Textile ′e Doors
Area No.	Room Name	Visible Floor	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	OFFICE / WEARHOUSE	E / GARAGE	BUILDING													
	MAIN FLOOR															
127	First aid	Conc			Wd	Wd	Wd	Wd	Wd							
128	Parts Room	Conc			Wd	Wd	Wd	Wd	Wd							
129	Waiting area	13	Conc		P1	P1	P1	P1	Wd							
130	Loading bay	Conc			Wd	Wd	Wd	Wd	Wd							
131	Storage	Conc			Wd	CBW-V1	CBW- V1/Wd	CBW-V1	Metal			Jp1(60h)	C1(2h)			
	SECOND FLOOR															
200	Corridor	11	Wd		P1	P1	P1	P1	G3	Wd						
201	Meeting Room	11	Wd		P1	P1	Wd on P1	P1	G1	Wd					Ms1	
202	Corridor	11	Wd		P1/Wd	P1	P1	P1	G3							
203	Storage	Carpet	11	Wd	P1	P1	P1	P1	G3	Wd						
204	Shower Room	H1(60)	Wd		P1	P1	P1	P1	G3							
205	Custodial	11	Wd		P1	P1	P1	P1	G3							
206	Washroom	11	Wd		P1	P1	P1	P1	G3	Wd						
207	Change room	11	Wd		P1	P1	P1	P1	G3	Wd						
208	Storage	l1/Wd	Wd		Wd	Wd	Wd	Wd	Wd							
209	Storage	Wd			P1	P1	P1	P1	Wd						1	

	Building Type	e: Comn	nercial	Bui	Iding Name:	450 MacKer	nzie Ave S W	/illiams Lake	e, BC		Date:	11-06	-2024	ANCI	LLARY IN	FORMATION
Abbre Descri Height	v: TB-Tack Board / GWE iptors: (at)-concealed al t: (H) high - application a	3-Gypsum Wa bove T-bar cei bove 8'; (L) lov	ll Board / BV ling / (af)-co w or blank - a	V-Brick Wall ncealed abov application b	/ CBW-Conc ve fixed ceilir elow 8' Cor	rete Block W ng / (uw)-con ndition: (p) p	Vall / Car-Ca acealed behir boor / (f) fair (rpet / Conc-(nd wall pape (default good	Concrete / St r / (*) - presu d condition)	r-Structure / W med present; a Quantities are	/d-Wood / l area or app shown in	mm-do FRP-Fibreç lication not parenthese	d-yyyy glass Rein t accessib es	forced PI le	astic	
Note:	Only known or visually co It but not listed on this sp	onfirmed asbe	stos applicat	tions are note	ed on these A	Ancillary pag	es. Addition	al asbestos	applications	may be	Yellow hig	ghlighting ir	ndicates a	sbestos a	application	s
Note:	Where asbestos-containi	ing and non-as	bestos appl	ications are	listed in the s	ame cell, A	CM is/are bol	ded			BLUE hig	hlighting in	dicates Su	uspect as	sbestos ap	plication
A - Tex Ac - Ac Af - Spi B - Pipe C - Cer Cp - Pi	ture Coating Coustic Insulation Coustic Insulation Cousties and the properties of the provided Fireproofing Cousting Cou	D - Cement Parg Dt - Equipment F - Duct Insulatio - Insulating Pa - Insulated D - Insulated P - Insulating Pa	ging Wall Parging Fw on G per H - uct Boot I - aper Joint Ip	r - Insulated D - Ceiling Pane Vinyl Floor Til Vinyl Sheet F - Paper Backe	BUILDING M uct Wrap J I J ie J looring J ed Flooring K	MATERIAL IDI - Cement Boa f - Asbestos F p - Cement Pi w - Cement Bo C - Equipment	ENTIFICATION ard furnishings pe oard Window I Gasketing	I CODES Kp - F L - Inc M - M Panel Md - I Ms - N	Pipe Gasketing candescent Liç astic Glue / Se Mastic Duct Jo Mastic Sink Co	Mw - W N - Pip ght Pad O - Flo ealant P - Dry int Pl - Pla ating Qf - Ro	indow Putty e Roving/Pa or Levelling wall Tape C ster ofing Felt	cking Qs Cement S - omp. Ss T - U -	- Roofing S Refractory Exterior W - Exterior S Bldg Thern Friction Ma	Shingle Cement all Stucco offit Stucc nal Insulat aterials	V - Ve Va - V W - W co X - Fir tion	rmiculite Wall ermiculite Attic oven Textile e Doors
Area No.	Room Name	Visible Floor	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	SHOPS BUILDING															
	MAIN FLOOR															
	Exterior				CBW-V1	CBW-V1	CBW-V1	Metal	Qs1			Jp1 (under ground)			W1(3)	
300	Pressure washer	Conc			CBW-V1	CBW-V1	CBW-V1	CBW	Wd	Str		Jp1(12)				
301	Workshop	Conc			CBW-V1	CBW-V1	CBW-V1	CBW-V1	Wd			N1 (6)/B1	C1(2h)		M4(10)/ V1 debris	
302	Storage	Conc			CBW-V1	CBW-V1	CBW-V1	CBW-V1	Wd			B1			V1 debris	
303	Paint booth	Conc			CBW- perlite	J1(p)/M5 on foam on CBW-V1	J1(p)/M5 on foam on CBW-V1	CBW-V1	G4	Str						J1(1830)
304	Garage	Conc			CBW-V1	Wd	CBW-V1	Wd	P1(200)/ Str			Jp1(30)			V1 debris	
305	Storage	H3(p) (120)	Conc		P1(200)	CBW	CBW-V1	P1(200)	G1	P1		Jp1(10)				
306	Storage	Conc			Wd	P1(200)	Wd	P1(200)	Wd							
307	Washroom	Ceramic	Conc		P1	P1	P1	P1	G1	P1						P1(1000)
308	Storage	H3(p) (130)	Conc		CBW-V1	P1	P1	P1	G1	P1					Ms1(1)	P1(800)

	Building Ty	be: Comr	nercial	Bui	lding Name:	450 MacKer	nzie Ave S V	Villiams Lake	e, BC		Date:	11-06 mm-de	-2024 d-yyyy	ANCI	LLARY IN	FORMATION
Abbrev Descri Height	r: TB-Tack Board / GW ptors: (at)-concealed : (H) high - application	/B-Gypsum Wa above T-bar ce above 8'; (L) lo	ll Board / B\ iling / (af)-co w or blank -	W-Brick Wall oncealed above application be	/ CBW-Cond ve fixed ceili elow 8' Co rd	crete Block W ng / (uw)-con ndition : (p) p	/all / Car-Ca icealed behii boor / (f) fair	rpet / Conc-(nd wall pape (default good	Concrete / St r / (*) - presu d condition)	r-Structure / W med present; a Quantities are	/d-Wood / area or app shown in	FRP-Fibreg lication no parenthese	glass Rein t accessib es	forced Pl le	astic	
Note: (presen	Only known or visually t but not listed on this s	confirmed asbe spreadsheet.	stos applica	ations are note	ed on these	Ancillary pag	es. Additior	al asbestos	applications	may be	Yellow hig	hlighting ir	ndicates a	sbestos a	application	s
Note: \	Where asbestos-contai	ning and non-a	sbestos app	lications are l	isted in the	same cell, A0	CM is/are bo	lded			BLUE hig	hlighting in	dicates Su	uspect as	sbestos ap	plication
A - Text Ac - Acc Af - Spr B - Pipe C - Cen Cp - Pip	ture Coating oustic Insulation 'ay-Applied Fireproofing e Insulation nent Pipe Fitting be Penetration Firestop	D - Cement Parg Dt - Equipment I E - Duct Insulati F - Insulating Pa Fb - Insulated D Fj - Insulating Pa	ging Wall Parging Fi on G aper H uct Boot I - aper Joint Ip	w - Insulated D - Ceiling Pane -Vinyl Floor Til - Vinyl Sheet F o - Paper Backe	BUILDING I uct Wrap J e J looring J ed Flooring k	MATERIAL IDI - Cement Boa f - Asbestos F p - Cement Pi w - Cement Bo < - Equipment	ENTIFICATION ard Furnishings pe pard Window Gasketing	N CODES Kp - F L - Ind M - M Md - I Ms - N	Pipe Gasketing candescent Lig astic Glue / Se Mastic Duct Jo Mastic Sink Co	Mw - W N - Pipe ght Pad O - Flore galant P - Dry int PI - Pla ating Qf - Ro	indow Putty e Roving/Pa or Levelling wall Tape C ster ofing Felt	Qs cking R - Cement S - omp. Ss T - U -	 Refractory Refractory Exterior W Exterior S Bldg Then Friction Mathematical 	Shingle / Cement /all Stucco Soffit Stucc mal Insula aterials	V - Ve Va - V W - W co X - Fin	ermiculite Wall /ermiculite Attic /oven Textile re Doors
Area No.	Room Name	Visible Floor	Second Floor Layer	Third Floor Layer	North Wall	East Wall	South Wall	West Wall	First Ceiling or Roof	Second Ceiling	Third Ceiling	Mech. Pipe	Pipe Fitting	Mech. Duct	Other	Quantity
	SHOPS BUILDING															
	MEZZANINE															
400	Electrical Room	Wd			CBW-V1	CBW- perlite	GWB	Wd	Str							
401	Fan Room	Wd			Wd	CBW- perlite	CBW-V1	-	Str			Jp1(20)		Md1(2- AHU)	W2	

APPENDIX D BUILDING CONSTRUCTION INFORMATION



BUILDING CONSTRUCTION SURVEY INFORMATION SHEET

SURVEY INFORM	ATION						
Surveyor:	SF	Date	11-06-2024		g: 450 Macł	Kenzie Ave S Williams	Lake, BC
Survey Type:	X Full Hazm	at	Limited Scope	Pre-Demo	X Pre-Reno	Pre-Purchase	Inventory Only
Details:	X Floors Co	rec X	Walls Cored	X Carpet Lifted	X Drawings	Bldg Vacant	X Bldg Occupied
BUILDING INFORI	MATION						
Construction	1969 Da	ite	8000 Ft ²	X Wood Frame	X Brick / Block	X Steel Stud	CIP Concrete
Construction.	2 Stories		Crawlspace Full	X C/sp Partial	Basement Full	Bsmt Partial	Attic Space
Additions(s)	X Observed	Х	Reported	78/80/(Date	X Renovated (yes)	Renovated (No) Reno Date
Roofing:	Shingle	Х	Tar and Gravel	Torch-on	Metal	Concrete	Not in Scope
Exterior:	Wood	Х	Metal/Vinyl	Concrete	Stucco	Masonry	Not in Scope
Exterior Panels	Wood		Metal/Vinyl	Concrete	Stucco	X Asbestos Boar	d Not in Scope
Window Frames	X Putty		Glazing	X Rubber	Caulking	Foam	None
Interior:	X Wood		Plaster	X Drywall	Covered D/W	Concrete	Other Non-Asb
Interior Ceilings:	X Wood		Plaster	X Drywall	X T-Bar	Concrete	X Exposed Str
Heating:	Hot Water	-	Wood	X Furnace	X Roof Top	Electric	Other Non-Asb
Heat Distribution:	Radiant	Х	Ducted	Baseboard			Other Non-Asb
Thermal Insulation:	X Vermiculit	e X	Fiberglass	Rock Wool	Cellulose	Wood Chip	Other Non-Asb
MECHANICAL SYS	STEMS						
Ducting:	X None		Cork	Fiberglass	Rock Wool	Asb Paper	Other Non-Asb
Duct Joints:	X None		Asbestos Tape	Vinyl Tape	Joint Sealant	Foil Tape	Other Non-Asb
Water Piping:	X None	Х	Fiberglass	Asb Lagging	Cork	Foam	Other Non-Asb
Pipe Fittings:	X None		Cement (exposed)	Cement (con)	Fiberglass	PVC	Other Non-Asb
Rain Water Leader	X None	Х	Cast Iron	Copper	X Asbestos Pipe	Plastic	Other Non-Asb
Roof Drain Bowls:	None	Х	Cement (exposed)	X Cement (con)	Fiberglass		Other Non-Asb
Sanitary:	X Plastic		Copper	X Cast Iron	Asbestos Pipe		Not in Scope
Chimney Liner:	Plastic	Х	Cast Iron / Metal	Ceramic	Asbestos Pipe	Masonry	Not in Scope



BUILDING CONSTRUCTION SURVEY INFORMATION SHEET

SURVEY INFORM	ATION	1										
Surveyor:		SF	Date:	11-06-2024	_	Shop Building	:	450 Mack	Cenzie	Ave S Williams	Lake,	BC
Survey Type:	Х	Full Hazmat	t	Limited Scope	Х	Pre-Demo		Pre-Reno		Pre-Purchase		Inventory Only
Details:	Х	Floors Core	d X	Walls Cored		Carpet Lifted	Х	Drawings		Bldg Vacant	Х	Bldg Occupied
BUILDING INFORM	MATIC	<u>N</u>										
Construction	19	60's Date		4000 Ft ²		Wood Frame	Х	Brick / Block		Steel Stud		CIP Concrete
Construction.	1	Stories		Crawlspace Full		C/sp Partial		Basement Full		Bsmt Partial		Attic Space
Additions(s)		Observed		Reported		Date		Renovated (yes)	Х	Renovated (No)	Reno Date
Roofing:		Shingle		Tar and Gravel	Х	Torch-on		Metal		Concrete		Not in Scope
Exterior:		Wood	Х	Metal/Vinyl		Concrete		Stucco	Х	Masonry		Not in Scope
Exterior Panels		Wood		Metal/Vinyl		Concrete		Stucco			Х	None
Window Frames		Putty		Glazing		Rubber		Caulking		Foam	Х	None
Interior:		Wood		Plaster	Х	Drywall		Covered D/W	Х	Concrete		Other Non-Asb
Interior Ceilings:		Wood		Plaster	Х	Drywall	Х	T-Bar		Concrete	Х	Exposed Str
Heating:		Hot Water		Wood	Х	Furnace		Roof Top		Electric		Other Non-Asb
Heat Distribution:	Х	Radiant		Ducted		Baseboard]				Other Non-Asb
Thermal Insulation:	Х	Vermiculite		Fiberglass		Rock Wool		Cellulose		Wood Chip		Other Non-Asb
MECHANICAL SYS	STEM	<u>s</u>										
Ducting:	Х	None		Cork		Fiberglass		Rock Wool		Asb Paper		Other Non-Asb
Duct Joints:	Х	None		Asbestos Tape		Vinyl Tape	Х	Joint Sealant		Foil Tape		Other Non-Asb
Water Piping:		None	Х	Fiberglass		Asb Lagging		Cork		Foam		Other Non-Asb
Pipe Fittings:		None	Х	Cement (exposed)		Cement (con)	Х	Fiberglass		PVC		Other Non-Asb
Rain Water Leader:		None	Х	Cast Iron		Copper	Х	Asbestos Pipe		Plastic		Other Non-Asb
Roof Drain Bowls:	Х	None		Cement (exposed)		Cement (con)		Fiberglass				Other Non-Asb
Sanitary:		Plastic		Copper	Х	Cast Iron		Asbestos Pipe				Not in Scope
Chimney Liner:		Plastic	Х	Cast Iron / Metal		Ceramic		Asbestos Pipe		Masonry		Not in Scope

APPENDIX E SITE PHOTOGRAPHS

MATERIALS ASSESSED FOR ASBESTOS-CONTENT

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
<image/>	B 1	Fiberglass pipe insulation with fiberglass and mesh pipe fittings	Not Sampled	Known Non- Asbestos Application
	C 1	Insulated roof drain bowls	Not Sampled	Known Asbestos Application
	G 1	2x4' Pin and punch holed compressed cellulose tile	Not Sampled	Known Non- Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	G 2	2x4' Punch holed and shallow cross directional Fissured compressed cellulose tile	Not Sampled	Known Non- Asbestos Application
	G 3	2x4' Cross fissures, pinholes and dimpled red backed ceiling tile	6568-14	No Asbestos Detected
	G 4	2x4' Foil faced fiberglass ceiling tile	Not Sampled	Known Non- Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	H 1	12x12" Cream with black streaked vinyl floor tile and M2 glue	6568-05	No Asbestos Detected
	H 2	12x12" Beige floor tile	6568-21	No Asbestos Detected
	Н 3	12x12" Cream with yellow splotched and black mastic glue vinyl floor tile	6568-24	1-5% Chrysotile Asbestos
Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
-----------------------------------------------------------------------------------------------------------------------------------------------------------	------------------	----------------------------------------------------------------------------------	-----------------------------------	---------------------------------------
	11	Various coloured and pattern jute backed Marmoleum vinyl sheet flooring	Not Sampled	Known Non- Asbestos Application
	12	Green tile pattern rubber vinyl sheet flooring	Not Sampled	Known Non- Asbestos Application
	13	Green with long dark green streaked foam core vinyl sheet flooring	6568-12	No Asbestos Detected

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	lp 1	Tiny beige fleck pattern vinyl sheet flooring	6568-10	No Asbestos Detected
	lp X	Concealed vinyl sheet flooring	6568-08	No Asbestos Detected
	J 1	Asbestos cement board	Not Sampled	Known Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	Jp 1	Asbestos cement rain water leader piping	Not Sampled	Known Asbestos Application
	Jw 1	Asbestos cement window panels	Not Sampled	Known Asbestos Application
<image/>	Кр 1	Pipe flange gasket on gas line	Not Sampled	Known Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number /	Lab Results
<text></text>	M 1	Soft black putty between interior window frame and drywall	6568-01	1-5% Chrysotile Asbestos
No Photo Available	M 2	H1 Black mastic glue	6568-06	No Asbestos Detected
No Photo Available	М 3	Exterior white caulking around windows/metal cladding	6568-18	No Asbestos Detected

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	M 4	Grey caulking between exterior door and building	6568-22	No Asbestos Detected
	M 5	Beige pliable glue adhering Styrofoam to CBW and/or J1 to foam	6568-23	No Asbestos Detected
	Md 1	Duct joint sealant	6568-27	10-20% Chrysotile Asbestos

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	Ms 1	White under sink coating (stock photo for reference)	Not Sampled	Known Non- Asbestos Application
	Mw 1	Soft black interior window putty	6568-13	5-10% Chrysotile Asbestos
No Photo Available	N 1	Cast iron rain water leader bell and spigot packing	Not Sampled	Known Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	01	Grey floor levelling cement	6568-03	No Asbestos Detected
	Ρ1	White drywall tape compound	6568-02	1-5% Chrysotile Asbestos
No Photo Available	Qs 1	2010 torch on roofing	Not Sampled	Known Non- Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM	ode odifier		Sample Number /	
450 MacKenzie Ave S Williams Lake, BC	<u>Ŭ</u> T1	Material Description Fiberglass batt building thermal insulation (stock photo for reference)	Not Sampled	Lab Results Known Non- Asbestos Application
No Photo Available	Τ2	Kraft paper backed fiberglass building thermal insulation	Not Sampled	Known Non- Asbestos Application
	V 1	Vermiculite filled masonry wall	Not Sampled	Known Asbestos Application

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Potential ACM 450 MacKenzie Ave S Williams Lake, BC	Code Modifier	Material Description	Sample Number / Information	Lab Results
	W 1	Woven textile welding curtain	6568-26	90-95% Chrysotile Asbestos
	W 2	Rubber coated vibration damper	Not Sampled	Known Non- Asbestos Application

LEAD IN PAINT AND OTHER HAZARDOUS MATERIALS

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Lead Paint and Other Hazardous Materials 450 MacKenzie Ave S Williams Lake, BC	Material Description	Sample Number / Information	Lead Conc.
PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER PARCER	Cream and white on drywall	ICP-01	1580 mg/kg
Stance with the second se	Dark grey on interior wood trim	ICP-02	429 mg/kg
	Green painted wood	ICP-03	423 mg/kg

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Lead Paint and Other Hazardous Materials 450 MacKenzie Ave S Williams Lake, BC	Material Description	Sample Number / Information	Lead Conc.
	White painted wood	ICP-04	509 mg/kg
PARER WATER AND	White painted building	ICP-05	463 mg/kg
No Photo Available	Red oxide primer on metal	Not Sampled	Known Lead Containing

Peak Environmental Ltd. Hazardous and Regulated Materials Assessment Report Photograph Log - Lead Paint and Other Hazardous Materials 450 MacKenzie Ave S Williams Lake, BC	Material Description	Sample Number / Information	Lead Conc.
	Yellow marking and warning paints on metal and concrete	Not Sampled	Known Lead Containing
No Photo Available	Various colour paints on metal trim, windows and doors	Not Sampled	Known Lead Containing

APPENDIX F LABORATORY ANALYTICAL RESULTS

MATERIALS ASSESSED FOR ASBESTOS-CONTENT



CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Report Email	WORK ORDER	24K1269
PO NUMBER PROJECT PROJECT INFO	6568 6568 450 MacKenzie Ave S Williams Lake, BC	RECEIVED / TEMP REPORTED COC NUMBER	2024-11-12 10:44 / NA 2024-11-15 16:21 No Number

Introduction:

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

Big Picture Sidekicks



You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too. We've Got Chemistry

It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

👗 Ah

Ahead of the Curve



Through research, regulation knowledge, and instrumentation, we are your analytical centre the for technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

Work Order Comments:

This is a revised report; please refer to Appendix 3 for details.

By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: https://www.caro.ca/terms-conditions

If you have any questions or concerns, please contact me at hhannaoui@caro.ca

Authorized By:

Hanane El Hannaoui
Junior Account Manager



1-888-311-8846 | www.caro.ca

#110 4011 Viking Way Richmond, BC V6V 2K9 | #102 3677 Highway 97N Kelowna, BC V1X 5C3 | 17225 109 Avenue Edmonton, AB T5S 1H7 | #108 4475 Wayburne Drive Burnaby, BC V5G 4X4



PROJECT	Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1269 2024-11-1	5 16:21
Analyte		Result	RL	Units	Analyzed	Qualifier
Soft Black Putty I Matrix: Solid Sa	Between Interior Window Francescon Analysic	ame And Drywall - Office	101 - 6568 - 01 (24)	(1269-01)		
Soft Black Putty I Matrix: Solid San Polarized Light Mic	Between Interior Window France Noted: 2024-11-06 roscopy Analysis	ame And Drywall - Office	101 - 6568 - 01 (24)	* dp/	2024-11-13	
Soft Black Putty I Matrix: Solid Sa Polarized Light Mic Chrysotile Asbesto Non-Asbestos Fibl	Between Interior Window France npled: 2024-11-06 roscopy Analysis s es	(1 - 5)	101 - 6568 - 01 (24) 0.5	(1269-01) % dry % dry	2024-11-13 2024-11-13	

White Drywall Tape Compound - Office 101- 6568 - 02 (24K1269-02) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis					
Chrysotile Asbestos	(1 - 5)	0.5 % dry	2024-11-13		
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13		
Non-Fibrous Materials (95 - 99) 1.0 % dry 2024-11-13					

Grey Floor levelling Cement - Office 101- 6568 - 03 (24K1269-03) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13

White Drywall Tape Compound - Office 103 - 6568 - 04 (24K1269-04) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Chrysotile Asbestos	(1 - 5)	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	(95 - 99)	1.0 % dry	2024-11-13

12 X 12" Cream With Black Streaked VFT And M2 Glue - Storage 107 - 6568 - 05 (24K1269-05) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13	
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13	
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13	

H1 Black Mastic Glue - Storage 107 - 6568 - 06 (24K1269-06) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	(1 - 5)	1.0 % dry	2024-11-13
Non-Fibrous Materials	(95 - 99)	1.0 % dry	2024-11-13



REPORTED TO PROJECT	Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1269 2024-11-1	5 16:21
Analyte		Result	RL	Units	Analyzed	Qualifier
2X4' Fissured An 2024-11-06	nd Pinholed Ceiling Tile - Offi	ce 106 - 6568 - 07 (24K1)	269-07) Matrix: So	lid Sampled:		
Polarized Light Mi	croscopy Analysis					
Asbestos Fibres		Absent	0.5	% dry	2024-11-13	
Non-Asbestos Fib	ores	(50 - 60)	1.0	% dry	2024-11-13	

1.0 % dry

2024-11-13

Concealed VSF - Office 106 - 6568 - 08 (24K1269-08) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Non-Fibrous Materials

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13

Soft Black Putty Between Interior Door Frame And Drywall - Office 109 - 6568 - 09 (24K1269-09) | Matrix: Solid | Sampled: 2024-11-06

(40 - 50)

Polarized Light Microscopy Analysis					
Chrysotile Asbestos	(1 - 5)	0.5 % dry	2024-11-13		
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13		
Non-Fibrous Materials (95 - 99) 1.0 % dry 2024-11-13					

Tiny Beige Fleck Pattern VSF - Office 111 - 6568 - 10 (24K1269-10) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	(40 - 50)	1.0 % dry	2024-11-13
Non-Fibrous Materials	(50 - 60)	1.0 % dry	2024-11-13

White Drywall Tape Compound - Custodial 115 - 6568 - 11 (24K1269-11) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

o 1, ,				
Chrysotile Asbestos	(1 - 5)	0.5 % dry	2024-11-13	
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13	
Non-Fibrous Materials	(95 - 99)	1.0 % dry	2024-11-13	

Green With Long Dark Green Streaked Foam Core VSF - Communication Room 113 - 6568 - 12 (24K1269-12) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13



Peak Environmental Ltd. WORK ORDER REPORTED 24K1269 2024-11-15 16:21 Result RL Units Analyzed Qualifier r windows putty - Storage 116 - 6568 - 13 (24K1269-13) Matrix: Solid Sampled: Sampled: Sampled: roscopy Analysis 0.5 % dry 2024-11-13 res < 1 1.0 % dry 2024-11-13 rials (90 - 95) 1.0 % dry 2024-11-13							
Result RL Units Analyzed Qualifier r windows putty - Storage 116 - 6568 - 13 (24K1269-13) Matrix: Solid Sampled: Sampled:	REPORTED TO PROJECT	Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1269 2024-11-1	5 16:21
r windows putty - Storage 116 - 6568 - 13 (24K1269-13) Matrix: Solid Sampled: roscopy Analysis 28 (5 - 10) 0.5 % dry 2024-11-13 res < 1 1.0 % dry 2024-11-13 rials (90 - 95) 1.0 % dry 2024-11-13	Analyte		Result	RL	Units	Analyzed	Qualifier
croscopy Analysis os (5 - 10) 0.5 % dry 2024-11-13 res < 1	Soft black interic 2024-11-06	or windows putty - Storage 1	16 - 6568 - 13 (24K1269-1	3) Matrix: Solid S	Sampled:		
OS (5 - 10) 0.5 % dry 2024-11-13 res < 1	Polarized Light Mid	croscopy Analysis					
res < 1 1.0 % dry 2024-11-13 rials (90 - 95) 1.0 % dry 2024-11-13	Chrysotile Asbest	OS	(5 - 10)	0.5	% dry	2024-11-13	
rials (90 - 95) 1.0 % dry 2024-11-13	Non-Asbestos Fib	res	< 1	1.0	% dry	2024-11-13	
	Non-Fibrous Mate	erials	(90 - 95)	1.0	% dry	2024-11-13	
ampled: 2024-11-06	Matrix: Solid S Polarized Light Mid	ampled: 2024-11-06					
roscopy Analysis	Asbestos Fibres		Absent	0.5	% drv	2024-11-13	
roscopy Analysis Absent 0.5 % dry 2024-11-13	Non-Asbestos Fib	res	(60 - 70)	1.0	% dry	2024-11-13	
Absent 0.5 % dry 2024-11-13 res (60 - 70) 1.0 % dry 2024-11-13	Non-Fibrous Mate	erials	(30 - 40)	1.0	% dry	2024-11-13	
es, pinholes and dimplted red backed ceiling tile - Storage 203 - 6568 - 14 (24K1269-14) ampled: 2024-11-06	Non-Fibrous Mate 2x4' Cross fissur Matrix: Solid S Polarized Light Mic	rials res, pinholes and dimplted re ampled: 2024-11-06 croscopy Analysis	(90 - 95) ed backed ceiling tile - St	1.0 corage 203 - 6568 - 1	% dry	2024-	11-13
ampled: 2024-11-06	Matrix: Solid S	ampled: 2024-11-06					
ressent Analysis	Asbestos Fibres	croscopy Analysis	Absent	0.5	% dry	2024-11-13	
Absent 0.5 % dry 2024-11-13 100 T01 100 001 111 10	Non-Asbestos Fib	res	(60 - 70)	1.0	% dry	2024-11-13	
Absent 0.5 % dry 2024-11-13 res (60 - 70) 1.0 % dry 2024-11-13	Non-Fibrous Mate	erials	(30 - 40)	1.0	% dry	2024-11-13	
Absent 0.5 % dry 2024-11-13 res (60 - 70) 1.0 % dry 2024-11-13 rials (30 - 40) 1.0 % dry 2024-11-13	2X4' Cross Fissu (24K1269-15) Ma	res, Pinholes And Dimpled I atrix: Solid Sampled: 2024-	Red Backed Ceiling Tile · 11-06	Storage 203 - 6568	- 15		
Absent 0.5 % dry 2024-11-13 res (60 - 70) 1.0 % dry 2024-11-13 rials (30 - 40) 1.0 % dry 2024-11-13 rres, Pinholes And Dimpled Red Backed Ceiling Tile - Storage 203 - 6568 - 15 15 ttrix: Solid Sampled: 2024-11-06 10 10	Polarized Light Mid	croscopy Analysis					
Absent 0.5 % dry 2024-11-13 res (60 - 70) 1.0 % dry 2024-11-13 rials (30 - 40) 1.0 % dry 2024-11-13 res, Pinholes And Dimpled Red Backed Ceiling Tile - Storage 203 - 6568 - 15 15 atrix: Solid Sampled: 2024-11-06 700 700	Asbestos Fibres		Absent	0.5	% dry	2024-11-13	
Absent 0.5 % dry 2024-11-13 res (60 - 70) 1.0 % dry 2024-11-13 rials (30 - 40) 1.0 % dry 2024-11-13 res, Pinholes And Dimpled Red Backed Ceiling Tile - Storage 203 - 6568 - 15 15 trix: Solid Sampled: 2024-11-06 700 700 roscopy Analysis 0.5 % dry 2024-11-13	Non-Asbestos Fib	res	(60 - 70)	1.0	% dry	2024-11-13	

2X4' Cross Fissures, Pinholes And Dimpled Red Backed Ceiling Tile - Storage 202 - 6568 - 16 (24K1269-16) | Matrix: Solid | Sampled: 2024-11-06

(30 - 40)

Polarized Light Microscopy Analysis

Non-Fibrous Materials

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	(60 - 70)	1.0 % dry	2024-11-13
Non-Fibrous Materials	(30 - 40)	1.0 % dry	2024-11-13

1.0 % dry

2024-11-13

Exterior White Caulking Around Windows/Metal Cladding - Exterior - 6568 - 17 (24K1269-17) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13

Exterior White Caulking Around Windows/Metal Cladding - Exterior - 6568 - 18 (24K1269-18) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis				
Asbestos Fibres	Absent	0.5 % dry	2024-11-13	
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13	
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13	



REPORTED TO PROJECT	Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1269 2024-11-1	5 16:21
Analyte		Result	RL	Units	Analyzed	Qualifier

White drywall tape compound - Washroom 206 - 6568 - 19 (24K1269-19) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis		
Chrysotile Asbestos	(1 - 5)	0.5 % dry
Non Ashastas Fibras	- 1	10 % dry

Non-Asbestos Fibres < 1</th> 1.0 % dry 2024-11-13 Non-Fibrous Materials (95 - 99) 1.0 % dry 2024-11-13

2x4' Cross fissures, pinholes and dimpled red backed ceiling tile - Washroom 206 - 6568 - 20 (24K1269-20) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	(60 - 70)	1.0 % dry	2024-11-13
Non-Fibrous Materials	(30 - 40)	1.0 % dry	2024-11-13

12X12" Beige Floor Tile Under Stairs - Storage 121 - 6568 - 21 (24K1269-21) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13

Grey Caulking Between Exterior Door And Building - Workshop 301- 6568 - 22 (24K1269-22) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13

Beige Pliable Glue Adhering Styrofoam To CBW And/Or J1 To Foam - Paint Booth 303 - 6568 - 23 (24K1269-23) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Asbestos Fibres	Absent	0.5 % dry	2024-11-13
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13
Non-Fibrous Materials	> 99	1.0 % dry	2024-11-13

12 X 12" Cream With Yellow Splotched And Black Mastic Glue VFT - Storage 305 - 6568 - 24 (24K1269-24) | Matrix: Solid | Sampled: 2024-11-06

Polarized Light Microscopy Analysis

Chrysotile Asbestos	(1 - 5)	0.5 % dry	2024-11-15
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-15

2024-11-13



REPORTED TO PROJECT	Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1269 2024-11-1	5 16:21
Analyte		Result	RL	Units	Analyzed	Qualifier
12 X 12" Cream V (24K1269-24) Ma	Vith Yellow Splotched And atrix: Solid Sampled: 2024	Black Mastic Glue VFT - S I-11-06, Continued	torage 305 - 6568 -	24		
Polarized Light Mic	croscopy Analysis, Continued	,				
Non-Fibrous Mate	rials	(95 - 99)	1.0	% dry	2024-11-15	
Non-Fibrous Mate White Drywall Ta 2024-11-06	rials pe Compound - Washroom	(95 - 99) 307 - 6568 - 25 (24K1269-	1.0 25) Matrix: Solid	% dry Sampled:	2024-11-15	
Non-Fibrous Mate White Drywall Ta 2024-11-06 Polarized Light Mic	rials pe Compound - Washroom croscopy Analysis	(95 - 99) 307 - 6568 - 25 (24K1269-	1.0 25) Matrix: Solid	% dry Sampled:	2024-11-15	
Non-Fibrous Mate	rials pe Compound - Washroom croscopy Analysis	(95 - 99) 307 - 6568 - 25 (24K1269 - < 0.5	1.0 25) Matrix: Solid 0.5	% dry Sampled: % dry	2024-11-15 2024-11-13	
Non-Fibrous Mate	rials pe Compound - Washroom croscopy Analysis res	(95 - 99) 307 - 6568 - 25 (24K1269- < 0.5 < 1	1.0 25) Matrix: Solid 0.5 1.0	% dry Sampled: % dry % dry	2024-11-15 2024-11-13 2024-11-13	

Polarized Light Microscopy Analysis

Chrysotile Asbestos	(90 - 95)	0.5 % dry	2024-11-13
Non-Asbestos Fibres	(1 - 5)	1.0 % dry	2024-11-13
Non-Fibrous Materials	(1 - 5)	1.0 % dry	2024-11-13

Duct Joint Sealant - Fan Room 400 - 6568 - 27 (24K1269-27) | Matrix: Solid | Sampled: 2024-11-06

Polarized	Liaht	Microscop	v Analvsis
			,

Chrysotile Asbestos	(10 - 20)	0.5 % dry	2024-11-13	
Non-Asbestos Fibres	< 1	1.0 % dry	2024-11-13	
Non-Fibrous Materials	(80 - 90)	1.0 % dry	2024-11-13	



APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO PROJECT	Peak Enviro 6568	onmental Ltd.		WORK ORDER REPORTED	24K1269 2024-11-15	5 16:21
Analysis Descri	ption	Method Ref.	Technique		Accredited	Location
Asbestos in Bulk M Solid	laterials in	EPA 600/R-93/116	Polarized Light Microscopy (PLM)		\checkmark	Kelowna
Glossary of Term	s:					
RL	Reporting Lir	nit (default)				
% dry	Percent (dry	weight basis)				
<	Less than the specified Reporting Limit (RL) - the actual RL may be higher than				various factors	i
>	Greater than	the specified Result				
EPA	United States	Environmental Protection A	Agency Test Methods			

General Comments:

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Results in **Bold** indicate values that are above CARO's method reporting limits. Any results that are above regulatory limits are highlighted **red**. Please note that results will only be highlighted red if the regulatory limits are included on the CARO report. Any Bold and/or highlighted results do <u>not</u> take into account method uncertainty. If you would like method uncertainty or regulatory limits to be included on your report, please contact your Account Manager:hhannaoui@caro.ca

Please note any regulatory guidelines applied to this report are added as a convenience to the client, at their request, to help provide some initial context to analytical results obtained. Although CARO makes every effort to ensure accuracy of the associated regulatory guideline(s) applied, the guidelines applied cannot be assumed to be correct due to a variety of factors and as such CARO Analytical Services assumes no liability or responsibility for the use of those guidelines to make any decisions. The original source of the regulation should be verified and a review of the guideline (s) should be validated as correct in order to make any decisions arising from the comparison of the analytical data obtained to the relevant regulatory guideline for one's particular circumstances. Further, CARO Analytical Services assumes no liability or responsibility for any loss attributed from the use of these guidelines in any way.



APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	WORK ORDER	24K1269
PROJECT	6568	REPORTED	2024-11-15 16:21

The following section displays the quality control (QC) data that is associated with your sample data. Groups of samples are prepared in "batches" and analyzed in conjunction with QC samples that ensure your data is of the highest quality. Common QC types include:

- Method Blank (Blk): A blank sample that undergoes sample processing identical to that carried out for the test samples. Method blank results are used to assess contamination from the laboratory environment and reagents.
- Duplicate (Dup): An additional or second portion of a randomly selected sample in the analytical run carried through the entire analytical process. Duplicates provide a measure of the analytical method's precision (reproducibility).
- Blank Spike (BS): A sample of known concentration which undergoes processing identical to that carried out for test samples, also referred to as a laboratory control sample (LCS). Blank spikes provide a measure of the analytical method's accuracy.
- Matrix Spike (MS): A second aliquot of sample is fortified with a known concentration of target analytes and carried through the entire analytical process. Matrix spikes evaluate potential matrix effects that may affect the analyte recovery.
- **Reference Material (SRM)**: A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Polarized Light Microscopy Analysis	, Batch B4K2363								
Blank (B4K2363-BLK1)			Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Asbestos Fibres	Absent	0.5 % dry							
Non-Asbestos Fibres	< 1.0	1.0 % dry							
Non-Fibrous Materials	< 1.0	1.0 % dry							
Blank (B4K2363-BLK2)			Prepared	I: 2024-11-1:	2, Analyze	d: 2024-1	1-13		
Asbestos Fibres	Absent	0.5 % dry							
Non-Asbestos Fibres	< 1.0	1.0 % dry							
Non-Fibrous Materials	< 1.0	1.0 % dry							
Blank (B4K2363-BLK3)			Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Asbestos Fibres	Absent	0.5 % dry							
Non-Asbestos Fibres	< 1.0	1.0 % dry							
Non-Fibrous Materials	< 1.0	1.0 % dry							
Duplicate (B4K2363-DUP2)	Sour	ce: 24K1269-04	Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Chrysotile Asbestos	(1 - 5)	0.5 % dry		(1 - 5)				55	
Non-Asbestos Fibres	< 1.0	1.0 % dry		< 1.0				55	
Non-Fibrous Materials	(95 - 99)	1.0 % dry		(95 - 99)				55	
Duplicate (B4K2363-DUP3)	Sour	ce: 24K1269-14	Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Asbestos Fibres	Absent	0.5 % dry		Absent				55	
Non-Asbestos Fibres	(60 - 70)	1.0 % dry		(60 - 70)				55	
Non-Fibrous Materials	(30 - 40)	1.0 % dry		(30 - 40)				55	
Reference (B4K2363-SRM1)			Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Chrysotile Asbestos	(1 - 5)	0.5 % dry	4.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0 % dry	0.00			60-140			
Non-Fibrous Materials	(95 - 99)	1.0 % dry	96.0		100	60-140			
Reference (B4K2363-SRM2)			Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Chrysotile Asbestos	(1 - 5)	0.5 % dry	4.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0 % dry	0.00			60-140			
Non-Fibrous Materials	(95 - 99)	1.0 % dry	96.0		100	60-140			
Reference (B4K2363-SRM3)			Prepared	I: 2024-11-1	2, Analyze	d: 2024-1	1-13		
Chrysotile Asbestos	(1 - 5)	0.5 % dry	4.00		100	80-120			
Non-Asbestos Fibres	< 1.0	1.0 % dry	0.00			60-140			
Rev 2024-10	Cari	ng About Re <mark>su</mark>	lts, Obviou	ısly.				Pa	age 8 of 1



APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO PROJECT	Peak Environmental Ltd. 6568					WORK C	ORDER TED	24K1 2024	269 -11-15	16:21
Analyte	Res	sult RL	Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Polarized Light Mi	croscopy Analysis, Batch B4K2	363, Continued								

Reference (B4K2363-SRM3), Continued	Prepared: 2024-11-12, Analyzed: 2024-11-13			
Non-Fibrous Materials	(95 - 99)	1.0 % dry	96.0	100 60-140



APPENDIX 3: REVISION HISTORY

REPORTED TO PROJECT	TO Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1269 2024-11-15 16:21
Sample ID	Changed	Change	Analysis	Analyte(s)	
24K1269-24	2024-11-15	Result Revised	Asbestos in Bulk Materials	Non-Asbestos Fib Materials	res, Non-Fibrous

LEAD IN PAINT AND OTHER HAZARDOUS MATERIALS



CERTIFICATE OF ANALYSIS

REPORTED TO	Peak Environmental Ltd. 951 Pinewood Place West Kelowna, BC V1Z 3G7		
ATTENTION	Report Email	WORK ORDER	24K1268
PO NUMBER PROJECT PROJECT INFO	6568 6568 450 MacKenzie Ave S Williams Lake, BC	RECEIVED / TEMP REPORTED COC NUMBER	2024-11-12 10:44 / NA 2024-11-14 15:56 No Number

Introduction:

CARO Analytical Services is a testing laboratory full of smart, engaged scientists driven to make the world a safer and healthier place. Through our clients' projects we become an essential element for a better world. We employ methods conducted in accordance with recognized professional standards using accepted testing methodologies and quality control efforts. CARO is accredited by the Canadian Association for Laboratories Accreditation (CALA) to ISO/IEC 17025:2017 for specific tests listed in the scope of accreditation approved by CALA.

Big Picture Sidekicks



You know that the sample you collected after snowshoeing to site, digging 5 meters, and racing to get it on a plane so you can submit it to the lab for time sensitive results needed to make important and expensive decisions (whew) is VERY important. We know that too. We've Got Chemistry

It's simple. We figure the more you enjoy working with our fun and engaged team members; the more likely you are to give us continued opportunities to support you.

Ahea

Ahead of the Curve



Through research, regulation knowledge, and instrumentation, we are your analytical centre the for technical knowledge you need, BEFORE you need it, so you can stay up to date and in the know.

Work Order Comments:

This is a revised report; please refer to Appendix 3 for details.

By engaging our services, you are agreeing to CARO Analytical Service's Standard Terms and Conditions outlined here: https://www.caro.ca/terms-conditions

If you have any questions or concerns, please contact me at hhannaoui@caro.ca

Authorized By:

Hanane El Hannaoui
Junior Account Manager



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REPORTED TO PROJECT	Peak Environmental Ltd. 6568			WORK ORDER REPORTED	24K1268 2024-11-1	4 15:56
Analyte		Result	RL	Units	Analyzed	Qualifie
Cream and white	e on drywall - Storage 107 - IC	P-01 (24K1268-01) Mat	rix: Solid Samplec	l: 2024-11-06		
Metals in Paint						
Lead		1580	80.0	mg/kg	2024-11-13	
Dark grey on inte 2024-11-06	erior wood trim - Storage 107	- ICP-02 (24K1268-02)	Matrix: Solid Sam	oled:		
Metals in Paint						
Lead		429	80.0	mg/kg	2024-11-13	
Green painted w	ood - Storage 209 - ICP-03 (2	4K1268-03) Matrix: Soli	d Sampled: 2024-	11-06		
Metals in Paint						
Lead		423	80.0	mg/kg	2024-11-13	
White painted wo	ood - Storage 209 - ICP-04 (24	K1268-04) Matrix: Solio	d Sampled: 2024-1	1-06		
Metals in Paint						
Lead		509	80.0	mg/kg	2024-11-13	
White painted bu	ilding - Workshop 301 - ICP-	05 (24K1268-05) Matrix:	Solid Sampled: 2	024-11-06		
Metals in Paint						
Lead		463	80.0	mg/kg	2024-11-13	
Office/Warehous Sampled: 2024-1	e/Garage Building - Waste St 1-06	ream TCLP - TCLP-01 (2	4K1268-06) Matrix	:: Solid		
TCLP Metals						
Lead		0.70	0.010	mg/L	2024-11-14	
TCLP Non-Volatile	Extraction Details					
Extraction Fluid p	Н	4.92		pH units	2024-11-14	TCLP1
Final Extract pH		5.25		pH units	2024-11-14	TCLP1
Shops Building -	Waste Stream TCLP - TCLP-	02 (24K1268-07) Matrix	: Solid Sampled: 2	2024-11-06		
TCLP Metals						
Lead		1.3	0.010	mg/L	2024-11-14	
TCLP Non-Volatile	Extraction Details					
Extraction Fluid p	н	4.92		pH units	2024-11-14	TCI P1

Final Extract pH

pH units

5.10

TCLP1

2024-11-14



REPORTED TO	Peak Environmental Ltd.
PROJECT	6568

WORK ORDER 24 REPORTED 24

24K1268 2024-11-14 15:56

Sample Qualifiers:

TCLP1 Used less than the minimum required weight (100 g) due to limited sample. The result cannot be used for regulatory guideline(s).



APPENDIX 1: SUPPORTING INFORMATION

REPORTED TO PROJECT	Peak Enviror 6568	nmental Ltd.	WORK ORDER REPORTED	24K1268 2024-11-14	15:56
Analysis Description		Method Ref.	Technique	Accredited	Location
SALM in Solid		ASTM E1645* / EPA 6020B	HNO3+H2O2 / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)		Richmono
TCLP Extraction i	n Solid	EPA 1311	20:1 Leach for 18 h		Richmond
TCLP Leachable	Metals in Solid	EPA 200.2* / EPA 6020B	HNO3+HCI Hot Block Digestion / Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS)	✓	Richmono

Note: An asterisk in the Method Reference indicates that the CARO method has been modified from the reference method

Glossary of Terms:

RL	Reporting Limit (default)
mg/kg	Milligrams per kilogram (dry weight basis)
mg/L	Milligrams per litre
pH units	pH < 7 = acidic, ph > 7 = basic
EPA	United States Environmental Protection Agency Test Methods

General Comments:

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APPENDIX 2: QUALITY CONTROL RESULTS

REPORTED TO	Peak Environmental Ltd.	WORK ORDER	24K1268
PROJECT	6568	REPORTED	2024-11-14 15:56

The following section displays the quality control (QC) data that is associated with your sample data. Groups of samples are prepared in "batches" and analyzed in conjunction with QC samples that ensure your data is of the highest quality. Common QC types include:

- Method Blank (Blk): A blank sample that undergoes sample processing identical to that carried out for the test samples. Method blank results are used to assess contamination from the laboratory environment and reagents.
- Duplicate (Dup): An additional or second portion of a randomly selected sample in the analytical run carried through the entire analytical process. Duplicates provide a measure of the analytical method's precision (reproducibility).
- Blank Spike (BS): A sample of known concentration which undergoes processing identical to that carried out for test samples, also referred to as a laboratory control sample (LCS). Blank spikes provide a measure of the analytical method's accuracy.
- Matrix Spike (MS): A second aliquot of sample is fortified with a known concentration of target analytes and carried through the entire analytical process. Matrix spikes evaluate potential matrix effects that may affect the analyte recovery.
- **Reference Material (SRM)**: A homogenous material of similar matrix to the samples, certified for the parameter(s) listed. Reference Materials ensure that the analytical process is adequate to achieve acceptable recoveries of the parameter(s) tested.

Each QC type is analyzed at a 5-10% frequency, i.e. one blank/duplicate/spike for every 10-20 samples. For all types of QC, the specified recovery (% Rec) and relative percent difference (RPD) limits are derived from long-term method performance averages and/or prescribed by the reference method.

Analyte	Result	RL Units	Spike Level	Source Result	% REC	REC Limit	% RPD	RPD Limit	Qualifier
Metals in Paint, Batch B4K2481									
Blank (B4K2481-BLK1)			Prepared	1: 2024-11-1	3, Analyze	d: 2024-´	1-13		
Lead	< 80.0	80.0 mg/kg							
Duplicate (B4K2481-DUP1)	Sour	ce: 24K1268-01	Prepared	: 2024-11-1	3, Analyze	d: 2024-´	1-13		
Lead	1360	80.0 mg/kg		1580			15	40	
Reference (B4K2481-SRM1)			Prepared	: 2024-11-1	3, Analyze	d: 2024-´	1-13		
Lead	1110	80.0 mg/kg	1000		111	70-130			
TCLP Metals, Batch B4K2598									

Blank (B4K2598-BLK1)			Prepared: 20	24-11-14, <i>A</i>	Analyzed	: 2024-11-14
Lead	< 0.010	0.010 mg/L				
LCS (B4K2598-BS1)			Prepared: 20	24-11-14, A	Analyzed	: 2024-11-14
Lead	0.376	0.010 mg/L	0.400		94	80-120
Matrix Spike (B4K2598-MS1)	Source: 24K1268-07		Prepared: 20	24-11-14, A	Analyzed	: 2024-11-14
Lead	1.62	0.010 mg/L	0.400	1.27	87	70-130

TCLP Non-Volatile Extraction Details, Batch B4K2502

Blank (B4K2502-BLK1)			Prepared: 2024-11-14, Analyzed: 2024-11-14
Extraction Fluid pH	4.92	pH units	
Final Extract pH	4.94	pH units	



APPENDIX 3: REVISION HISTORY

REPORTED TO PROJECT	Peak Enviro 6568	onmental Ltd.		WORK ORDER REPORTED	24K1268 2024-11-14 15:56
Sample ID	Changed	Change	Analysis	Analyte(s)	
24K1268-06	2024-11-14	Result Revised	TCLP Metals (Analysis Only)	Aluminum, Antimo Beryllium, Bismut Calcium, Chromiu Iron, Lead, Lithiur Manganese, Mero Nickel, Potassium Strontium, Telluriu Titanium, Uraniun Zirconium	ony, Arsenic, Barium, h, Boron, Cadmium, im, Cobalt, Copper, n, Magnesium, cury, Molybdenum, n, Selenium, Silver, im, Thallium, Tin, n, Vanadium, Zinc,
24K1268-07	2024-11-14	Result Revised	TCLP Metals (Analysis Only)	Aluminum, Antimo Beryllium, Bismut Calcium, Chromiu Iron, Lead, Lithiur Manganese, Mero Nickel, Potassium Strontium, Telluriu Titanium, Vanadiu	ony, Arsenic, Barium, h, Boron, Cadmium, im, Cobalt, Copper, n, Magnesium, cury, Molybdenum, n, Selenium, Silver, im, Thallium, Tin, im, Zinc, Zirconium

APPENDIX G Methodology

ASBESTOS-CONTAINING BUILDING MATERIALS

A complete inventory is carried out to record any materials which may contain asbestos as well as those known to not contain asbestos. The intent of this complete inventory is to demonstrate that all visible and accessible materials have been inspected and identified as either asbestos-containing or non-containing. Materials obviously not asbestos-containing (*e.g.* fiberglass, wood, metal, ceramic, concrete, *etc.*) are not listed in the materials description but are included on a per room basis in the Room by Room Inventory (<u>Appendix C</u>) to indicate building finishing materials.

Building Inspection

This is an occupied or potential building re-use pre-demolition/renovation survey, and as such, limited destructive sampling methods were used to confirm locations and extents of concealed asbestos applications. All possible efforts were made to ensure concealed suspect asbestos applications were inspected and sampled where possible within these limitations. Applications that were observed but not sampled due to these constraints are listed throughout this report as *Suspect* asbestos applications.

Visual Inspection

All accessible spaces of the building are entered and visually inspected. Any inaccessible spaces are listed in <u>Survey Limitations</u>.

- The surveyor carries out an initial visual assessment of the structure to determine building materials present and establish the number of homogeneous areas for each application. A homogeneous area is defined as an area containing material that is 'uniform in texture, colour, date of application, and identical in every other way'.
- 2. Each application is then placed into one of the following categories as defined by the Asbestos Hazard Emergency Response Act (AHERA).

<u>Surfacing Material</u>: defined as a material that is sprayed on, troweled on, or otherwise applied to surfaces (structural members, walls, ceilings, *etc.*) for acoustical, decorative, fireproofing, or other purposes.

<u>Thermal System Insulation</u>: defined as a material applied to pipes, fittings, boilers, breeching, tanks, ducts, or other interior structural components to prevent heat loss or gain, or water condensation, or for other purposes.

<u>Miscellaneous</u>: defined as materials which do not fall into the above two categories - typically ceiling tiles and flooring applications.

3. A physical assessment is then carried out for each application to determine its condition to establish potential exposure risk to occupants or workers.

Sampling

Sample collection is carried out according to the requirements defined in WorksafeBC OHS Guideline Part 20 which defines number and size requirements by area and material type. Bulk samples are collected and placed in uniquely identified and labelled plastic sample bags. The sample location is recorded and a photograph is taken of the sample with the location overview. The locations and quantities of the material is then recorded. A chain of custody is created to include each unique sample number, material type, and sample location.

In some instances, applications are visually identified as 'Known Asbestos' based on the experience of the surveyor. Materials such as pre-1978 insulating cements, corrugated paper pipe insulation, asbestos pipe and cement boards are known to contain asbestos. If these materials are identified, they are noted as being asbestos-containing and no verification samples are collected.

Conversely a small number of applications may be designated as 'Known Non-Asbestos'. Such a designation is based on the experience of the surveyor and includes one or more of the following justifications: the age of the application is later than the use of asbestos in such products; product manufacturer has issued assurance that the product is asbestos-free; extensive previous sampling of identical material has consistently resulted as no asbestos detected.

Laboratory Analysis

Collected samples are sent to an accredited laboratory for analysis using Polarized Light Microscopy (PLM) in accordance with the <u>NIOSH 9002</u> or EPA 600/R-93/116 method. As defined in Section 6.1 of the OHS Regulation, all materials containing 0.5 percent or greater of asbestos, and vermiculite insulation containing any asbestos, shall be considered to be asbestos-containing.

Where 'positive stop' is listed on laboratory reports, the laboratory did no further analysis of samples of the same homogenous application once a positive result was identified.

LEAD BASED PAINT

WorkSafeBC does not define lead based paint numerically. Instead, Exposure Risk Levels are assigned based on a Risk Assessment using several factors, including, but not limited to: lead concentration, type and duration of activity, and amount to be disturbed. For the purposes of this report, sampling and analysis for lead in paint may require up to three testing/analysis methods to determine the following:

- Worker risk of exposure to lead dust
- Risk to occupants, especially vulnerable persons (children, pregnant women, older persons)
- Disposal requirements for lead painted waste

Paint applications are grouped into homogeneous applications based on a visual inspection of paint colour and substrate. Testing of the painted surfaces is then carried out using methods deemed appropriate for the demolition/renovation scenario:

Denisiqi Services Society HAZARDOUS & REGULATED MATERIALS ASSESSMENT REPORT

- Inductively Coupled Plasma-Mass Spectroscopy (ICP-MS) Analysis: To determine the total concentration of lead in paint. The paint is tested in accordance with Analytical Method BCMOE SALM V.2 / EPA 6020B. Reporting limit for this method is 80 mg/kg (ppm) for this project.
- Toxicity Characteristic Leaching Procedure (TCLP): To quantify the concentration of leachable lead in paint in order to determine the disposal requirements of the lead painted waste. Materials with a sample result greater than 5 mg/L are classified as a hazardous waste (as defined in the B.C. Hazardous Waste Regulation), and require treatment and disposal at a site which accepts hazardous waste, such as the Swan Hills Treatment Centre in Alberta. Analytical method used is either EPA 200.2* / EPA 6020B or Toxicity Characteristic Leachate Procedure (1311/7000B), with a reporting limit of 0.010 mg/L.

An increasing number of landfills now require that all painted (coated) materials with a total lead concentration greater than 100 ppm be further analyzed for leachable lead. Peak Environmental to date has not observed paint samples with a total lead concentration less than 1000 ppm to have a lead leachate result greater than the hazardous materials classification threshold of 5 mg/L. However, to adhere to the landfills' 100 ppm directive, all painted materials with a total lead concentration greater than 100 ppm are indicated for further TCLP analysis.

Samples for TCLP analysis are collected in accordance with ASTM E1908-20 which describes the combining of all lead waste components resulting from the renovation/demolition activity, and extracting one sample of the lead waste components proportionate to their volume in the total waste stream.

OTHER HAZARDOUS AND REGULATED MATERIALS

The Scope of Work for this project includes a visual inspection for the following regulated materials, except where noted as *not in scope*:

- Polychlorinated biphenyls (PCBs) in light ballasts
- Mercury in high voltage lighting, fluorescent light tubes and thermostats
- Lead products (eg: lead roof jacks/flashing, solder on copper pipe)
- Ozone depleting substances (ODS) equipment containing Freon or chlorofluorocarbons including refrigerators, freezers, wall-mounted air conditioners and roof top HVAC units.
- Toxic, flammable or explosive materials includes pesticides, herbicides, waste oil, fuel, paints, solvents and other hydrocarbon based fluids
- Biological contaminants mould, fecal matter or sharps /drug paraphernalia
- Silica in glass, gypsum board, plaster, stone, ceramic, bedding sand, brick, concrete, etc.
- Radioactive materials smoke detectors
- Storage tanks above ground, and below if evident; signs of soil contamination
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Polychlorinated Biphenyls (PCBs)

PCB-containing light ballasts were manufactured through 1980. Therefore, in buildings constructed prior to 1980, a visual inspection is carried out to tally the number of fluorescent light ballasts that potentially contain PCBs. Classification of potentially PCB or non-PCB for the purposes of this report is based on building/equipment age and ballast type. Conclusive identification is not possible without access to serial numbers, date or non-PCB stamps which often require removal of the light tubes or ballasts. T-8 style light fixtures were not inspected as they utilize a High Efficiency non-PCB ballast.

Mercury

A visual inspection is done to identify and count any mercury containing thermostats, fluorescent light tubes or high voltage lights.

Other Lead Products

A visual inspection is done to identify other lead applications such as lead flashings or roof jacks and lead solder on copper pipe.

Ozone Depleting Substances

An inspection for the presence of CFC or other regulated refrigerants is carried out to locate refrigerators, freezers and wall mounted air conditioning units or roof top HVAC units. HVAC units are noted in the report, however, no inspection of such units is carried out to identify refrigerants.

Toxic, Flammable or Explosive Materials

The building and surrounding area are inspected for any toxic, flammable or explosive materials, however, no inspection for underground storage tanks is performed to ascertain potential soil contamination from spillage during tank filling, or leakage from the tank or supply / return lines. Underground storage tanks are listed where there are above ground indications of such tanks. Any contaminated soil encountered during tank excavation must be collected and remediated as required by the Ministry of Environment.

Biological Contaminants

The inspection includes biological contaminates such as mould, fecal matter, and potential sharp objects, all of which would require worker awareness and Personal Protective Equipment.

Crystalline Silica

A visual inspection is carried out for applications which commonly contain crystalline silica.

Radioactive Materials

Smoke detectors are noted.

APPENDIX H Regulatory Agencies

Provincial Occupational Health and Safety Regulations

Workplace health and safety is regulated in British Columbia by WorkSafeBC under the Workers Compensation Act (effective April 15, 1998), as amended by the Workers' Compensation (Occupational Health and Safety) Amendment Act (effective October 1, 1999) inclusive of Part 3 Division 3, Sections 115 to 124 General Duties of Employers, Workers and Others and Part 5.54 Exposure Control Plan. The Act defines the general duties and obligations of the employer, employees and others at the work site.

Specific actions and work practices are outlined in the WorkSafeBC Occupational Health and Safety (OHS) Regulation for specific work practices.

The OHS Regulation contains legal requirements that must be met by all workplaces under the inspection jurisdiction of WorkSafeBC. Asbestos is governed by Section 6 - Substance Specific Requirements, specifically Section 6.1 through 6.32 and by Section 20 - Construction, Excavation and Demolition, specifically Section 20.112_Hazardous Materials.

WorkSafeBC has published the following manuals:

Safe Work Practices for Handling Asbestos and Safe Work Practices for Handling Lead

These manuals outline basic information on asbestos and lead respectively, related health hazards, requirements for worker protection, safe work procedures and principles that should be followed in selecting the most suitable abatement techniques. These documents provide a guide to current practices which are to be followed in the Province of British Columbia.

<u>Regulatory Change: A Primer on Protecting Workers from Silica and Rock Dust Exposure - Changes to</u> <u>the Occupational Health and Safety Regulation</u> has been published to clarify employer requirements to protect workers from exposure to harmful effects of silica dust.

Environmental Regulations

In British Columbia, environmental matters pertaining to production and disposal of waste generally fall under the jurisdiction of the Ministry of Environment (MoE), pursuant to the Environmental Management Act 2003 (SBC 2003).

The Hazardous Waste Regulation BC Reg. 63/88, OC 268/88, including amendments as established by the MoE, outlines the requirements for the storage, transportation, treatment, recycling and disposal of hazardous wastes in the Province of British Columbia. The regulation outlines the materials and criteria to be used to characterize waste as hazardous.

Ozone Depleting substances are regulated by the Ozone Depleting Substances and Other Halocarbons Regulation* (B.C. Reg. 387/99, as amended by B.C. Reg. 220/2006).

PCBs are regulated by the Canadian Environmental Protection Act (SOR/2008-273).

Mercury containing products are regulated by the Canadian Environmental Protection Act (SOR /2014-254).

Transportation of Hazardous or Regulated Waste

The transportation of hazardous wastes is governed under the Federal Transportation of Dangerous Goods Act and Regulations (SOR / 2008-34) which outline the requirements for storage, handling, and transportation of regulated products and waste.