

APPENDIX B
ASBESTOS ABATEMENT REPORT



Client: City of Winnipeg Water and Waste Dept **Site:** Shoal Lake
Building Number(s):

Observation Report for Location #1

Building #:	Building Name: Staff House Building	Surveyor: JYC	Survey Date: 2008-04-14										
Reassessment Date: 2019-07-05	Reassessment Surveyor: Lambert Cruz												
Location #: 1	Location Name: Staff House	Floor: Main	Room #:	Square ft:									
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		Carpet											None
Ceiling	ACOUSTIC TILE	Glued-on ceiling tiles	Surface	N/A	C	Y	100			%	V0000		None
Ceiling		Wood											None
Ceiling	ACOUSTIC TILE	Lay-in ceiling tiles	Surface	N/A	C	Y	100			%	V0000		None
Ceiling		Drywall			C					%	V9500	[Presumed Asbestos]	Friable
Wall		Transite	Exterior	Paint	A	Y	4800 (7)			SF	V9000	Confirmed Asbestos	Non-Friable
Wall		Drywall			C		100			%	V9500	[Presumed Asbestos]	Friable
Wall	All	Plaster	Surface	Quarry tile	A	Y	100 (5)			%	V9500	Presumed Asbestos	Friable
Structure	Not Accessible											None	

Location continued on next page...

Legend:

Action		Access		Condition		Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage



Client: City of Winnipeg Water and Waste Dept Site: Shoal Lake
 Building Number(s):

Observation Report for Location #1

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 ...Location continued from previous page

Building #:	Building Name: Staff House Building	Surveyor: JYC	Survey Date: 2008-04-14										
Reassessment Date: 2019-07-05	Reassessment Surveyor: Lambert Cruz												
Location #: 1	Location Name: Staff House	Floor: Main	Room #:	Square ft:									
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Piping	All	Not Insulated											None
Duct	All	Not Insulated											None
Mechanical Equipment	All	Not Insulated											None

Note: Roof sections needs to be tested prior to any renovation or demolition activities. Grout (masonry mortar/cement/plaster) on exterior brick walls is presumed asbestos containing.

Legend:

Action		Access		Condition		Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage



Client: City of Winnipeg Water and Waste Dept Site: Shoal Lake
 Building Number(s):

Observation Report for Location #1

Building #:	Building Name: Foremans Residence	Surveyor: JYC	Survey Date: 2008-04-14										
Reassessment Date: 2019-07-05	Reassessment Surveyor: Lambert Cruz												
Location #: 1	Location Name: Foreman's Residence	Floor: Main	Room #:	Square ft:									
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		VSF and Mastic Adhesive	Surface	N/A	A	Y	100			%	V0000	None	
Ceiling		Drywall			C		100			%	V9500	[Presumed Friable Asbestos]	
Wall	Exterior	Plaster	Exterior	Paint	A	Y	100			%	S0002	None	
Wall		Drywall		Paint	A	Y		1		SF	S0001	None	
Wall		Drywall			A		99			%	V9500	[Presumed Friable Asbestos]	
Structure	Not Accessible											None	
Piping	All	Not Insulated										None	
Duct	All	Not Insulated										None	
Mechanical Equipment	Heating Water Tank	Fibreglass	Insulation	Metal	A	Y						None	

Note: Roof sections needs to be tested prior to any renovation or demolition activities. One sample collected from the damaged drywall joint compound by the wall in the hallway was tested to be negative.

Legend:

Action		Access		Condition		Sample Number			
(1)	Clean Up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3)	ACM removal	(4)	Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7)	Management program and surveillance			D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
								V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual								Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage



Client: City of Winnipeg Water and Waste Dept Site: Shoal Lake
 Building Number(s):

Observation Report for Location #1

Building #:	Building Name: Lakeview Residence	Surveyor: JYC	Survey Date: 2008-04-14										
Reassessment Date: 2019-07-05	Reassessment Surveyor: Lambert Cruz												
Location #: 1	Location Name: Residence	Floor: Main	Room #:	Square ft:									
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		VSF and Mastic Adhesive	Surface		A	Y	200			SF	S0003	None	
Floor		VSF and Mastic Adhesive	Surface	N/A	A	Y	1500			SF	S0002	None	
Ceiling		Drywall			C		100			%	V9500	[Presumed Friable Asbestos]	
Wall		Drywall			A		100			%	V9500	[Presumed Friable Asbestos]	
Structure	Steel Truss	Wood										None	
Piping	All	Not Insulated										None	
Duct	All	Not Insulated										None	
Mechanical Equipment	Heating Water Tank	Fibreglass	Insulation	Metal	A	Y						None	

Note: Roof sections needs to be tested prior to any renovation or demolition activities.

Legend:

Action		Access		Condition		Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage



Client: City of Winnipeg Water and Waste Dept Site: Shoal Lake
 Building Number(s):

Observation Report for Location #1

Building #:	Building Name: Intake (Operator) Residence	Surveyor: JYC	Survey Date: 2008-04-14										
Reassessment Date: 2019-07-05	Reassessment Surveyor: Lambert Cruz												
Location #: 1	Location Name: Intake Residence	Floor: Main	Room #:	Square ft:									
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		VSF and Mastic Adhesive	Surface	N/A	A	Y	100			%	V0000	None	
Ceiling		Drywall			C		100			%	V9500	[Presumed Asbestos]	Friable
Wall		Drywall			A		100			%	V9500	[Presumed Asbestos]	Friable
Wall	Exterior	Plaster	Exterior	Paint	A	Y	100	(5)		%	V9500	Presumed Asbestos	Friable
Structure	Not Accessible											None	
Piping	All	Not Insulated										None	
Duct	All	Not Insulated										None	
Mechanical Equipment	Not Found											None	

Note: 009 V0002 Sampled in Lakeview Residence Roof sections needs to be tested prior to any renovation or demolition activities.

Legend:

Action		Access		Condition		Sample Number			
(1)	Clean Up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3)	ACM removal	(4)	Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7)	Management program and surveillance			D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
								V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual								Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage



Client: City of Winnipeg Water and Waste Dept Site: Shoal Lake
 Building Number(s):

Observation Report for Location #2

Building #:	Building Name: Intake (Operator) Residence	Surveyor: JYC	Survey Date: 2008-04-14										
Reassessment Date: 2019-07-05	Reassessment Surveyor: Lambert Cruz												
Location #: 2	Location Name: Basement	Floor: Basement	Room #:	Square ft:									
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor		Concrete(poured)											None
Ceiling	Not Found												None
Wall		Concrete(poured)											None
Wall		Drywall			A		100		%	V9500		[Presumed Friable Asbestos]	
Structure	Steel Truss	Wood											None
Piping	All	Not Insulated											None
Duct	All	Not Insulated											None
Mechanical Equipment	Heating Water Tank	Fibreglass	Insulation	Metal	A	Y							None

Legend:

Action		Access		Condition		Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage