



## **Hazardous Building Materials Assessment (Pre-construction)**

Jessie Flood Pump Station  
413 Mulvey Avenue East,  
Winnipeg, Manitoba

Prepared for:

**MPE Engineering Ltd.**

2211 McPhillips Street, Unit 202  
Winnipeg, Manitoba, R2V 3M5

April 4, 2024

Pinchin File: 338700



**Issued to:** MPE Engineering Ltd.  
**Issued on:** April 4, 2024  
**Pinchin File:** 338700  
**Issuing Office:** Winnipeg, MB

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## EXECUTIVE SUMMARY

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Jessie Flood Pump Station located at 413 Mulvey Avenue East, Winnipeg, Manitoba. Pinchin performed the assessment on March 20, 2024.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes renovations to the interior of the building as part of scheduled upgrades.

The results of this assessment are intended for use with a properly developed scope of work or performance specifications and safe work procedures.

## SUMMARY OF FINDINGS

The following is a summary of significant findings; refer to the body of the report for detailed findings:

Asbestos:

- Textile duct connector within the Control/Motor Room (Location 1) is presumed to contain asbestos, non-friable and maintained in good condition.

Lead:

- Lead is present in paints and coatings.
- Caulking on cast iron pipe joints (bell and spigot) contains lead.
- Other application such as solder, flashings, or presumed items.

Silica: Crystalline silica is present in concrete and other materials such as masonry, stucco, and plaster.

Mercury: Mercury containing items were not observed.

Polychlorinated Biphenyls (PCBs): PCBs are not present.

Mould and Water Damage: Visible mould and water damage was not observed.



## SUMMARY OF RECOMMENDATIONS

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations.

1. Conduct further investigation of the following items, which was not completed during this assessment:
  - a. Any items listed as exclusions in this report, prior to disturbance.
2. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
3. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
4. Remove and properly dispose of asbestos-containing materials prior to renovation activities.
5. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, and silica.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*



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## 1.0 INTRODUCTION AND SCOPE

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Jessie Flood Pump Station located at 413 Mulvey Avenue East, Winnipeg, Manitoba.

Pinchin performed the assessment on March 20, 2024. The surveyor was accompanied by City of Winnipeg employees during the assessment. The assessed area was vacant at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities as part of scheduled upgrades.

The results of this assessment are intended for use with a properly developed scope of work or performance specification.

### 1.1 Scope of Assessment

The **assessed area** consisted of all areas of the building.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure(s) and its finishes.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould

## 2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment to identify the hazardous building materials as defined in the scope.

The assessment included limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets, or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Sampling of roofing materials was not conducted.



For further details on the methodology including test methods, refer to Appendix III.

### 3.0 BACKGROUND INFORMATION

#### 3.1 Building Description

Description Item	Details
Use	Pump Station
Number of Floors	The building is 1 storey plus 1 level below grade.
Total Area	The total area of the building is approximately 760 square feet.
Year of Construction	The building was constructed in approximately 1970.
Structure	Concrete
Exterior Cladding	Masonry, stucco, plaster, concrete
HVAC	Suspended unit heaters
Roof	Flat, built-up
Flooring	Concrete
Interior Walls	Masonry, concrete
Ceilings	Concrete

#### 3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- "Bulk Asbestos Analysis", dated September 7, 2016. Prepared by SAI, reported under Pinchin Environmental Ltd., File No. 113387.
- "Asbestos Building Materials Survey, Phase 3, Lift and Flood Stations, Winnipeg, Manitoba", dated October 21, 2009. Prepared by Pinchin Environmental Ltd., File No. 54824.

### 4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous building materials identified. For details on approximate quantities, condition, friability, accessibility, and locations of hazardous building materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.



## **4.1 Asbestos**

### *4.1.1 Pipe Insulation*

Pipes in the assessed area are uninsulated.

Pipes insulated with asbestos-containing insulations may be present in inaccessible spaces such as above solid ceilings, in chases, in column enclosures and within shafts.

### *4.1.2 Duct Insulation and Mastic*

Ducts are uninsulated.

Mastic was not observed on exterior sections of ducts assessed.

### *4.1.3 Mechanical Equipment Insulation*

Mechanical equipment (e.g., unit heaters, pumps) is uninsulated.

### *4.1.4 Plaster and Stucco*

Plaster present on exterior walls at the Exterior (Location 3) does not contain asbestos (previously reported, samples S0043A-C).

Stucco present as exterior cladding at the Exterior (Location 3) does not contain asbestos (previously reported, samples S0042A-C).

### *4.1.5 Textile and Board Products*

Textile vibration dampers, presumed to contain asbestos, are present as duct connectors in the Control/Motor Room (Location 1).

### *4.1.6 Other Building Materials*

Gaskets on piping connections within the Pump Room (Location 2) do not contain asbestos (samples S0001A-C).

### *4.1.7 Excluded Materials*

The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Roofing felts and tar, mastics
- Floor levelling compound
- Electrical components
- Mechanical packing, ropes, and gaskets





- Vermiculite
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Fire resistant doors
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads

## 4.2 Lead

### 4.2.1 Paints and Surface Coatings

Refer to the lab report(s) in Appendix II-B and the Hazardous Material Summary / Sample Log in Appendix V for details on paints sampled and their locations.

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0001	Green, metal railing	Control/Motor Room (Location 1)	<b>0.24</b>
L0002	Orange, metal ducting	Control/Motor Room (Location 1)	<b>17.0</b>
L0003	Grey, metal mechanical equipment	Control/Motor Room (Location 1)	<b>1.0</b>
L0004	Grey, metal structure	Control/Motor Room (Location 1)	<b>0.069</b>
L0005	Grey, metal mechanical equipment	Pump Room (Location 2)	<b>0.32</b>
L0006	Black, metal stairs	Pump Room (Location 2)	<b>0.038</b>
L0007	Grey, masonry exterior wall	Exterior (Location 3)	0.0012

Results above 0.009% (90 mg/kg) are considered lead-containing.

### 4.2.2 Lead Products and Applications

Lead caulking is present in bell and spigot fittings on cast iron pipes.

Lead flashings were observed on the perimeter of the roof.



#### 4.2.3 *Excluded Lead Materials*

Lead is known to be present in several materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections

### 4.3 **Silica**

Crystalline silica is assumed to be a component of the following materials where present in the building.

- Concrete
- Masonry and mortar
- Plaster

### 4.4 **Mercury**

#### 4.4.1 *Mercury-Containing Devices*

Mercury-containing devices were not found during the assessment.

### 4.5 **Polychlorinated Biphenyls**

#### 4.5.1 *Transformers*

All transformers in the building are dry type transformers and do not contain PCB-containing dielectric fluids; however, may contain capacitors, which could not be assessed for PCBs as the equipment was in service.

#### 4.5.2 *Excluded PCB Materials*

PCBs are known to be present in several materials and equipment which were not assessed or sampled. The following materials, where found, should be presumed to contain PCBs until sampling proves otherwise.

- Capacitors within or associated with electrical equipment
- Oil impregnated cables
- Voltage regulators and capacitors
- Paints
- Lubricants



#### **4.6 Mould and Water Damage**

Visible mould growth and water damage was not found during the assessment.

### **5.0 RECOMMENDATIONS**

#### **5.1 General**

1. Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb, and arrange for further testing and evaluation.
3. Conduct further investigation of the following items, areas, or locations, which were not completed during this assessment:
  - a. Any items listed as exclusions in this report, prior to disturbance.
4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
6. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

#### **5.2 Building Renovation Work**

The following recommendations are made regarding renovation involving the hazardous materials identified.

##### *5.2.1 Asbestos*

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work. If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.



### 5.2.2 *Lead*

Construction disturbance of lead in paint and coatings (or other materials) may result in exposure to lead dust or fumes and safe work procedures are required. Project specific work procedures, engineering controls and personal protective equipment will need to be assessed and developed as per applicable regulations and guidelines.

Items painted with paints containing elevated levels of lead may be a hazardous waste. Test lead-painted materials for leachable lead and other metals prior to disposal. Metallic components coated with lead paint do not require leachate testing and can be disposed of as non-hazardous construction and demolition (C&D) waste.

Lead-containing items should be recycled when taken out of service.

### 5.2.3 *Silica*

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with applicable regulations and guidelines.

## 6.0 **TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.



## 7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:



1. Workplace Safety and Health Hazard Regulation (Manitoba Regulation 217/2006), under the Workplace Safety and Health Act.
2. Manitoba Regulation MR 474/88, Manitoba PCB Storage Site Regulation made under The Dangerous Goods Handling and Transportation Act.
3. Guide for Asbestos Management – Safe Work Manitoba.
4. Guideline Managing Demolition Debris Containing Hazardous Materials – Environmental Enforcement and Compliance Branch – Manitoba Conservation and Climate
5. Guidelines for the Investigation, Assessment, & Remediation of Mould In Workplaces, Safe Work Manitoba.
6. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
7. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
8. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
9. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.
10. Ozone-depleting Substances and Halocarbon Alternatives Regulations, SOR/2016-137.

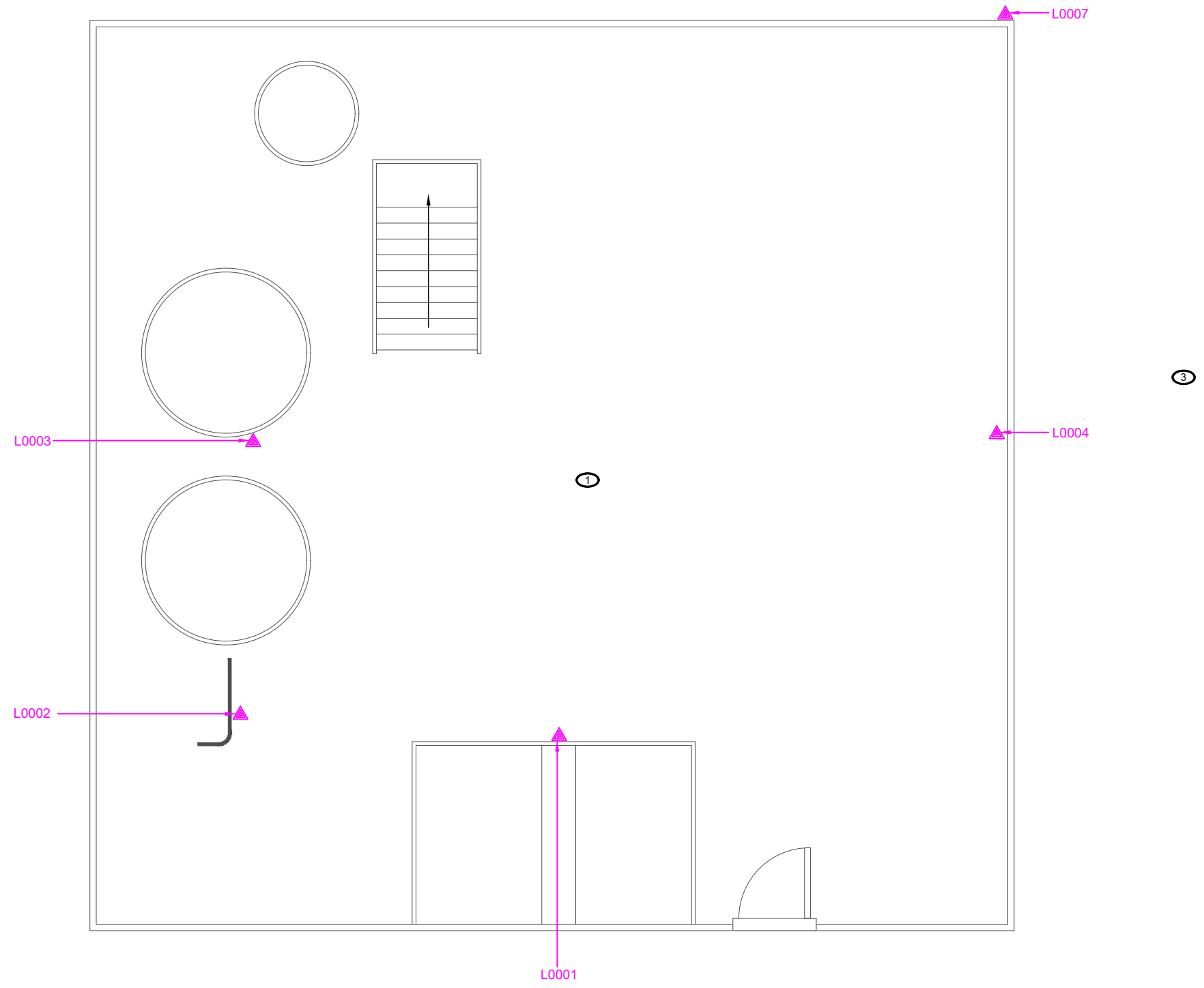
\\PIN-WPG-FS01\job\338000s\0338700.000 MPE,413Mulvey,Ave,Wgp,HAZ,Pre-Construct\Deliverables\338700 HBMA Report, 413 Mulvey St E Winnipeg MB, MPE, April 4, 2024.docx

Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, January 24, 2024

**APPENDIX I**  
**Drawings**



- LEGEND**
-  PINCH LOCATION NUMBER
  -  LEAD BULK SAMPLE



NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT (PRE-CONSTRUCTION)**




CLIENT NAME:  
**MPE ENGINEERING**

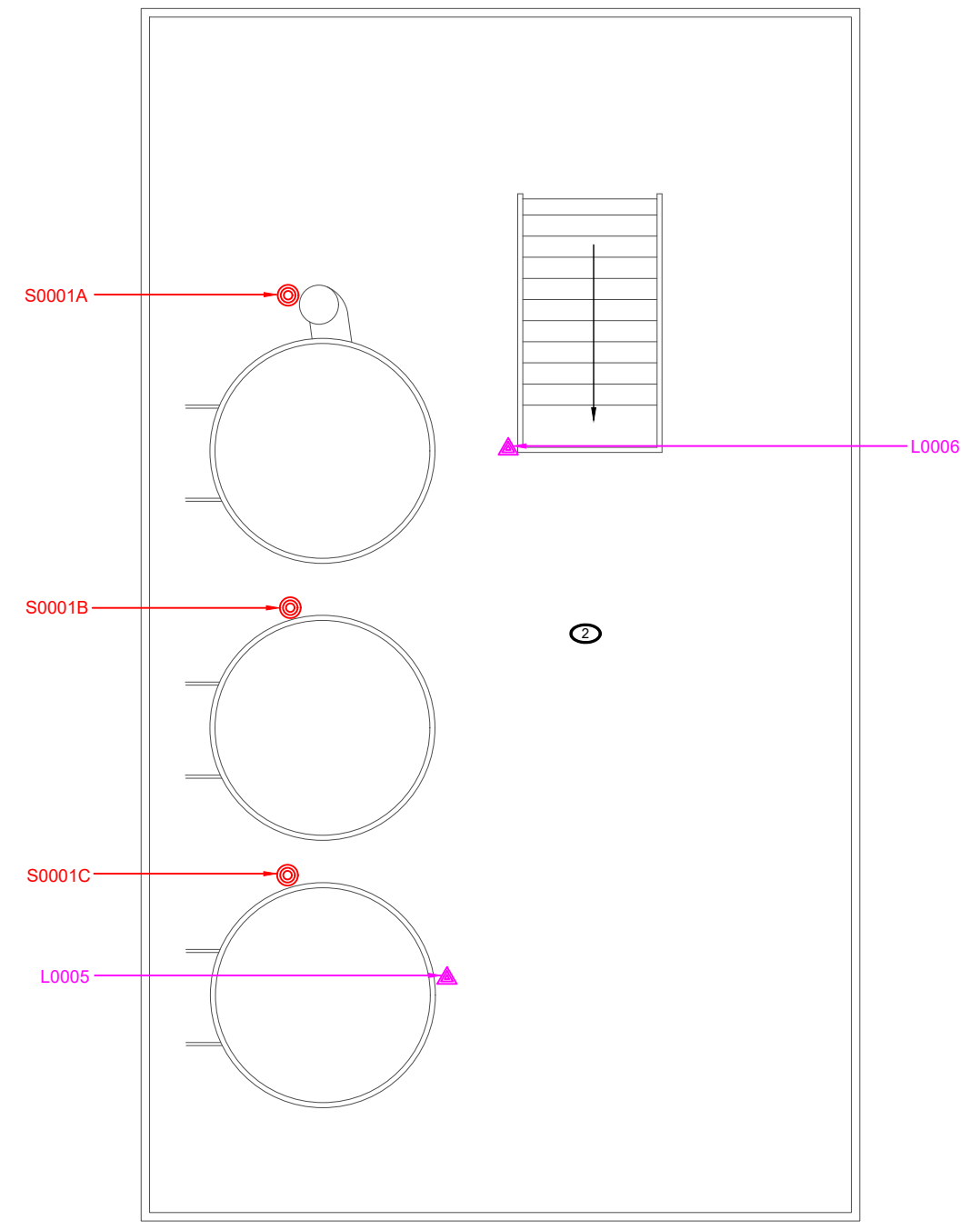
PROJECT LOCATION:  
**JESSIE FLOOD STATION  
413 MULVEY AVENUE EAST,  
WINNIPEG, MANITOBA**

FIGURE NAME:  
**MAIN FLOOR**

PROJECT NUMBER: <b>338700.000</b>	SCALE: <b>NOT TO SCALE</b>
DRAWN BY: <b>BPC</b>	REVIEWED BY: <b>SA</b>
DATE: <b>MAR. 28/24</b>	FIGURE NUMBER: <b>1 OF 2</b>



- LEGEND**
-  PINCHIN LOCATION NUMBER
  -  ASBESTOS BULK SAMPLE
  -  LEAD BULK SAMPLE



NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.



PROJECT NAME:  
**HAZARDOUS BUILDING MATERIALS ASSESSMENT (PRE-CONSTRUCTION)**

CLIENT NAME:  
**MPE ENGINEERING**

PROJECT LOCATION:  
**JESSIE FLOOD STATION  
413 MULVEY AVENUE EAST,  
WINNIPEG, MANITOBA**

FIGURE NAME:  
**BASEMENT**

PROJECT NUMBER: <b>338700.000</b>	SCALE: <b>NOT TO SCALE</b>
DRAWN BY: <b>BPC</b>	REVIEWED BY: <b>SA</b>
DATE: <b>MAR. 28/24</b>	FIGURE NUMBER: <b>2 OF 2</b>



**APPENDIX II-A**  
**Asbestos Analytical Certificates**



## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

**Project No.:** 0338700.000  
**Prepared For:** D. Shewchuk / S. Aniscikli

**Lab Reference No.:** b310579  
**Analyst(s):** E. Cianni / K. Cockburn

**Date Received:** March 21, 2024      **Samples Submitted:** 3  
**Date Analyzed:** March 28, 2024      **Phases Analyzed:** 3

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The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017. The Pinchin asbestos laboratory uses the aforementioned methods of analysis.

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

This report relates only to the items tested.

*This report relates only to the items tested and is valid only when signed with a protected, authorized, electronic signature. This report may not be reproduced, except in full, without the written approval of Pinchin Ltd. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. Internal verification studies, quality assurance / control data and laboratory documentation on measurement uncertainty are available upon request.*



**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project No.:** 0338700.000  
**Prepared For:** D. Shewchuk / S. Aniscikli

**Lab Reference No.:** b310579  
**Date Analyzed:** March 28, 2024

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Mechanical Equipment, Pump,Gasket,Loc:2,Pump Room	Homogeneous, red, consolidated material.	None Detected	Non-Fibrous Material > 75%
S0001B Mechanical Equipment, Pump,Gasket,Loc:2,Pump Room	Homogeneous, black, consolidated material.	None Detected	Synthetic Fibres 1-5% Non-Fibrous Material > 75%
S0001C Mechanical Equipment, Pump,Gasket,Loc:2,Pump Room	Homogeneous, red, consolidated material.	None Detected	Non-Fibrous Material > 75%

**Reviewed by:**

**Reporting Analyst:**

Analyzed by: EL  
 Reviewed by: AK  
 Report Sent by: JRB

**Pinchin Ltd. - Asbestos Laboratory  
 Internal Asbestos Bulk Sample Chain of Custody**

<b>Client Name:</b>		<b>Project Address:</b>	MB
<b>Portfolio/Building No:</b>		<b>Pinchin File:</b>	0338700.000
<b>Submitted by:</b>	Dana Shewchuk	<b>Email:</b>	<a href="mailto:dshewchuk@pinchin.com">dshewchuk@pinchin.com</a>
<b>CC Results to:</b>	Selin Aniscikli	<b>CC Email:</b>	<a href="mailto:saniscikli@pinchin.com">saniscikli@pinchin.com</a>
<b>Date Submitted:</b>	March 20 2024	<b>Required by:</b>	March 28 2024
<b># of Samples:</b>	3	<b>Priority:</b>	5 Day Turnaround
<b>Year of Building Construction (Mandatory, Years ONLY):</b>	1970		
<b>Do NOT Stop on Positive (Sample Numbers):</b>			
<b>Pinchin Group Company (Mandatory Field):</b>	Pinchin		
<b>HMIS2 Building Reference #:</b>	131670/202421523937704		
<b>To be Completed by Lab Personnel Only:</b>			
<b>Lab Reference #:</b>	b310579	<b>Time:</b>	24 hour clock
<b>Received by:</b>	MAR 21 2024	<b>Date:</b>	Mar 28, 2024 Month Day Year
<b>Name(s) of Analyst(s):</b>	EL / K.E.		
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Mechanical Equipment,Pump,Gasket,Loc:2,Pump Room <b>ND</b>
S	0001	B	Mechanical Equipment,Pump,Gasket,Loc:2,Pump Room <b>ND</b>
S	0001	C	Mechanical Equipment,Pump,Gasket,Loc:2,Pump Room <b>ND</b>

**APPENDIX II-B**  
**Lead Analytical Certificates**



Your Project #: 0338700.000  
Your C.O.C. #: N/A

**Attention: Dana Shewchuk**

Pinchin Ltd  
54 Terracon Pl  
Winnipeg, MB  
CANADA R2J 4G7

**Report Date: 2024/03/28**  
Report #: R8084674  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C485906**

**Received: 2024/03/21, 09:46**

Sample Matrix: Bulk  
# Samples Received: 7

Analyses	Quantity	Date	Date	Laboratory Method	Analytical Method
		Extracted	Analyzed		
Metals in Paint	5	2024/03/26	2024/03/26	CAM SOP-00408	EPA 6010D m
Metals in Paint	2	2024/03/26	2024/03/27	CAM SOP-00408	EPA 6010D m

**Remarks:**

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, EPA, APHA or the Quebec Ministry of Environment.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested. This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.



Your Project #: 0338700.000  
Your C.O.C. #: N/A

**Attention: Dana Shewchuk**

Pinchin Ltd  
54 Terracon Pl  
Winnipeg, MB  
CANADA R2J 4G7

**Report Date: 2024/03/28**  
Report #: R8084674  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C485906**

**Received: 2024/03/21, 09:46**

Encryption Key

Please direct all questions regarding this Certificate of Analysis to:  
Nilushi Mahathantila, Project Manager  
Email: Nilushi.Mahathantila@bureauveritas.com  
Phone# (905) 817-5700

=====  
This report has been generated and distributed using a secure automated process.  
Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.  
For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.



**ELEMENTS BY ATOMIC SPECTROSCOPY (BULK)**

<b>Bureau Veritas ID</b>		YRW945			YRW946		
<b>Sampling Date</b>		2024/03/20 10:00			2024/03/20 10:00		
<b>COC Number</b>		N/A			N/A		
	<b>UNITS</b>	<b>L0001, GREEN, LOC:1, CONTROL/MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>	<b>L0002, ORANGE, LOC:1, CONTROL/MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Metals</b>							
Lead (Pb)	%	0.24	0.0010	9297972	17	0.019	9296794
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							

<b>Bureau Veritas ID</b>		YRW947			YRW948		
<b>Sampling Date</b>		2024/03/20 10:00			2024/03/20 10:00		
<b>COC Number</b>		N/A			N/A		
	<b>UNITS</b>	<b>L0003, GREY, LOC:1, CONTROL/MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>	<b>L0004, GREY, LOC:1, CONTROL/MOTOR ROOM</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Metals</b>							
Lead (Pb)	%	1.0	0.0020	9297972	0.069	0.00049	9296794
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							

<b>Bureau Veritas ID</b>		YRW949			YRW950		
<b>Sampling Date</b>		2024/03/20 10:00			2024/03/20 10:00		
<b>COC Number</b>		N/A			N/A		
	<b>UNITS</b>	<b>L0005, GREY, LOC:2, PUMP ROOM</b>	<b>RDL</b>	<b>QC Batch</b>	<b>L0006, BLACK, LOC:2, PUMP ROOM</b>	<b>RDL</b>	<b>QC Batch</b>

<b>Metals</b>							
Lead (Pb)	%	0.32	0.0013		0.038	0.0010	9297972
RDL = Reportable Detection Limit QC Batch = Quality Control Batch							

<b>Bureau Veritas ID</b>		YRW951				
<b>Sampling Date</b>		2024/03/20 10:00				
<b>COC Number</b>		N/A				
	<b>UNITS</b>	<b>L0007, GREY, LOC:3, EXTERIOR OF BUILDING</b>	<b>RDL</b>	<b>QC Batch</b>		

<b>Metals</b>						
Lead (Pb)	%	0.0012	0.00010			9296794
RDL = Reportable Detection Limit QC Batch = Quality Control Batch						





### GENERAL COMMENTS

Sample YRW946 [L0002,ORANGE,LOC:1,CONTROL/MOTOR ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample YRW948 [L0004,GREY,LOC:1,CONTROL/MOTOR ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample YRW949 [L0005,GREY,LOC:2,PUMP ROOM] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Sample YRW950 [L0006,BLACK,LOC:2,PUMP ROOM] : Metals Analysis: Due to the sample matrix, sample required dilution. Detection limits were adjusted accordingly.

Sample YRW951 [L0007,GREY,LOC:3,EXTERIOR OF BUILDING] : Metals Analysis: Due to limited amount of sample available for analysis, a smaller than usual portion of the sample was used. Detection limits were adjusted accordingly.

Duplicate results exceeded RPD acceptance criteria. This is likely caused by heterogeneous distribution in the sample.

**Results relate only to the items tested.**



### QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9296794	MEN	Matrix Spike [YRW951-01]	Lead (Pb)	2024/03/26		273 (1)	%	75 - 125
9296794	MEN	QC Standard	Lead (Pb)	2024/03/26		102	%	75 - 125
9296794	MEN	Method Blank	Lead (Pb)	2024/03/26	<0.00010		%	
9296794	MEN	RPD [YRW951-01]	Lead (Pb)	2024/03/26	183 (1)		%	35
9297972	MEN	Matrix Spike	Lead (Pb)	2024/03/26		88	%	75 - 125
9297972	MEN	QC Standard	Lead (Pb)	2024/03/26		101	%	75 - 125
9297972	MEN	Method Blank	Lead (Pb)	2024/03/26	<0.00010		%	
9297972	MEN	RPD	Lead (Pb)	2024/03/26	1.6		%	35

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

QC Standard: A sample of known concentration prepared by an external agency under stringent conditions. Used as an independent check of method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.

(1) Recovery or RPD for this parameter is outside control limits. The overall quality control for this analysis meets acceptability criteria.



BUREAU  
VERITAS

Bureau Veritas Job #: C485906  
Report Date: 2024/03/28

Pinchin Ltd  
Client Project #: 0338700.000  
Sampler Initials: DS

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

\_\_\_\_\_  
Anastassia Hamanov, Scientific Specialist

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Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation, please refer to the Validation Signatures page if included, otherwise available by request. For Department specific Analyst/Supervisor validation names, please refer to the Test Summary section if included, otherwise available by request. This report is authorized by Rodney Major, General Manager responsible for Ontario Environmental laboratory operations.

**APPENDIX III**  
**Methodology**

## **1.0 GENERAL**

An investigation was conducted to identify the type of Hazardous Building Materials incorporated in the structure and its finishes.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities were recorded. The locations of any samples collected were recorded on small-scale plans. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

### **1.1 Asbestos**

The investigation for asbestos included friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure, or a material that has already become crushed, pulverized, or powdered.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials were determined by visual examination and available information on the phases of construction and prior renovations.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis of select materials was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results were compared to the following criteria:

<b>Jurisdiction*</b>	<b>Friable</b>	<b>Non-Friable</b>
Manitoba	0.1% <sup>1</sup>	1%

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

Asbestos materials were evaluated in order to make recommendations regarding any remedial work. The priority for remedial action was based on several factors:

- Friability (friable or non-friable)
- Condition (good, fair, poor, debris)
- Accessibility (ranking from accessible to all building users to inaccessible)
- Visibility (whether the material is obscured by other building components)
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition)

## 1.2 Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible were collected. The samples were collected by scraping the painted finish to include base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

Analytical results were compared to the following criteria.

<b>Jurisdiction*</b>	<b>Units (%)</b>	<b>Units (ppm) / (mg/kg)</b>
Manitoba	0.009	90

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

### **1.3 Silica**

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) were identified by visual inspection only. Pinchin did not perform sampling of these materials for laboratory analysis of crystalline silica content.

### **1.4 Mercury**

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury were identified by visual inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

### **1.5 Polychlorinated Biphenyls**

The potential for light ballast and oil filled transformers to contain PCBs was based on the age of the building, a review of maintenance records, and examination of labels or nameplates on equipment, where present and accessible. The information was compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers were presumed to be free of dielectric fluids and hence non-PCB.

Fluids (mineral oil, hydraulic, Aroclor or Askarel) in transformers or other equipment were not sampled for PCB content.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

### **1.6 Visible Mould**

The presence of mould or water damage was determined by visual inspection of exposed building surfaces. If any mould growth or water damage was concealed within building cavities it was not addressed in this assessment.

**APPENDIX IV**  
**Location Summary Report**



**Client:** MPE Engineering Ltd.  
**Building Name:** Jessie Flood Station  
**Survey Date:** 2024-03-20  
**Building Phases:** A: 1970

**Site:** 413 Mulvey Avenue East, Winnipeg, MB

**Last Re-Assessment:**

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Control/Motor Room	760	Main	A	
2	Pump Room	350	Basement	A	
3	Exterior of Building	760	Main	A	Roof sections needs to be tested prior to any renovation or demolition activities.

**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**

Client: MPE Engineering Ltd.

Site: 413 Mulvey Avenue East, Winnipeg, MB

Building Name: Jessie Flood Station

Survey Date: 2024-03-20

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Mechanical Equipment   Pump   Gasket   Stucco Finish On The Exterior Wall, Jessie Flood Station, Bldg 43, S0042a-c (9/7/2016) 1617173_plm	2	A	0	0	24	0	None Detected	No	
Asbestos	V9500	Duct   Duct Connector   Textile	1	A	0	0	1	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Other   Roof   Roofing Material	3	A	0	760	0	0	Presumed Asbestos	Yes	NF
Asbestos	V0000	Wall   Exterior   Plaster   Project #113387 - S0043a-c	3	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Wall   Exterior   Stucco   Project #113387 - S0042a-c	3	A	0	0	0	100	Non Asbestos	No	
Paint	L0001	Piping   Metal   Green	1	A	80	0	0	0	Lead	Yes	-
Paint	L0002	Piping   Metal   Orange	1	A	80	0	0	0	Lead	Yes	-
Paint	L0003	Mechanical Equipment   Metal   Grey	1	A	0	350	0	0	Lead	Yes	-
Paint	L0004	Structure   Metal   Grey	1	A	0	100	0	0	Lead	Yes	-
Paint	L0005	Mechanical Equipment   Metal   Grey	2	A	0	150	0	0	Lead	Yes	-
Paint	L0006	Other   Metal   Black	2	A	0	130	0	0	Lead	Yes	-
Paint	L0007	Wall   Masonry   Grey	3	A	0	1500	0	0		No	-
Lead Product	V9000	Bell And Spigot Fittings	1	A	30	0	0	0	Lead Product	Yes	-
Lead Product	V9000	Roof Flashing	3	A	100	0	0	0	Lead Product	Yes	-
PCB	V0000	Transformer	1	A	0	0	1	0	-	No	-

## Legend:

Sample number		Units			
S####	Asbestos sample collected	SF	Square feet	NF	Non Friable material.
L####	Paint sample collected	LF	Linear feet	F	Friable material
P####	PCB sample collected	EA	Each	PF	Potentially Friable material
M####	Mould sample collected	%	Percentage		
V####	Material visually similar to numbered sample collected				
V0000	Known non Hazardous Material				
V9000	Material is visually identified as Hazardous Material				
V9500	Material is presumed to be Hazardous Material				
[Loc. No.]	Abated Material				

**APPENDIX VI**  
**HMIS All Data Report**

**Client: MPE Engineering Ltd.**  
**Location: #1 : Control/Motor Room**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Main**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 760**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Concrete (poured)														
Ceiling		Wood														
Duct <sup>1</sup>	Duct Connector	Textile			B	Y		1			EA	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct	Not Found	Steel		Paint												
Floor		Concrete (poured)														
Floor		Wood														
Floor		Metal														
Mechanical Equipment		Not Insulated		Paint	B	Y		3			EA					
Mechanical Equipment	Unit Heater	Not Insulated														
Piping	All	Steel		Paint												
Structure	Beam, Deck	Steel														
Wall		Concrete (poured)														
Wall		Masonry														

1 - Red

**Client: MPE Engineering Ltd.**  
**Location: #1 : Control/Motor Room**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Main**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 760**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Piping <sup>1</sup>	Metal	80		LF	L0001	Green	Pb: 0.24 %	Lead	
Piping <sup>2</sup>	Metal	80		LF	L0002	Orange	Pb: 17 %	Lead	
Mechanical Equipment <sup>3</sup>	Metal	350		SF	L0003	Grey	Pb: 1.0 %	Lead	
Structure <sup>4</sup>	Metal	100		SF	L0004	Grey	Pb: 0.069 %	Lead	

- 1 - Green - Handrail
- 2 - Orange
- 3 - Grey - motor
- 4 - Grey

**Client: MPE Engineering Ltd.**  
**Location: #1 : Control/Motor Room**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Main**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 760**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Bell And Spigot Fittings <sup>1</sup>	30	LF	V9000	Yes

1 - Rainwater leader

ALL DATA REPORT

**Client:** MPE Engineering Ltd.  
**Location:** #1 : Control/Motor Room  
**Survey Date:** 2024-03-20

**Site:** 413 Mulvey Avenue East, Winnipeg, MB  
**Floor:** Main

**Building Name:** Jessie Flood Station  
**Room #:**  
**Last Re-Assessment:** 0000-00-00

**Area (sqft):** 760

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Transformer	1	EA	V0000			No

**Client: MPE Engineering Ltd.**  
**Location: #2 : Pump Room**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Basement**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 350**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Styrofoam														
Duct	All	Not Insulated														
Floor		Concrete (poured)														
Mechanical Equipment	All	Not Insulated	Surface	Paint												
Mechanical Equipment	Pump	Gasket			B	Y		24			EA	S0001ABC	None Detected	N.D.	None	
Mechanical Equipment	Unit Heater	Not Insulated														
Piping		Steel														
Piping		Polyvinyl chloride (PVC)		Paint												
Structure	Beam, Deck	Concrete (poured)														
Wall		Concrete (poured)														
Wall		Styrofoam														

**Client: MPE Engineering Ltd.**  
**Location: #2 : Pump Room**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Basement**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 350**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Mechanical Equipment <sup>1</sup>	Metal	150		SF	L0005	Grey	Pb: 0.32 %	Lead	
Other <sup>2</sup>	Metal	130		SF	L0006	Black	Pb: 0.038 %	Lead	

- 1 - Grey on pump
- 2 - Black - stairs



**Client: MPE Engineering Ltd.**  
**Location: #3 : Exterior of Building**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Main**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 760**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other	Roof	Roofing material			C	Y		760			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	Exterior	Plaster, Project #113387 - S0043A-C	ALL		A	Y		100			%	V0000	Non-Asbestos		None	
Wall	Exterior	Masonry	Surface	Paint												
Wall	Exterior	Stucco, Project #113387 - S0042A-C			A	Y		100			%	V0000	Non-Asbestos		None	

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

**Client: MPE Engineering Ltd.**  
**Location: #3 : Exterior of Building**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Main**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 760**

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall <sup>1</sup>	Masonry	1500		SF	L0007	Grey	Pb: 0.0012 %	No	

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

1 - Grey

**Client: MPE Engineering Ltd.**  
**Location: #3 : Exterior of Building**  
**Survey Date: 2024-03-20**

**Site: 413 Mulvey Avenue East, Winnipeg, MB**  
**Floor: Main**

**Building Name: Jessie Flood Station**  
**Room #:**  
**Last Re-Assessment: 0000-00-00**

**Area (sqft): 760**

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Roof Flashing <sup>1</sup>	100	LF	V9000	Yes

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

1 - Painted grey

## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

**APPENDIX VII**  
**Additional Photographs**



S0001A (None), Mechanical Equipment, Pump, Gasket, Pump Room (Location #: 2)



S0001A (None), Mechanical Equipment, Pump, Gasket, Pump Room (Location #: 2)





V9500 (Presumed Asbestos), Duct, Duct Connector, Textile, Control/Motor Room (Location #: 1)  
Red



Mechanical Equipment, Not Insulated, Control/Motor Room (Location #: 1)



Mechanical Equipment, All, Not Insulated, Pump Room (Location #: 2)



L0001(Lead, Yes), Green, Piping, Control/Motor Room (Location #: 1)  
Green - Handrail





Pb Products, V9000(Yes), BELL AND SPIGOT FITTINGS, Rainwater leader, Control/Motor Room (Location #: 1)



Pb Products, V9000(Yes), BELL AND SPIGOT FITTINGS, Rainwater leader, Control/Motor Room (Location #: 1)



Pb Products, V9000(Yes), ROOF FLASHING, Painted grey, Exterior of Building (Location #: 3)



PCB, V0000(No), TRANSFORMER, Control/Motor Room (Location #: 1)





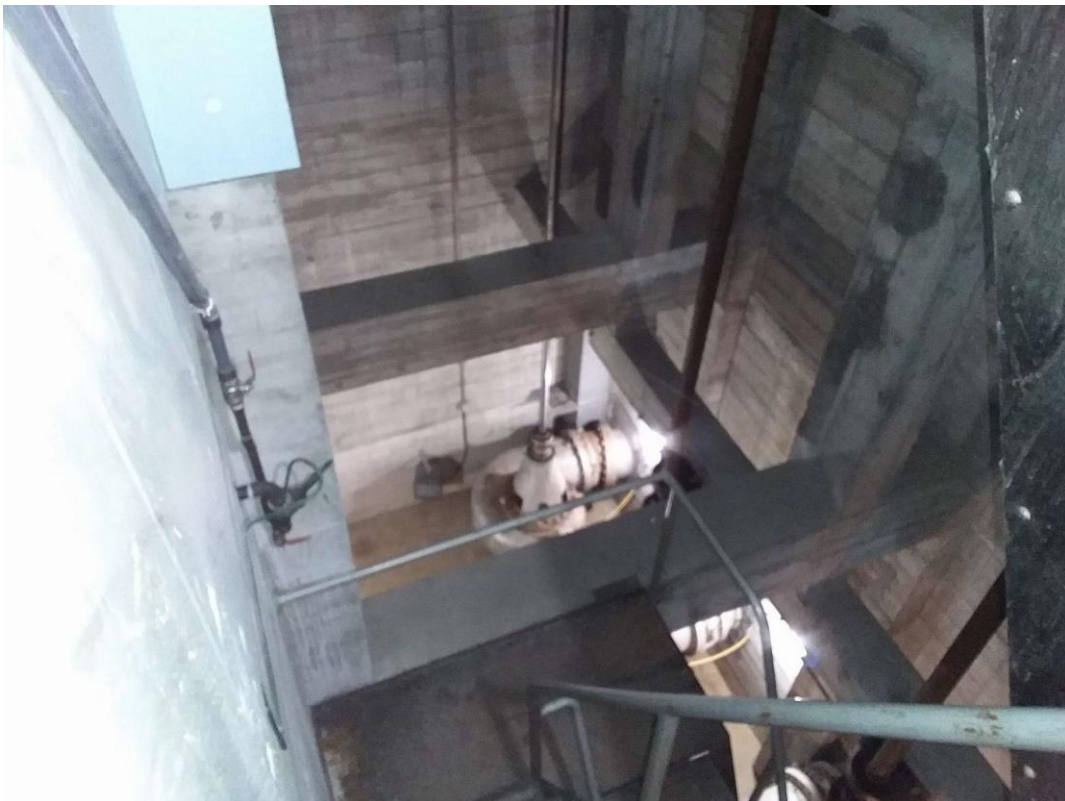
Control/Motor Room (Location #: 1)



Pump Room (Location #: 2)



Pump Room (Location #: 2)



Pump Room (Location #: 2)





Building Photo



Building Photo



Building Photo