



Hazardous Building Materials Assessment (Pre-construction)

Expansion Project
St. James Civic Centre
2055 Ness Avenue,
Winnipeg, Manitoba

Prepared for:

City of Winnipeg
185 King Street, Floor 4
Winnipeg, MB, R3B 1J1

May 23, 2023

Pinchin File: 234838.408



Issued to: City of Winnipeg
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EXECUTIVE SUMMARY

City of Winnipeg (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at St. James Civic Centre located at 2055 Ness Avenue, Winnipeg, Manitoba. Pinchin performed the assessment on May 3, 2023.

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 a building expansion and roof replacement.

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:

- Parging cement insulation on pipe fittings.
- Beige and grey 9" vinyl floor tiles.
- Terrazzo is presumed to contain asbestos.
- Black mastic on jacketing of duct insulation in the Crawlspace below the Auditorium.
- Beige mastic on ducts in the Crawlspace below the Auditorium.

Lead:

- Lead is present in paints and coatings.
- Other application such as solder, flashings, glazing or presumed items.

Silica: Crystalline silica is present in concrete and other materials such as masonry, drywall, ceiling tiles, plaster, ceramic tiles, grout and asphalt.

Mercury: Mercury vapour is present in lamp tubes.

Polychlorinated Biphenyls (PCBs): Based on the date of construction, PCBs may be present in light ballasts. Grey caulking present at the building exterior is considered a PCB solid.

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. Terrazzo, prior to disturbance; and
 - b. 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 demolition or renovation activities.
5. Remove and properly dispose of PCB ballasts when fixtures are decommissioned. All PCB lamp ballasts must be removed from service and properly disposed of by December 31, 2025.
6. Remove and properly dispose of PCB caulking.
7. Recycle mercury-containing lamp tubes and thermostats when removed from service.
8. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, silica, and mould.

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

City of Winnipeg (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at St. James Civic Centre located at 2055 Ness Avenue, Winnipeg, Manitoba.

Pinchin performed the assessment on May 3, 2023. The surveyor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment.

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 a building expansion and roof replacement at the south wings of the building, including the Auditorium and Pool Area.

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** is limited to the portion(s) of the building to be renovated, as described by the Client, and identified in the drawings in Appendix I.

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); and
- 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.

Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation. 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	Recreation centre.
Number of Floors	The building is two storeys plus one level below grade.
Total Area	The assessed area is approximately 6,500 square feet.
Structure	Structural steel and concrete.
Exterior Cladding	Concrete, metal, masonry.
HVAC	Rooftop AC, boiler and hot water heating to radiators.
Roof	Flat built-up roofing.
Flooring	Vinyl floor tiles, vinyl sheet flooring, terrazzo, ceramic tile.
Interior Walls	Drywall, plaster, masonry, ceramic tile.
Ceilings	Acoustic ceiling tiles.

3.2 Existing Reports

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

- *“Revision #2, Hazardous Building Materials Assessment, St. James Civic Centre, 2055 Ness Avenue, Winnipeg, Manitoba”, October 4, 2018, Prepared by Pinchin Ltd., File No. 220300.*

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 Spray-Applied Insulation

Spray-applied insulation present on the structure throughout the pool area (Location 16) does not contain asbestos (2018 analysis).

New non-asbestos spray-applied insulation is present on the structure in the Auditorium.



V0000 (None), Structure, Beam, Deck, Acoustic spray, Auditorium (Location #: 1)



V0000 (None), Structure, Fireproofing, Pool Exterior Walls (Location #: 16)

4.1.2 Texture Finishes (Decorative)

Texture finish wall in the Pool Area (Location 16) does not contain asbestos (samples S0011A-B and 2018 analysis).



S0011A (None), Wall, Texture Coat, Pool Exterior Walls
(Location #: 16)

4.1.3 Pipe Insulation

Parging cement, containing asbestos, is present on pipe fittings (elbows, valves, tees, hangers etc.), in the assessed area (2018 analysis).

Remaining pipes in the assessed area are either uninsulated or insulated with non-asbestos fibreglass.

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.



V9000 (Confirmed Asbestos), Piping, Parging Cement, Stage
(Location #: 2)

4.1.4 Duct Insulation and Mastic

Ducts are either uninsulated or insulated with non-asbestos fibreglass (foil-faced).

Grey and black duct mastic present at seams / joints on the exterior of ducts throughout the assessed area does not contain asbestos (2018 analysis).



V0000 (None), Duct, Mastic, Grey,
Storage Room (Location #: 3)



V0000, (None), Duct, blackish grey mastic,
Crawlspace (Location # 20)

4.1.5 Mechanical Equipment Insulation

Mechanical equipment (tank) is uninsulated.

4.1.6 Vermiculite

Destructive testing was conducted of a representative selection of masonry block walls, including creating penetrations at 12 locations. The locations of destructive testing have been indicated on the drawings in Appendix I.

Loose fill vermiculite was not observed within the cavities.

4.1.7 Acoustic Ceiling Tiles

Ceiling tiles were determined to be non-asbestos by analysis (2018 analysis) or presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles or by the composition of the tiles (gypsum). The tiles with date codes were manufactured after asbestos stopped being used in acoustic ceiling tiles.



V0000 (None), Ceiling, Ceiling Tiles (lay-in), Men's Washroom
(Location #: 10)



V0000 (None), Ceiling, Ceiling Tiles (lay-in),
Kitchen (Location #: 9)

4.1.8 Plaster

Plaster present on walls throughout the assessed area does not contain asbestos (samples S0002A-B and 2018 analysis).



S0002A (None), Wall, Plaster, Stage (Location #: 2)

4.1.9 Drywall Joint Compound

Drywall joint compound present on wall finishes throughout the assessed area does not contain asbestos (samples S0006A-B and 2018 analysis).

4.1.10 Vinyl Sheet Flooring and Skate Matting

Vinyl sheet flooring and skate matting throughout the assessed area does not contain asbestos (2018 analysis or has been newly installed since the 2018 survey).



V0000 (None), Floor, Vinyl Sheet Flooring, Stairway To Stage
(Location #: 5)



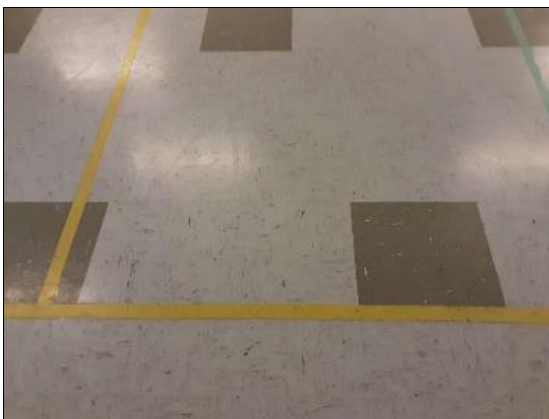
V0000 (None), Floor, Matt Flooring,
Foyer (Location #: 15)

4.1.11 Vinyl Floor Tiles and Baseboards

Beige and grey 9" vinyl floor tiles, in the assessed area contain asbestos (2018 analysis).

Beige 12" vinyl floor tiles do not contain asbestos (2018 analysis).

Adhesive behind tan, beige and black baseboards does not contain asbestos (Samples S0001A-C, S0004A-C and S0005A-C).



V9000 (Confirmed Asbestos), Floor, Vinyl Floor Tile and
Mastic, Auditorium (Location #: 1)



S0001B (None), Wall, Base, Adhesive/mastic, Auditorium
(Location #: 1)

4.1.12 Caulking

Grey, beige and black caulking at window frames, on the building exterior and roof does not contain asbestos (samples S0009A-C, S0012A-C and 2018 analysis).



S0012A (None), Wall, Caulking,
 Exterior Of Building (Location #: 19)



S0009C (None), Other, Caulking,
 Foyer (Location #: 15)

4.1.13 Roofing Products

Built-up roofing materials does not contain asbestos (2018 analysis).

4.1.14 Other Building Materials

Tar paper located above the metal deck found at a pipe penetration does not contain asbestos (samples S0003A-C).

Thin-set under ceramic tiles does not contain asbestos (samples S0007A-C and S0010A-C).

Butyl tape at window frames does not contain asbestos (samples S0008A-C).

Terrazzo located at the Main Lobby is presumed to contain asbestos.



S0003C (None), Other, Tar Paper,
 Storage Room (Location #: 3)



S0007C (None), Wall, Base,
 Thin-Set Behind, Foyer (Location #: 15)

4.1.15 Excluded Materials

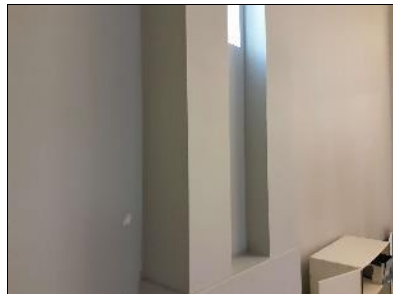


The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

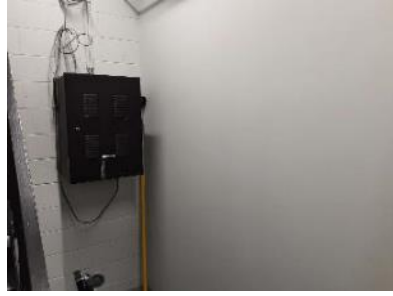

- Floor levelling compound;
- Electrical components; and
- Sealants on pipe threads.

4.2 Lead

4.2.1 Paints and Surface Coatings

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
L0001	Light grey, plater	Auditorium (Loc. 1)	0.0047	
L0002	Brown, plaster	Stage (Loc. 2)	0.32	
L0003	Grey, drywall	Kitchen (Loc. 12)	0.0072	

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)	Photo
2018 Analysis	White, drywall	Stairway to Stage	<0.0047	
2018 Analysis	Grey, wood door, black paint has been applied over the door in several locations since the 2018 survey	Storage Room (Loc. 3)	0.28	

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

4.2.2 Lead Products and Applications

Lead products were not found during the assessment.

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; and
- Glazing on ceramic tiles.

4.3 Silica

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

- Concrete;
- Masonry and mortar;
- Ceramic tiles and grout;
- Plaster;

- Drywall;
- Ceiling tiles; and
- Asphalt.

4.4 Mercury

4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes.

4.4.2 Mercury-Containing Devices

Mercury-containing devices were not found during the assessment.

4.5 Polychlorinated Biphenyls

4.5.1 Caulking and Sealants

Black caulking is present at window and door frames at the Main Entrance (sample P0001) and contains <0.2 mg/kg PCBs. The material is a non-PCB solid based on the threshold (50 mg/kg).

Grey caulking is present at the building exterior (sample P0002) and contains 58 mg/kg PCBs. The material is considered a PCB solid based on the threshold (50 mg/kg).



P0001 (PCB), Wall, Grey Caulking, Exterior Of Building
(Location #: 19)



P0002 (None), Caulking, Foyer
(Location #: 15)

4.5.2 Lighting Ballasts

The building has not been comprehensively re-lamped with energy efficient light fixtures (evidence of T-12 fixtures, and as such, a percentage of light ballasts may be manufactured prior to 1980 and may contain PCBs.



4.5.3 Transformers

Transformers were not found during the assessment.

4.5.4 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;
- High voltage electrical terminals (potheads) and bushings;
- Voltage regulators and capacitors; and
- Paints.

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. Terrazzo, prior to disturbance.
 - b. 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.



5.2.4 Mercury

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

5.2.5 PCBs

As light fixtures are removed from service, examine light ballasts for PCB content. If ballasts are not clearly labelled as “non-PCB” or are suspected to contain PCBs, package, and ship ballasts for destruction at a federally permitted facility. As per the PCB Regulation (SOR/2008-273), all PCB light ballasts must be removed from service and properly disposed of by December 31, 2025.

Remove PCB caulking prior to building demolition. PCB caulking is a hazardous waste, package, and ship for destruction at a federally permitted facility.

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.





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Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, October 31, 2022

APPENDIX I
Drawings



LEGEND

-  PINCH LOCATION NUMBER
-  ASBESTOS BULK SAMPLE
-  BLOCK WALL INSPECTION OPENINGS
-  ASSESSED AREA

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.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:

HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:

CITY OF WINNIPEG

PROJECT LOCATION:

**ST. JAMES CIVIC CENTRE
2055 NESS AVENUE,
WINNIPEG, MANITOBA**

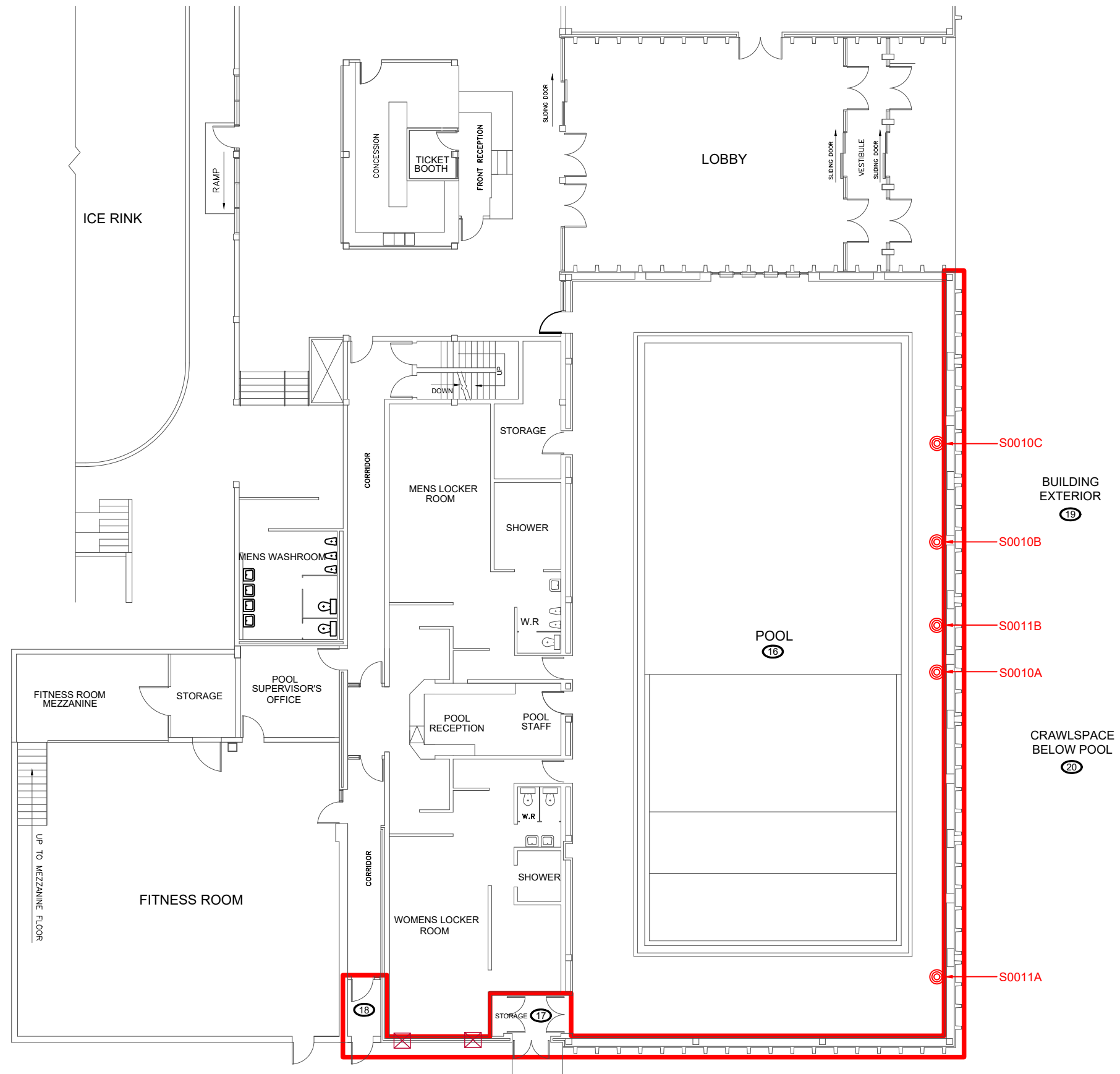
FIGURE NAME:

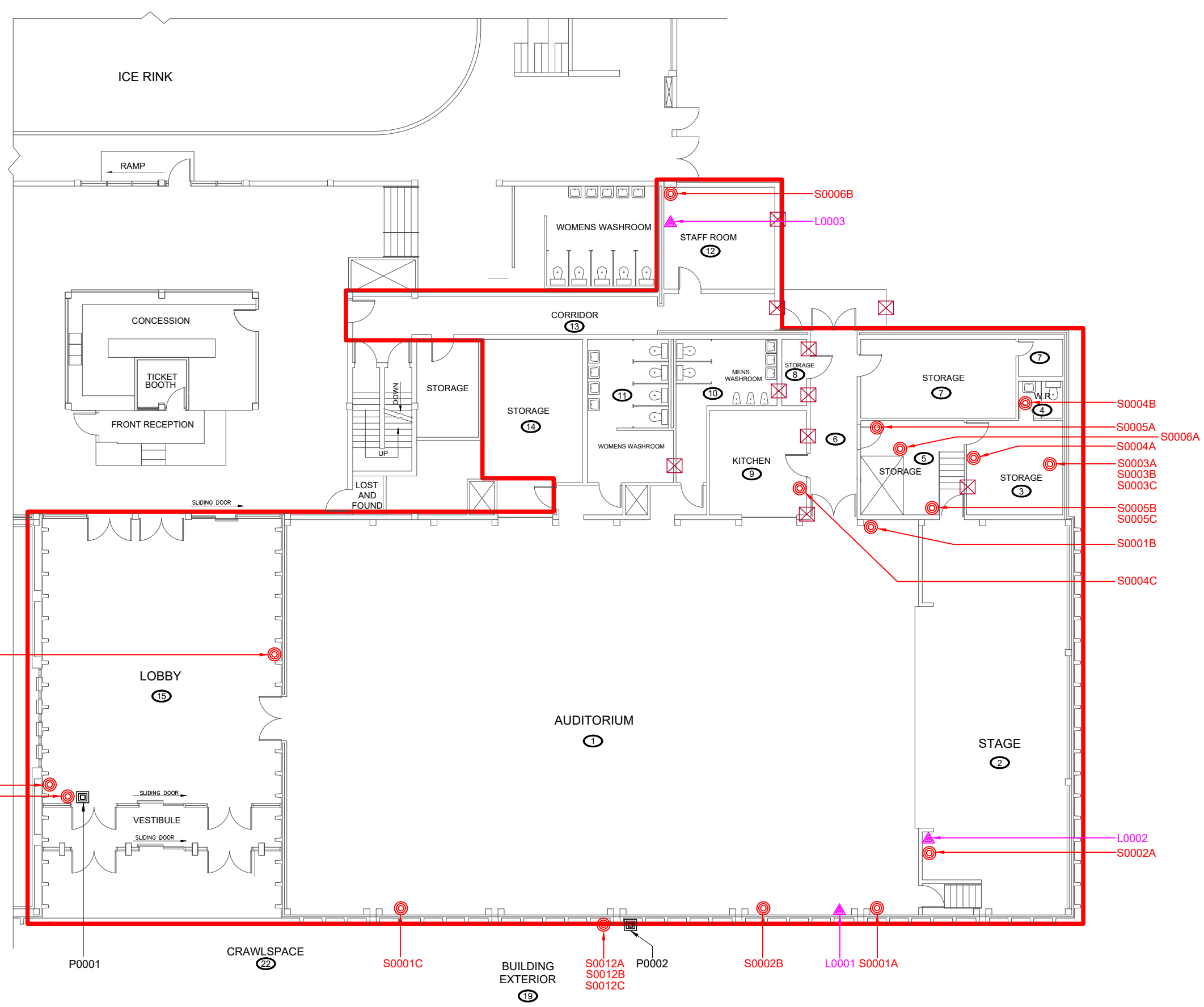
POOL

PROJECT NUMBER: 234838.408 SCALE: NOT TO SCALE

DRAWN BY: BPC REVIEWED BY: CS

DATE: MAY 18/23 FIGURE NUMBER: 1 OF 2





N

LEGEND

- X PINCHIN LOCATION NUMBER
- ⊙ ASBESTOS BULK SAMPLE
- ▲ LEAD BULK SAMPLE
- PCB BULK SAMPLE
- BLOCK WALL INSPECTION OPENINGS
- ASSESSED AREA

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.

BASE PLAN PROVIDED BY CLIENT.



PROJECT NAME:

HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:

CITY OF WINNIPEG

PROJECT LOCATION:

**ST. JAMES CIVIC CENTRE
2055 NESS AVENUE,
WINNIPEG, MANITOBA**

FIGURE NAME:

AUDITORIUM

PROJECT NUMBER: 234838.408

SCALE: NOT TO SCALE

DRAWN BY: BPC

REVIEWED BY: CS

DATE: MAY 18/23

FIGURE NUMBER: 2 OF 2

APPENDIX II-A
Asbestos Analytical Certificates



Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

Project No.: 0234838.408
Prepared For: C. Smithson

Lab Reference No.: b291076
Analyst(s): Y. Yan

Date Received: May 5, 2023 **Samples Submitted:** 33
Date Analyzed: May 10, 2023 **Phases Analyzed:** 44

The Pinchin Ltd. Dartmouth asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 201032-0) 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.: 0234838.408
Prepared For: C. Smithson

Lab Reference No.: b291076
Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0001A Wall, Base, Adhesive/mastic, Tan Baseboard, Loc:1, Auditorium	Homogeneous, off-white, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0001B Wall, Base, Adhesive/mastic, Tan Baseboard, Loc:1, Auditorium	Homogeneous, off-white, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0001C Wall, Base, Adhesive/mastic, Tan Baseboard, Loc:1, Auditorium	Homogeneous, off-white, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0002A Wall, Plaster, Loc:2, Stage	2 Phases: a) Homogeneous, peach, hard, cementitious, plaster base coat. b) Homogeneous, white, hard, cementitious, plaster top coat.	None Detected None Detected	Non-Fibrous Material > 75% Non-Fibrous Material > 75%
S0002B Wall, Plaster, Loc:1, Auditorium	2 Phases: a) Homogeneous, peach, hard, cementitious, plaster base coat debris. b) Homogeneous, white, hard, cementitious, plaster top coat.	None Detected None Detected	Hair 1-5% Non-Fibrous Material > 75% Non-Fibrous Material > 75%
Comments:	Phase a) of this sample is small in size. For more reliable results, a larger sample is required.		



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

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Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003A Tar Paper, Tar Paper Found At Pipe Penetration Through Deck, Loc:3, Storage Room	3 Phases: a) Homogeneous, black, tar material.	None Detected	Tar and other Non- Fibrous Material > 75%
	b) Homogeneous, black, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Tar and other Non- Fibrous Material 25-50%
	c) Homogeneous, black, tar material.	None Detected	Tar and other Non- Fibrous Material > 75%
Comments:	Drywall and paper backing are present on the surface of this sample.		
S0003B Tar Paper, Tar Paper Found At Pipe Penetration Through Deck, Loc:3, Storage Room	3 Phases: a) Homogeneous, black, tar material.	None Detected	Tar and other Non- Fibrous Material > 75%
	b) Homogeneous, tar- impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Tar and other Non- Fibrous Material 25-50%
	c) Homogeneous, black, tar material.	None Detected	Tar and other Non- Fibrous Material > 75%



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

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Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003C Tar Paper, Tar Paper Found At Pipe Penetration Through Deck, Loc:3, Storage Room	4 Phases:		
	a) Homogeneous, black, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 25-50% Tar and other Non-Fibrous Material 50-75%
	b) Homogeneous, black, tar material.	None Detected	Tar and other Non-Fibrous Material > 75%
	c) Homogeneous, black, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Tar and other Non-Fibrous Material 25-50%
	d) Homogeneous, black, tar material.	None Detected	Tar and other Non-Fibrous Material > 75%
S0004A Wall, Base, Adhesive/mastic, Black Baseboard, Loc:3, Storage Room	Homogeneous, brown, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0004B Wall, Base, Adhesive/mastic, Loc:4, Washroom	Homogeneous, brown, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0004C Wall, Base, Adhesive/mastic, Loc:9, Kitchen	Homogeneous, yellow, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.: 0234838.408
Prepared For: C. Smithson

Lab Reference No.: b291076
Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0005A Wall, Base, Adhesive/mastic, Loc:5, Stairway To Stage	Homogeneous, yellow, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0005B Wall, Base, Adhesive/mastic, Loc:5, Stairway To Stage	Homogeneous, yellow, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample. Another phase is present but there was insufficient material submitted to analyze.		
S0005C Wall, Base, Adhesive/mastic, Loc:5, Stairway To Stage	Homogeneous, yellow, adhesive material.	None Detected	Non-Fibrous Material > 75%
Comments:	Rubber baseboard is present on the surface of this sample.		
S0006A Wall, Drywall And Joint Compound, Loc:5, Stairway To Stage	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
S0006B Wall, Drywall And Joint Compound, Loc:12, Kitchen	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
Comments:	This sample is small in size. For more reliable results, a larger sample is required.		
S0007A Wall, Base, Cement Product, Setting Compound, Loc:15, Foyer	Homogeneous, dark grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
S0007B Wall, Base, Cement Product, Setting Compound, Loc:15, Foyer	Homogeneous, dark grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.: 0234838.408
Prepared For: C. Smithson

Lab Reference No.: b291076
Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0007C Wall, Base, Cement Product, Setting Compound, Loc:15, Foyer	Homogeneous, dark grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
S0008A Window, Tape, Butyl Tape, Loc:15, Foyer	Homogeneous, black, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
S0008B Window, Tape, Butyl Tape, Loc:15, Foyer	Homogeneous, black, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
S0008C Window, Tape, Butyl Tape, Loc:15, Foyer	Homogeneous, black, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
S0009A Caulking, Loc:15, Foyer	Homogeneous, black, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
S0009B Caulking, Loc:15, Foyer	Homogeneous, black, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
S0009C Caulking, Loc:15, Foyer	Homogeneous, black, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
S0010A Wall, Ceramic Tiles, Setting Compound, Loc:16, Pool Exterior Walls	Homogeneous, grey, granular, cementitious material.	None Detected	Non-Fibrous Material > 75%
Comments:	This sample is small in size. For more reliable results, a larger sample is required. Ceramic tile is present on the surface of this sample.		
S0010B Wall, Ceramic Tiles, Setting Compound, Loc:16, Pool Exterior Walls	Homogeneous, grey, granular, cementitious material.	None Detected	Non-Fibrous Material > 75%
Comments:	This sample is small in size. For more reliable results, a larger sample is required. Ceramic tile is present on the surface of this sample.		



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.: 0234838.408
Prepared For: C. Smithson

Lab Reference No.: b291076
Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0010C Wall, Ceramic Tiles, Setting Compound, Loc:16, Pool Exterior Walls	Homogeneous, grey, granular, cementitious material.	None Detected	Non-Fibrous Material > 75%
Comments:	This sample is small in size. For more reliable results, a larger sample is required. Ceramic tile is present on the surface of this sample.		
S0011A Wall, Texture Coat, Loc:16, Pool Exterior Walls	2 Phases: a) Homogeneous, grey, consolidated material. b) Homogeneous, white, hard, cementitious material.	None Detected None Detected	Man-Made Vitreous Fibres 1-5% Non-Fibrous Material > 75% Non-Fibrous Material > 75%
Comments:	Man-made vitreous fibres are present on the back of this sample.		
S0011B Wall, Texture Coat, Loc:16, Pool Exterior Walls	2 Phases: a) Homogeneous, grey, consolidated material. b) Homogeneous, white, hard, cementitious material.	None Detected None Detected	Man-Made Vitreous Fibres 1-5% Non-Fibrous Material > 75% Non-Fibrous Material > 75%
Comments:	Man-made vitreous fibres are present on the surface of this sample.		
S0012A Wall, Caulking, Grey, Loc:19, Exterior Of Building	Homogeneous, light grey, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		
S0012B Wall, Caulking, Grey, Loc:19, Exterior Of Building	Homogeneous, light grey, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		



Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: 0234838.408
Prepared For: C. Smithson

Lab Reference No.: b291076
Date Analyzed: May 10, 2023

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0012C Wall, Caulking, Grey, Loc:19, Exterior Of Building	Homogeneous, light grey, caulking material.	None Detected	Non-Fibrous Material > 75%

Reviewed by:

Jason Stapleton
2023.05.10 15:38:29-03'00'

Reporting Analyst:

Yewen Yan
2023.05.10 14:57:59-03'00'

Analyzed by: xy
 Reviewed by: js
 Report Sent by: _____

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

Client Name:		Project Address: Winnipeg, Manitoba	
Portfolio/Building No:		Pinchin File: 0234838.408	
Submitted by: Chris Smithson		Email: csmithson@pinchin.com	
CC Results to:		CC Email:	
Date Submitted: May 04 2023		Required by: Month Day	
# of Samples: 33		Priority: 5 Day Turnaround	
Year of Building Construction (Mandatory, Years ONLY):			
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	
HMIS2 Building Reference #:		119663/20234318598436	

To be Completed by Lab Personnel Only:			
Lab Reference #: b291076		Time: 24 hour clock	
Received by: N. Gemow		Date: MAY 05 2023	
Name(s) of Analyst(s): Y. Yan			

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Wall, Base, Adhesive/mastic, Tan Baseboard, Loc:1, Auditorium ND
S	0001	B	Wall, Base, Adhesive/mastic, Tan Baseboard, Loc:1, Auditorium ND
S	0001	C	Wall, Base, Adhesive/mastic, Tan Baseboard, Loc:1, Auditorium ND
S	0002	A	Wall, Plaster, Loc:2, Stage a) ND b) ND
S	0002	B	Wall, Plaster, Loc:1, Auditorium a) ND b) ND
S	0003	A	Tar Paper, Tar Paper Found At Pipe Penetration Through Deck, Loc:3, Storage Room a) ND b) ND c) ND
S	0003	B	Tar Paper, Tar Paper Found At Pipe Penetration Through Deck, Loc:3, Storage Room a) ND b) ND c) ND
S	0003	C	Tar Paper, Tar Paper Found At Pipe Penetration Through Deck, Loc:3, Storage Room a) ND b) ND c) ND d) ND

17

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)	
S	0004	A	Wall,Base,Adhesive/mastic,Black Baseboard,Loc:3,Storage Room	ND
S	0004	B	Wall,Base,Adhesive/mastic,Loc:4,Washroom	ND
S	0004	C	Wall,Base,Adhesive/mastic,Loc:9,Kitchen	ND
S	0005	A	Wall,Base,Adhesive/mastic,Loc:5,Stairway To Stage	ND
S	0005	B	Wall,Base,Adhesive/mastic,Loc:5,Stairway To Stage	ND
S	0005	C	Wall,Base,Adhesive/mastic,Loc:5,Stairway To Stage	ND
S	0006	A	Wall,Drywall And Joint Compound,Loc:5,Stairway To Stage	ND
S	0006	B	Wall,Drywall And Joint Compound,Loc:12,Kitchen	ND
S	0007	A	Wall,Base,Cement Product,Setting Compound,Loc:15,Foyer	ND
S	0007	B	Wall,Base,Cement Product,Setting Compound,Loc:15,Foyer	ND
S	0007	C	Wall,Base,Cement Product,Setting Compound,Loc:15,Foyer	ND
S	0008	A	Window,Tape,Butyl Tape,Loc:15,Foyer	ND
S	0008	B	Window,Tape,Butyl Tape,Loc:15,Foyer	ND
S	0008	C	Window,Tape,Butyl Tape,Loc:15,Foyer	ND
S	0009	A	Caulking,Loc:15,Foyer	ND
S	0009	B	Caulking,Loc:15,Foyer	ND

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0009	C	Caulking, Loc:15, Foyer ND
S	0010	A	Wall, Ceramic Tiles, Setting Compound, Loc:16, Pool Exterior Walls ND
S	0010	B	Wall, Ceramic Tiles, Setting Compound, Loc:16, Pool Exterior Walls ND
S	0010	C	Wall, Ceramic Tiles, Setting Compound, Loc:16, Pool Exterior Walls ND
S	0011	A	Wall, Texture Coat, Loc:16, Pool Exterior Walls a) ND b) ND
S	0011	B	Wall, Texture Coat, Loc:16, Pool Exterior Walls a) ND b) ND
S	0012	A	Wall, Caulking, Grey, Loc:19, Exterior Of Building ND
S	0012	B	Wall, Caulking, Grey, Loc:19, Exterior Of Building ND
S	0012	C	Wall, Caulking, Grey, Loc:19, Exterior Of Building ND

APPENDIX II-B
Lead Analytical Certificates



Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy
EPA SW-846 3050B/6010C/7000B



Customer: Pinchin Ltd.
54 Terracon Place
Winnipeg, MB R2J 4G7

Attn: Chris Smithson

Lab Order ID: 10023090

Analysis: PBP

Date Received: 05/10/2023

Date Reported: 05/16/2023

Project: 234838.408

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L0001	Wall, Plaster, Light Grey, Loc:1, Auditorium	0.1265	47	0.0047%
10023090_0001				
L0002	Wall, Plaster, Brown Paint, Loc:2, Stage	0.0628	3200	0.32%
10023090_0002				
L0003	Wall, Drywall And Joint Compound, Grey, Loc:12, Kitchen	0.0554	<72	<0.0072%
10023090_0003				

Disclaimer: Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).


Matthew Caffey (3)

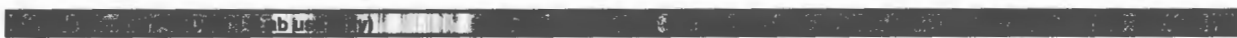
Analyst

Approved Signatory

160 23090

Version 1-15-2012

Client:	Pinchin Ltd.	*Instructions: Use Column "B" for your contact info To See an Example Click the bottom Example Tab. 3 Begin Samples with a "<<" above the first sample and end with a ">>" below the last sample. Only Enter your data on the first sheet "Sheet1" Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.	Scientific Analytical Institute  4604 Dundas Dr. Greensboro, NC 27407 Phone: 336.292.3888 Fax: 336.292.3313 Email: lab@sailab.com
Contact:	Chris Smithson		
Address:	Winnipeg, MB		
Phone:	204.452.0983		
Fax:			
Email:	csmithson@pinchin.com		
Project:	234838.408		
Client Notes:			
P.O. #:	0234838.408		
Date Submitted:	05-04-2023		
Analysis:	Paint Chips Flame AA <i>JKS</i>		
TurnAroundTime:	4 Day		



<<	Wall, Plaster, Light Grey, Loc:1, Auditorium
L0001	Wall, Plaster, Brown Paint, Loc:2, Stage
L0002	Wall, Drywall And Joint Compound, Grey, Loc:12, Kitchen
L0003	
>>	

*Jgh 5/10
10:30a*

Accepted

Rejected

APPENDIX II-C
PCB Analytical Certificates

Certificate of Analysis

Chris Smithson

Pinchin Ltd. (Winnipeg)
54 Terracon Place, Winnipeg, MB R2J 4G7

Date of Issue: May 12, 2023

Report Description: 2 solid samples were submitted for the following chemical analysis

Project Name: Haz Assessment
Project No.: 234838.408
Site Location:

Date Sampled: May 01, 2023
Date Tested: May 11, 2023
Sampled by: Chris S

Report Number: 23-0612

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
<u>1</u>	<u>Sample ID:</u> P0001 Black, Loc:15, Foyer					
	PCBs in Solid	<0.2	mg/kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<u>2</u>	<u>Sample ID:</u> P0002 Grey, Loc:19, Exterior Of Building					
	PCBs in Solid	58	mg/kg	0.2		LAB-M06 (EPA 3550C/8082A modified)

Results relate only to the samples tested above, as received.

Approved By:

Son C.H. Le, (Chem.)
Lab Manager
Phone: (519) 740-1333 Ext.: 1030
Fax: (519) 740-2320
Email: SonLe@aevitas.ca

The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognized International Standard ISO/IEC 17025:2017, by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated April 2017). The laboratory quality management system of Aevitas Inc. (Ayr) also operates in accordance with the principles of ISO 9001.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (2016). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.

APPENDIX III
Methodology



1.0 GENERAL

An inspection 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 inspection 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.

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 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:

Jurisdiction*	Friable	Non-Friable
Manitoba	0.1% ¹	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); and
- 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 was 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:

Jurisdiction*	Units (%)	Units (ppm) / (mg/kg)
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 was 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.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

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: City Of Winnipeg
Building Name: 2055 Ness Avenue
Survey Date: 2023-05-04
Building Phases: A:

Site: 2055 Ness Avenue, Winnipeg, MB

Last Re-Assessment:

Location No.	Name or Description	Area ft ²	Floor No.	Bldg. Phase	Notes
1	Auditorium	3000	1	A	
2	Stage	0	1	A	
3	Storage Room	100	1	A	
4	Washroom	25	1	A	
5	Stairway To Stage	0	1	A	
6	Corridor	0	1	A	
7	Cleaning Storage Room	0	1	A	
8	Custodian	20	1	A	
9	Kitchen	160	1	A	
10	Men's Washroom	140	1	A	
11	Women's Washroom	140	1	A	
12	Kitchen	210	1	A	
13	Corridor	225	1	A	
14	Classroom	400	1	A	
15	Foyer	0	1	A	
16	Pool Exterior Walls	0		A	
17	Vestibule	40	1	A	
18	Vestibule	0	1	A	
19	Exterior Of Building	0		A	
20	Crawlspace Area Below Pool	0	B	A	
21	Roof	0		A	
22	Crawlspace Below Auditorium	0		A	

APPENDIX V

Hazardous Materials Summary Report / Sample Log

Client: City Of Winnipeg

Site: 2055 Ness Avenue, Winnipeg, MB

Building Name: 2055 Ness Avenue

Survey Date: 2023-05-04

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Wall Base Adhesive/mastic Tan Baseboard	1,10,11	A	0	0	0	100	None Detected	No	
Asbestos	S0002 AB	Wall, Ceiling, Wall Plaster	1,2,13,14	A	0	225	0	100	None Detected	No	
Asbestos	S0003 ABC	Other Tar Paper Tar Paper Found At Pipe Penetration Through Deck	3	A	0	0	0	100	None Detected	No	
Asbestos	S0004 ABC	Wall Base Adhesive/mastic Black Baseboard	3,4,9,10,11,12,14	A	0	0	0	100	None Detected	No	
Asbestos	S0005 ABC	Wall Base Adhesive/mastic	5	A	0	0	0	100	None Detected	No	
Asbestos	S0006 AB	Wall Drywall And Joint Compound	5,6,7,12,13	A	0	0	0	100	None Detected	No	
Asbestos	S0007 ABC	Wall Base Cement Product Setting Compound	15	A	0	0	0	100	None Detected	No	
Asbestos	S0008 ABC	Other Window Tape Butyl Tape	15	A	0	0	0	100	None Detected	No	
Asbestos	S0009 ABC	Other Caulking	15	A	0	0	0	100	None Detected	No	
Asbestos	S0010 ABC	Wall Ceramic Tiles Setting Compound	16	A	0	0	0	100	None Detected	No	
Asbestos	S0011 AB	Wall Texture Coat	16	A	0	0	0	100	None Detected	No	
Asbestos	S0012 ABC	Wall Caulking Grey	19	A	0	0	0	100	None Detected	No	
Asbestos	V9000	Duct Foil Face Mastic Over Foil Jacketing	22	A	0	600	0	0	Confirmed Asbestos	Yes	NF
Asbestos	V9000	Duct Mastic Beige Mastic, Mastic Over Paper Jacketing	22	A	0	800	0	0	Confirmed Asbestos	Yes	NF
Asbestos	V9000	Floor Vinyl Floor Tile And Mastic 9 X 9 Beige And Grey, Confirmed Asbestos From Previous Testing	1,3,4,9,10,11,12	A	0	3775	0	0	Confirmed Asbestos	Yes	NF
Asbestos	V9000	Piping Parging Cement Confirmed Asbestos From Previous Testing	2	A	0	0	1	0	Confirmed Asbestos	Yes	F
Asbestos	V9500	Floor Terrazzo	15	A	0	900	0	0	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in)	18	A	0	40	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in) 2 X 2 , Newly Installed, Plain White	14	A	0	210	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in) 2 X 2 F8ssure And Pinhole, Nonasbestos Based On Previous Testing	10	A	0	140	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in) 2 X 2 Gypsum	9	A	0	160	0	0	Non	No	

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in) 2 X 2 Pinholes, Nonasbestos Based On Previous Testing	11	A	0	140	0	0	Asbestos Non Asbestos	No	
Asbestos	V0000	Ceiling Ceiling Tiles (lay-in) 2 X 4 Pinholes, Nonasbestos Based On Previous Testing	12	A	0	210	0	0	Non Asbestos	No	
Asbestos	V0000	Duct Mastic, Black	20,22	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Duct Mastic, Grey	9,10,11,20,22	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Duct Mastic, Grey Nonasbestos From Previous Testing	3,4	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Floor Rubber Blue Rubber Matting Nonasbestos From Previous Testing	15	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Floor Tile And Mastic 12 X 12 Beige With Tan Streaks	2	A	0	30	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Sheet Flooring	8,14	A	0	420	0	0	Non Asbestos	No	
Asbestos	V0000	Floor Vinyl Sheet Flooring New Blue Flooring	5,6,7,13,18	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Other Caulking Previously Tested	21	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Other Unidentified Material Built-up Roofing Felts, Previously Tested	21	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Structure Beam, Deck Acoustic Spray	1	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Structure Concrete (poured)	16	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Wall Drywall And Joint Compound	15	A	0	0	0	100	Non Asbestos	No	
Asbestos	V0000	Wall Plaster Parging Previously Tested	19	A	0	0	0	0	Non Asbestos	No	
Paint	L0001	Wall Plaster Light Grey	1	A	0	0	0	100		No	-
Paint	L0002	Wall Plaster Brown Paint	2	A	0	0	0	100	Lead	Yes	-
Paint	L0003	Wall Drywall And Joint Compound Grey	12	A	0	0	0	100		No	-
Paint	V0000	Wall Concrete (poured) White	15	A	0	0	0	100		No	-
Paint	V0000	Wall Drywall And Joint Compound White paint nontraditional from previous testin, White	5,6,7,13,14,18	A	0	0	0	100		No	-
Paint	V0000	Wall Masonry	3,9,10,11,17	A	0	0	0	100	-	No	-
Paint	V9000	Other Metal Grey on door	17	A	0	0	0	100	Lead	Yes	-
Paint	V9000	Other Wood Grey on doors, black paint has been applied over the grey paint, Black over grey on doors, Door	3,5,6,7,9,10,11,12,13,14,18	A	0	0	0	104	Lead	Yes	-
Paint	V9000	Wall Masonry Beige, confirmed lead from previous testing	4	A	0	0	0	100	Lead	Yes	-

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
PCB	P0001	Caulking Black	15	A	0	0	0	100	-	No	-
PCB	P0002	Caulking Grey	19	A	1000	0	0	0	-	Yes	-
PCB	V9000	Light Ballasts	9,10,11	A	0	0	0	100	PCB	Yes	-
PCB	V0000	Light Ballasts	1,2,3,4	A	0	0	0	100	-	No	-
Hg	V9000	Fluorescent Light Tube	1,2,3,4,9,10,11	A	0	0	0	101	Hg	Yes	-

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: City Of Winnipeg
Location: #1 : Auditorium
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 3000

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct	Not Found															
Floor		Vinyl Floor Tile and Mastic, 9 x 9 beige and grey, confirmed asbestos from previous testing	Surface		A	Y		3000			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure	Beam, Deck	Acoustic spray	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Wall		Drywall and joint compound	Surface		A	Y		100			%	V				
Wall		Plaster	Surface		A	Y		100			%	S0002B	None Detected	N.D.	None	
Wall	Base	Adhesive/mastic, Tan baseboard	Surface		A	Y		100			%	S0001ABC	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #1 : Auditorium
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 3000

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster	100		%	L0001	Light grey	Pb: 0.0047 %	No	

Client: City Of Winnipeg
Location: #1 : Auditorium
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 3000

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	108	%	V9000	Yes

Client: City Of Winnipeg
Location: #1 : Auditorium
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 3000

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V0000	New T8		No

Client: City Of Winnipeg
Location: #2 : Stage
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct	Not Found															
Floor		Wood														
Floor		Vinyl Floor Tile and Mastic, 12 x 12 beige with tan streaks	Surface		A	Y		30			SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping		Fibreglass	Straight	Canvas	A	Y										
Piping		Parging Cement, Confirmed asbestos from previous testing	Fitting	Canvas	A	Y		1			EA	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Structure		Concrete (poured)														
Wall		Plaster	Surface		A	Y		100			%	S0002A	None Detected	N.D.	None	
Wall		Masonry														

Client: City Of Winnipeg
Location: #2 : Stage
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Plaster	100		%	L0002	Brown paint	Pb: 0.32 %	Lead	

Client: City Of Winnipeg
Location: #2 : Stage
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9000	Yes

Client: City Of Winnipeg
Location: #2 : Stage
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V0000			No

Client: City Of Winnipeg
Location: #3 : Storage Room
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 100

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct		Not Insulated														
Duct		Mastic, Grey, Nonasbestos from previous testing	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		100			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Mechanical Equipment	Not Found															
Other		Tar Paper, Tar paper found at pipe penetration through deck	Surface		C	Y		100			%	S0003ABC	None Detected	N.D.	None	
Piping		Fibreglass	Fitting	Polyvinyl chloride (PVC)	C	Y										
Piping		Not Insulated														
Piping	All	Fibreglass	Straight	Foil Face	C	Y										
Structure	All	Steel														
Wall		Masonry														
Wall	Base	Adhesive/mastic, Black baseboard	Surface		A	Y		100			%	S0004A	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #3 : Storage Room
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 100

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Masonry	100		%	V0000			No	
Other	Wood	100		%	V9000	Grey on doors, black paint has been applied over the grey paint		Confirmed Lead	

Client: City Of Winnipeg
Location: #3 : Storage Room
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 100

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9000	Yes

Client: City Of Winnipeg
Location: #3 : Storage Room
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 100

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V0000			No

Client: City Of Winnipeg
Location: #4 : Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 25

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct		Not Insulated														
Duct		Mastic, Grey, Nonasbestos from previous testing	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		25			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure	All	Steel														
Wall		Masonry														
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	S0004B	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #4 : Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 25

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry	100		%	V9000	Beige, confirmed lead from previous testing		Confirmed Lead

Client: City Of Winnipeg
Location: #4 : Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 25

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9000	Yes

Client: City Of Winnipeg
Location: #4 : Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 25

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V0000			No

Client: City Of Winnipeg
Location: #5 : Stairway To Stage
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct	Not Found															
Floor		Vinyl Sheet Flooring, New blue flooring	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure		Steel														
Wall		Drywall and joint compound	Surface		A	Y		100			%	S0006A	None Detected	N.D.	None	
Wall		Masonry														
Wall	Base	Adhesive/mastic	Surface		B	Y		100			%	S0005ABC	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #5 : Stairway To Stage
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	100		%	V0000	White paint nontraditional from previous testin		No
Other	Wood	108		%	V9000	Black over grey on doors		Confirmed Lead

ALL DATA REPORT

Client: City Of Winnipeg
Location: #6 : Corridor
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct		Not Insulated														
Floor		Vinyl Sheet Flooring, New blue flooring	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping		Fibreglass	Straight	Polyvinyl chloride (PVC)	C	Y										
Piping		Fibreglass	Fitting	Polyvinyl chloride (PVC)	C	Y										
Piping		Not Insulated														
Structure		Steel														
Wall		Drywall and joint compound	Surface		A	Y		100			%	V0006	None Detected	N.D.	None	
Wall		Masonry														

Client: City Of Winnipeg
Location: #6 : Corridor
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	100		%	V0000	White paint nontraditional from previous testin		No
Other	Wood	108		%	V9000	Black over grey on doors		Confirmed Lead

Client: City Of Winnipeg
Location: #7 : Cleaning Storage Room
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct		Not Insulated														
Floor		Vinyl Sheet Flooring, New blue flooring	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure		Steel														
Wall		Drywall and joint compound	Surface		A	Y		100			%	V0006	None Detected	N.D.	None	
Wall		Masonry														

Client: City Of Winnipeg
Location: #7 : Cleaning Storage Room
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound	100		%	V0000	White paint nontraditional from previous testin		No	
Other	Wood	108		%	V9000	Black over grey on doors		Confirmed Lead	

Client: City Of Winnipeg
Location: #8 : Custodian
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 20

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct	Not Found															
Floor		Vinyl Sheet Flooring	Surface		B	Y		20			SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure		Steel														
Wall		Masonry														

Client: City Of Winnipeg
Location: #9 : Kitchen
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 160

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2 x 2 gypsum	Surface		C	Y		160			SF	V0000	Non-Asbestos		None	
Duct		Fibreglass	Surface	Foil Face	C	N										
Duct		Not Insulated														
Duct		Mastic, Grey	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		160			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Piping		Fibreglass	Straight	Foil Face	C	N										
Piping		Not Insulated														
Structure		Steel														
Wall		Wood														
Wall		Masonry														
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	S0004C	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #9 : Kitchen
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 160

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Masonry	100		%	V0000			No	
Other	Wood	100		%	V9000	Door		Confirmed Lead	

Client: City Of Winnipeg
Location: #9 : Kitchen
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 160

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9000	Yes

Client: City Of Winnipeg
Location: #9 : Kitchen
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 160

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V9000			Yes

Client: City Of Winnipeg
Location: #10 : Men's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2 x 2 f8ssure and pinhole, nonasbestos based on previous testing	Surface		C	Y		140			SF	V0000	Non-Asbestos		None	
Duct		Not Insulated														
Duct		Mastic, Grey	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		140			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Piping		Not Insulated														
Structure		Steel														
Wall		Masonry														
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	V0004	None Detected	N.D.	None	
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	V0001	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #10 : Men's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Masonry	100		%	V0000			No	
Other	Wood	100		%	V9000	Door		Confirmed Lead	

Client: City Of Winnipeg
Location: #10 : Men's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9000	Yes

Client: City Of Winnipeg
Location: #10 : Men's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V9000			Yes

Client: City Of Winnipeg
Location: #11 : Women's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2 x 2 pinholes, nonasbestos based on previous testing	Surface		C	Y		140			SF	V0000	Non-Asbestos		None	
Duct		Not Insulated														
Duct		Mastic, Grey	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		140			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Piping		Not Insulated														
Structure		Steel														
Wall		Masonry														
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	V0004	None Detected	N.D.	None	
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	V0001	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #11 : Women's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Masonry	100		%	V0000			No	
Other	Wood	100		%	V9000	Door		Confirmed Lead	

Client: City Of Winnipeg
Location: #11 : Women's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Fluorescent Light Tube	100	%	V9000	Yes

Client: City Of Winnipeg
Location: #11 : Women's Washroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 140

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	100	%	V9000			Yes

Client: City Of Winnipeg
Location: #12 : Kitchen
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 210

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2 x 4 pinholes, nonasbestos based on previous testing	Surface		C	Y		210			SF	V0000	Non-Asbestos		None	
Duct	Not Found															
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		210			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Piping		Not Insulated														
Structure		Wood														
Wall		Drywall and joint compound			A	Y		100			%	S0006B	None Detected	N.D.	None	
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	V0004	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #12 : Kitchen
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 210

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound	100		%	L0003	Grey	Pb: <0.0072 %	No	
Other	Wood	100		%	V9000	Door		Confirmed Lead	

Client: City Of Winnipeg
Location: #13 : Corridor
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 225

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound	Surface		A	Y		225			SF	V0002	None Detected	N.D.	None	
Duct	Not Accessible															
Floor		Vinyl Sheet Flooring, New blue flooring	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping	Not Accessible															
Structure		Steel														
Wall		Drywall and joint compound	Surface		A	Y		100			%	V0006	None Detected	N.D.	None	
Wall		Drywall and joint compound	Surface		A	Y		100			%	V0002	None Detected	N.D.	None	
Wall		Masonry														

Client: City Of Winnipeg
Location: #13 : Corridor
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 225

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	100		%	V0000	White paint nontraditional from previous testin		No
Other	Wood	108		%	V9000	Black over grey on doors		Confirmed Lead

Client: City Of Winnipeg
Location: #14 : Classroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 400

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in), 2 x 2 , newly installed, plain white	Surface		C	Y		210			SF	V0000	Non-Asbestos		None	
Duct		Fibreglass	Surface	Foil Face	C	N										
Floor		Vinyl Sheet Flooring	Surface		A	Y		400			SF	V0000	Non-Asbestos		None	
Piping		Fibreglass	Straight	Polyvinyl chloride (PVC)	A	Y										
Piping		Fibreglass	Fitting	Polyvinyl chloride (PVC)	A	Y										
Piping		Not Insulated														
Structure		Steel														
Wall		Drywall and joint compound			A	Y		100			%	V0002	None Detected	N.D.	None	
Wall		Masonry														
Wall	Base	Adhesive/mastic	Surface		A	Y		100			%	V0004	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #14 : Classroom
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 400

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	100		%	V0000	White		No
Other	Wood	100		%	V9000	Door		Confirmed Lead

Client: City Of Winnipeg
Location: #15 : Foyer
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct		Not Insulated														
Floor		Carpet														
Floor		Terrazzo	Surface		A	Y		900			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor		Rubber, Blue rubber matting nonasbestos from previous testing	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Other		Caulking	Surface		A	Y		100			%	S0009ABC	None Detected	N.D.	None	
Other	Window	Tape, Butyl tape	Surface		A	Y		100			%	S0008ABC	None Detected	N.D.	None	
Piping		Not Insulated														
Structure		Concrete (poured)														
Wall		Concrete (poured)														
Wall		Drywall and joint compound	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Wall	Base	Cement Product, Setting compound	Surface		A	Y		100			%	S0007ABC	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #15 : Foyer
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Concrete (poured)	100		%	V0000	White		No	

Client: City Of Winnipeg
Location: #15 : Foyer
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PCB							
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB	
Caulking	100	%	P0001	Black	<0.2 mg/kg	No	

Client: City Of Winnipeg
Location: #16 : Pool Exterior Walls
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: Basement (0)

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Structure		Concrete (poured)	Surface		C	N		100			%	V0000	Non-Asbestos		None	
Wall		Ceramic Tiles, Setting compound	Surface		A	Y		100			%	S0010ABC	None Detected	N.D.	None	
Wall		Texture Coat	Surface		C	Y		100			%	S0011AB	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #17 : Vestibule
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 40

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found															
Duct		Fibreglass	Surface	Foil Face	C	Y										
Duct		Not Insulated														
Floor		Concrete (poured)														
Mechanical Equipment	Tank	Not Insulated														
Piping		Fibreglass	Straight		A	Y										
Piping		Fibreglass	Fitting		A	Y										
Structure		Steel														
Wall		Masonry														

Client: City Of Winnipeg
Location: #17 : Vestibule
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 40

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Other	Metal	100		%	V9000	Grey on door		Confirmed Lead	
Wall	Masonry	100		%	V0000			No	

Client: City Of Winnipeg
Location: #18 : Vestibule
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Surface		A	Y		40			SF	V0000	Non-Asbestos		None	
Duct	Not Found															
Duct	Not Accessible															
Floor		Vinyl Sheet Flooring, New blue flooring	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure		Steel														
Wall		Masonry														

Client: City Of Winnipeg
Location: #18 : Vestibule
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: 1

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Drywall and joint compound	100		%	V0000	White paint nontraditional from previous testin		No	
Other	Wood	108		%	V9000	Black over grey on doors		Confirmed Lead	

Client: City Of Winnipeg
Location: #19 : Exterior Of Building
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: Basement (0)

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Wall		Concrete (poured)														
Wall		Plaster, Parging previously tested	Surface									V0000	Non-Asbestos		None	
Wall		Caulking, Grey	Surface		A	Y		100			%	S0012ABC	None Detected	N.D.	None	

Client: City Of Winnipeg
Location: #19 : Exterior Of Building
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: Basement (0)

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking	1000	LF	P0002	Grey	58 mg/kg	Yes

Client: City Of Winnipeg
Location: #20 : Crawlspace Area Below Pool
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: B

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Concrete (poured)														
Duct		Mastic, Black	Surface		B	Y		100			%	V0000	Non-Asbestos		None	
Duct		Not Insulated														
Duct		Mastic, Grey	Surface		B	Y		100			%	V0000	Non-Asbestos		None	
Floor		Dirt														
Mechanical Equipment	Not Found															
Piping		Fibreglass	Straight	Polyvinyl chloride (PVC)	B	Y										
Piping		Fibreglass	Fitting	Polyvinyl chloride (PVC)	B	Y										
Structure		Concrete (poured)														
Wall		Concrete (poured)														

Client: City Of Winnipeg
Location: #21 : Roof
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: Basement (0)

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other		Unidentified Material, Built-up Roofing Felts, previously tested	Surface		A	Y		100			%	V0000	Non-Asbestos		None	
Other		Caulking, Previously tested	Surface		A	Y		100			%	V0000	Non-Asbestos		None	

Client: City Of Winnipeg
Location: #22 : Crawlspace Below Auditorium
Survey Date: 2023-05-04

Site: 2055 Ness Avenue, Winnipeg, MB
Floor: Basement (0)

Building Name: 2055 Ness Avenue
Room #:
Last Re-Assessment: 0000-00-00

Area (sqft): 0

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Concrete (poured)														
Ceiling		Concrete (poured)														
Duct		Fibreglass	Surface	Paper	B	Y										
Duct		Fibreglass	Surface	Foil Face	B	Y										
Duct		Foil Face, Mastic over foil jacketing	Surface		B	Y		600			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Duct		Foil Face	Surface	Mastic	B	Y										
Duct		Paper	Surface	Mastic	B	Y										
Duct		Mastic, Black	Surface		B	Y		100			%	V0000	Non-Asbestos		None	
Duct		Not Insulated														
Duct		Not Insulated														
Duct		Mastic, Beige mastic	Surface		B	Y		300			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Duct		Mastic, Mastic over paper jacketing	Surface		B	Y		500			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	NF
Duct		Mastic, Grey	Surface		B	Y		100			%	V0000	Non-Asbestos		None	
Floor		Dirt														
Mechanical Equipment	Not Found															
Piping		Not Insulated														
Structure		Concrete (poured)														
Wall		Concrete (poured)														
Wall		Masonry														

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.

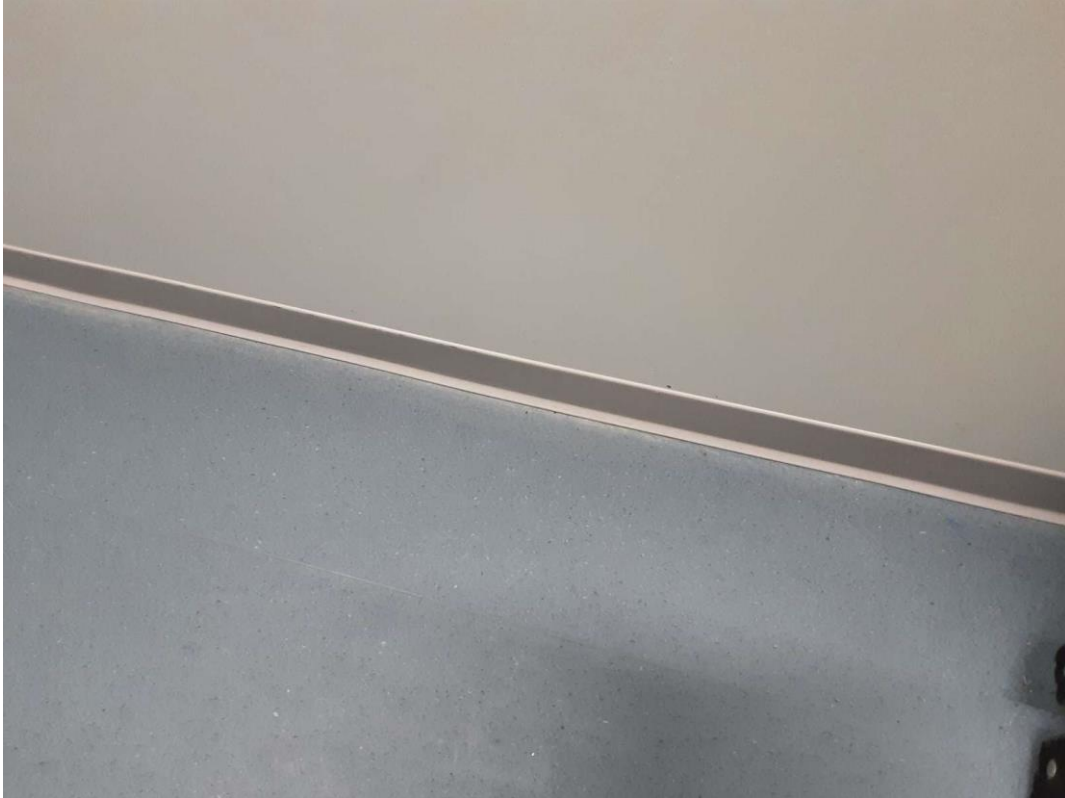
Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

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



S0004A (None), Wall, Base, Adhesive/mastic, Storage Room (Location #: 3)



S0005A (None), Wall, Base, Adhesive/mastic, Stairway To Stage (Location #: 5)



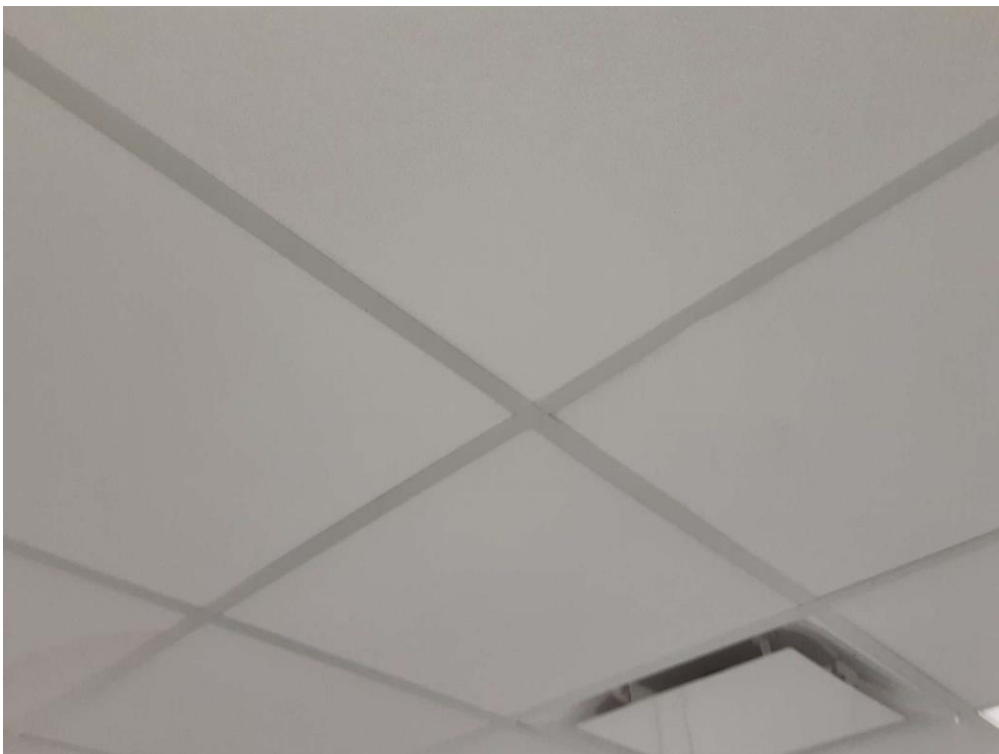
S0008C (None), Other, Window, Butyl Tape, Foyer (Location #: 15)



S0010A (None), Wall, Ceramic Tile Thin-Set, Pool Exterior Walls (Location #: 16)



V9500 (Presumed Asbestos), Floor, Terrazzo, Foyer (Location #: 15)



V0000 (None), Ceiling, Ceiling Tiles (lay-in), Classroom (Location #: 14)



V0000 (None), Floor, Vinyl Floor Tile and Mastic, Stage (Location #: 2)



V9000, (Asbestos), Duct, beige mastic, Crawlspace (Location # 22)



V9000, (Asbestos), Duct, black mastic, Crawlspace (Location # 22)



V9000, (Asbestos), Duct, black mastic, Crawlspace (Location # 22)