Hazardous Building Materials Assessment (Pre-Demolition)

Tylehurst Lift Station
499 Tylehurst Street, Winnipeg, Manitoba

Prepared for:

MPE Engineering Ltd.
2211 McPhillips Street, Unit 202
Winnipeg, Manitoba, R2V 3M5

April 24, 2025

Pinchin File: 355958.000

Issued to:	**MPE Engineering Ltd.**
Issued on:	**April 24, 2025**
Pinchin File:	**355958.000**
Issuing Office:	**Winnipeg, MB**
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Senior Project Technologist

Project Manager: Selin Aniscikli, P.Eng.
Project Manager

Reviewer: Edwin Wooster
Senior Technical Manager and Regional Practice Leader

EXECUTIVE SUMMARY

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Tylehurst Lift Station located at 499 Tylehurst Street, Winnipeg, Manitoba. Pinchin performed the assessment on March 31, 2025.

The objective of the assessment was to identify specified hazardous building materials in preparation for building demolition activities. The proposed work as identified by the Client includes complete demolition of the above-ground portion of the building, and renovations to the substructure (i.e. sand blasting the paint and surface coatings on the concrete substructure part of the lift station).

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:

- Tar roofing material on the building is non-friable and maintained in good condition.

Lead:

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

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

Mercury: Mercury vapour is present in lamp tubes.

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 demolition activities.
5. Recycle mercury-containing lamp tubes when removed from service.
6. 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.

TABLE OF CONTENTS

APPENDICES

1.0 INTRODUCTION AND SCOPE

MPE Engineering Ltd. (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Tylehurst Lift Station located at 499 Tylehurst Street, Winnipeg, Manitoba.

Pinchin performed the assessment on March 31, 2025. 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 demolition activities to the above-ground portion of the building, and renovations to the substructure (i.e. sand blasting the paint and surface coatings on the concrete substructure part of the lift station).

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); 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.

Sampling of roofing materials was 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	Lift Station
Number of Floors	The building is 1 storey plus 3 level(s) below grade.
Total Area	The total area of the building is approximately 150 square feet.
Year of Construction	The building was constructed in 1959.
Structure	Concrete, steel.
Exterior Cladding	Masonry
HVAC	Unit heaters.
Roof	Flat.
Flooring	Concrete.
Interior Walls	Concrete.
Ceilings	Not found

3.2 Existing Reports

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

- *"Asbestos Reassessment, Priority One, Phase 2 Lift/Flood Stations and Barker Standby Generator Building, Various Locations, Winnipeg, Manitoba"* dated October 14, 2021. Pinchin File No. 289439.

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 either uninsulated or insulated with non-asbestos fibreglass or other non-asbestos insulation such as elastomeric foam insulation.

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) is either uninsulated or insulated with non-asbestos fibreglass.

4.1.4 Caulking

The following is a summary of sealants, caulking, and putties sampled:

Material, Description and Application	Sample Location (Location #)	Sample Number	Asbestos
Caulking, brown on door frame	Control Room (Location 1)	S0004A-C	None Detected
Caulking, off-white on wall	Comminutor Room (Location 2)	S0005A-C	None Detected

4.1.5 Roofing Products

Tar, containing asbestos, is present in the flat roof over building (Location 6, samples S0003A-C).

4.1.6 Textile

Textile vibration dampers, present as duct connectors in the Comminutor Room do not contain asbestos (Location 2, sample S0002A).

4.1.7 Other Building Materials

Gaskets on mechanical equipment where sampled, do not contain asbestos (samples S0001A-C).

Mortar on the exterior wall does not contain asbestos (Location 6, previously reported).

4.1.8 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;
- Mechanical packing, and ropes;
- Fire resistant doors;
- Ropes and gaskets in cast-iron bell and spigot joints; and
- 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	White, concrete	Motor Room (Location 4)	0.0018
L0002	**Red, concrete**	**Motor Room (Location 4)**	**0.12**
L0003	Teal, piping	Motor Room (Location 4)	<0.0024
L0004	**Dark blue, piping**	**Motor Room (Location 4)**	**0.12**
L0005	**Silver, metal staircase**	**Comminutor Room (Location 2)**	**0.011**
L0006	**Blue, piping**	**Comminutor Room (Location 2)**	**0.24**
L0007	Brown, metal door	Control Room (Location 1)	<0.0036
L0008	Light blue, mechanical equipment	Pump Room (Location 5)	<0.0019
L0009	Red, masonry	Exterior (Location 6)	<0.0006

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

4.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting.

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

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; and
- 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; and
- Masonry and mortar.

4.4 Mercury

4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes neon lamps.

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

The following table presents a summary of caulking sampled:

Material, Colour, Application	Sample Location (Location #)	Sample Number	PCB (mg/kg)
Caulking, off-white	Comminutor Room (Location 2)	P0002	<1
Caulking, brown	Control Room (Location 1)	P0003	<0.4

Caulking highlighted in the table above are not considered a PCB solid based on the threshold (50 mg/kg).

4.5.2 Lighting Ballasts

Based on information from the Client and confirmed by visual observations (e.g., evidence of T-5 or T-8 fixtures with electronic ballasts) the fixtures will not contain PCB ballasts.

4.5.3 Paint

Silver paint on metal staircases throughout the building does not contain PCBs (sample P0001) and is not considered a PCB solid based on the threshold (50 mg/kg).

4.5.4 Transformers

Transformers were not found during the assessment.

4.5.5 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;
- Voltage regulators and capacitors; and
- 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.

5.2 Demolition Work

The following recommendations are made regarding demolition 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.

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.

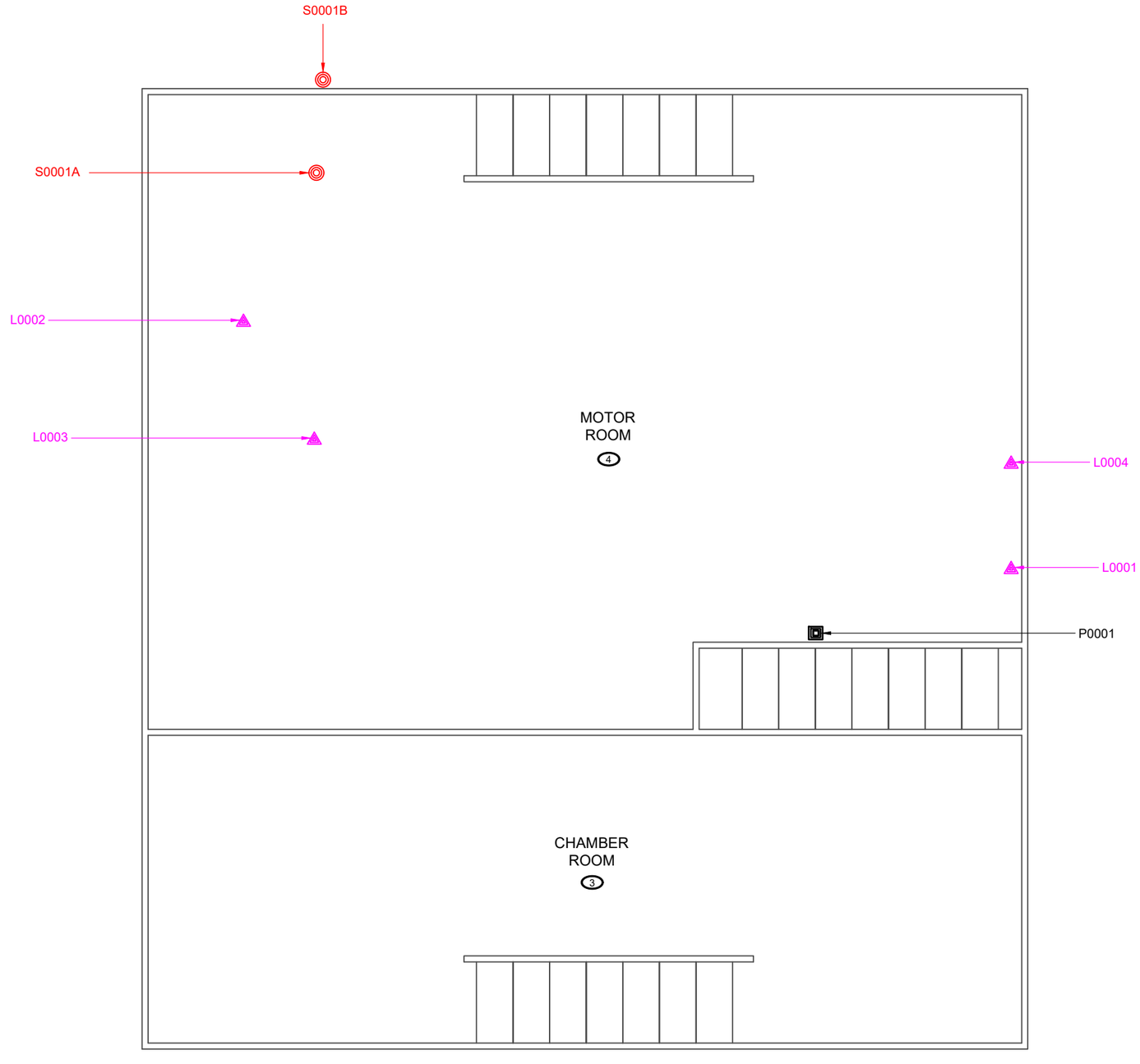
7.0 REFERENCES

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.

APPENDIX I

Drawings



N

LEGEND

- (X) PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB 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.

PINCHIN

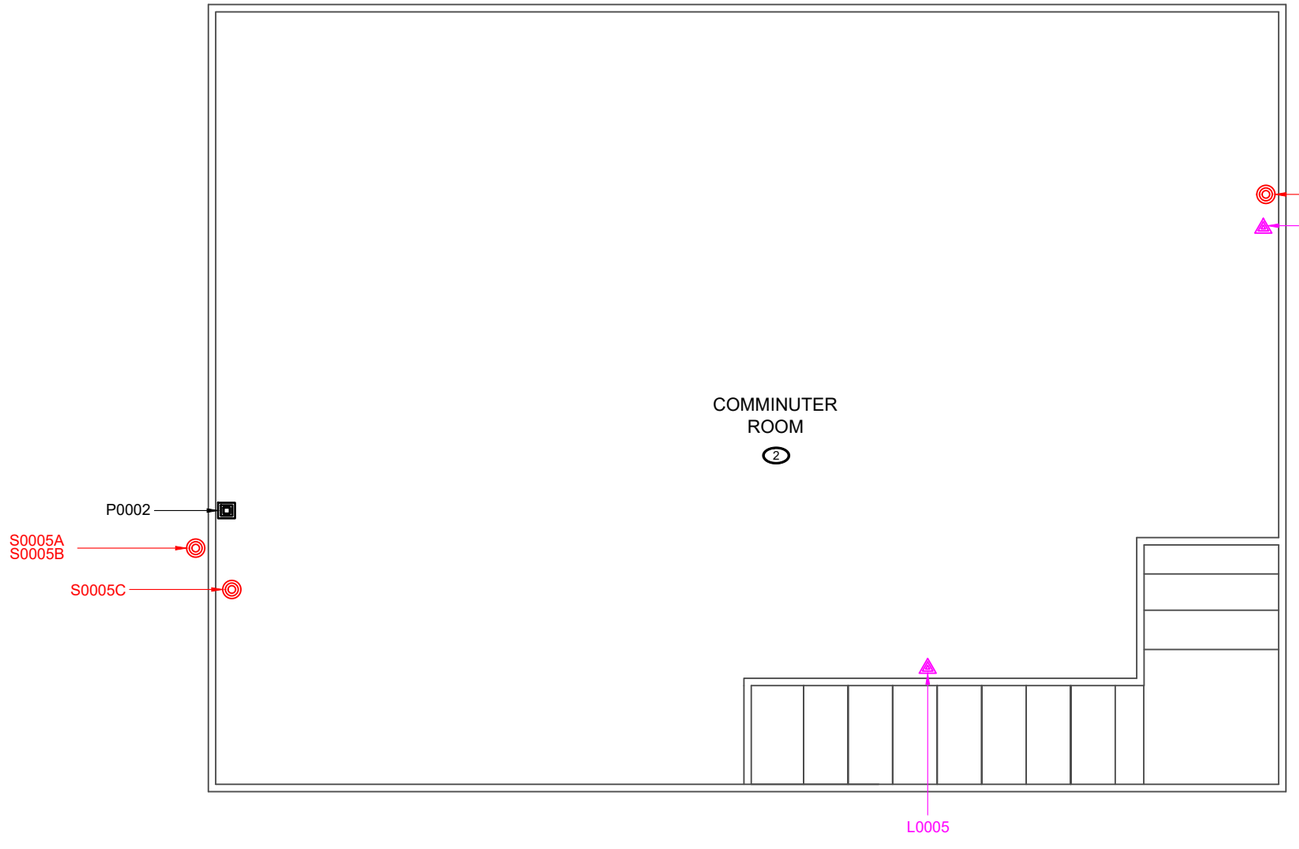
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE A DIVISION OF ENGLOBE

PROJECT LOCATION:
TYLEHURST LIFT STATION
499 TYLEHURST STREET
WINNIPEG, MANITOBA

FIGURE NAME:
MOTOR & CHAMBER ROOMS

PROJECT NUMBER:	SCALE:
355958.000	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
EK	DWS
DATE:	FIGURE NUMBER:
APRIL 2025	1 OF 5



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB 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.

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PINCHIN

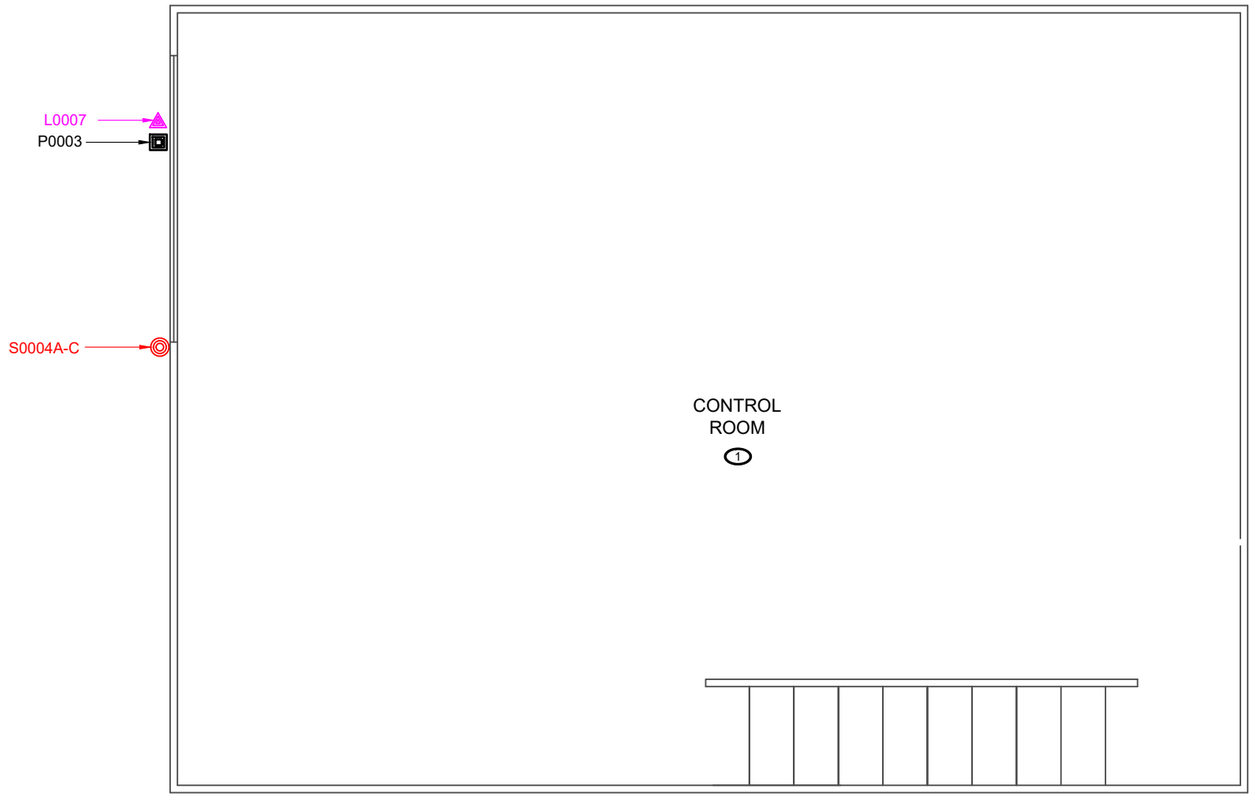
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE A DIVISION OF ENGLOBE

PROJECT LOCATION:
TYLEHURST LIFT STATION
499 TYLEHURST STREET
WINNIPEG, MANITOBA

FIGURE NAME:
COMMINUTER ROOM

PROJECT NUMBER:	SCALE:
355958.000	NOT TO SCALE
DRAWN BY: EK	REVIEWED BY: DWS
DATE: APRIL 2025	FIGURE NUMBER: 2 OF 5



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB 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.

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PINCHIN

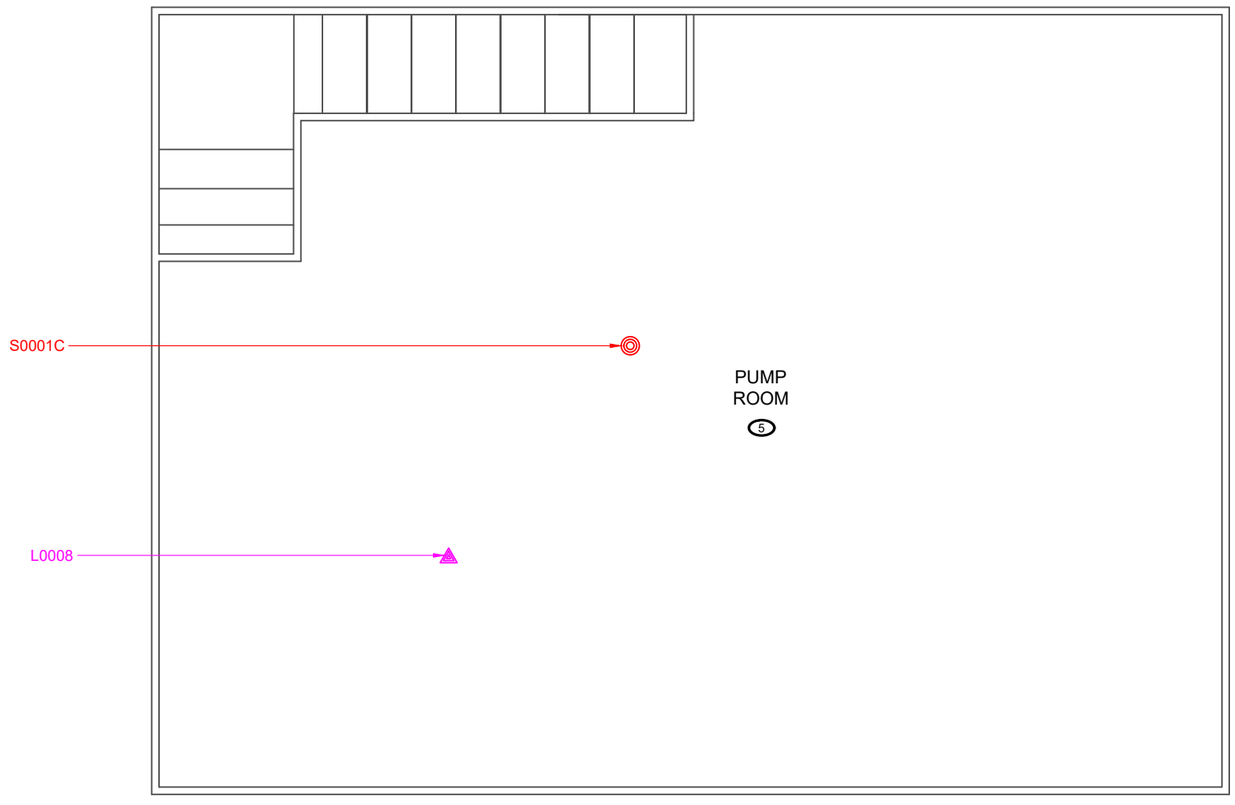
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE A DIVISION OF ENGLOBE

PROJECT LOCATION:
TYLEHURST LIFT STATION
499 TYLEHURST STREET
WINNIPEG, MANITOBA

FIGURE NAME:
CONTROL ROOM

PROJECT NUMBER:	SCALE:
355958.000	NOT TO SCALE
DRAWN BY:	REVIEWED BY:
EK	DWS
DATE:	FIGURE NUMBER:
APRIL 2025	3 OF 5



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB 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.

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PINCHIN

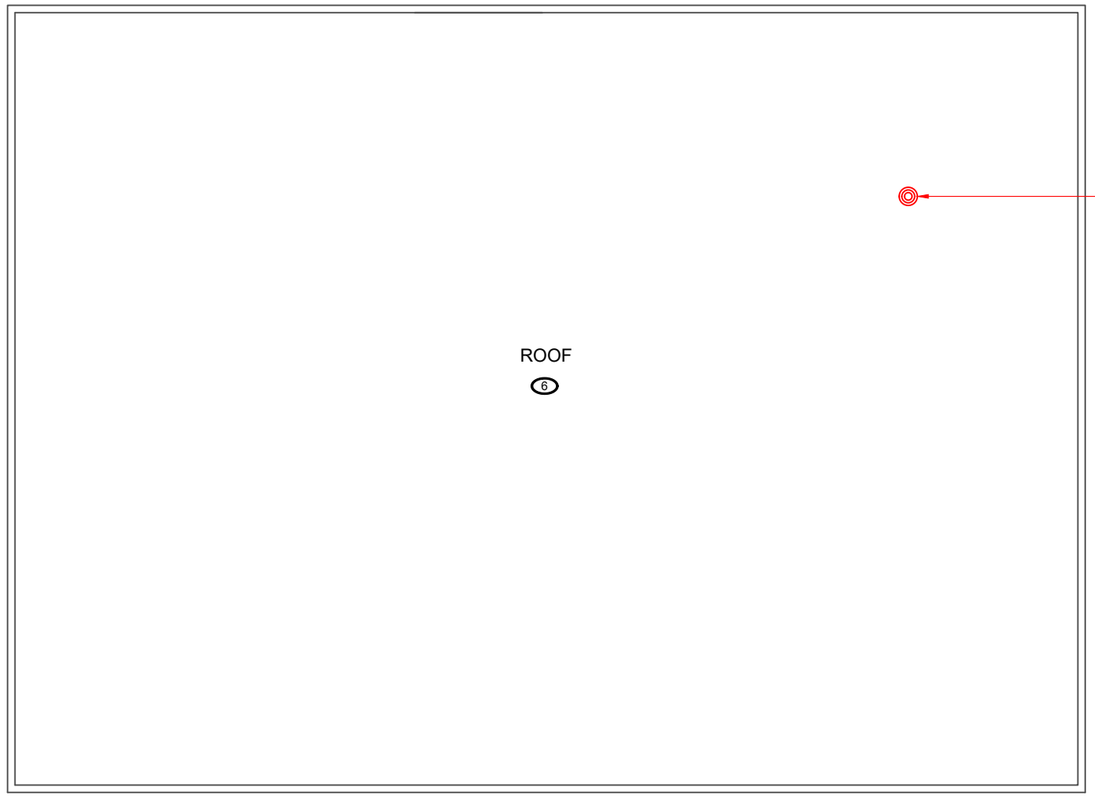
PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE A DIVISION OF ENGLOBE

PROJECT LOCATION:
TYLEHURST LIFT STATION
499 TYLEHURST STREET
WINNIPEG, MANITOBA

FIGURE NAME:
PUMP ROOM

PROJECT NUMBER:	SCALE:
355958.000	NOT TO SCALE
DRAWN BY: EK	REVIEWED BY: DWS
DATE: APRIL 2025	FIGURE NUMBER: 4 OF 5



N

LEGEND

- PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB 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.

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PINCHIN

PROJECT NAME:
HAZARDOUS BUILDING MATERIALS ASSESSMENT

CLIENT NAME:
MPE A DIVISION OF ENGLOBE

PROJECT LOCATION:
TYLEHURST LIFT STATION
499 TYLEHURST STREET
WINNIPEG, MANITOBA

FIGURE NAME:
ROOF

PROJECT NUMBER:	SCALE:
355958.000	NOT TO SCALE
DRAWN BY: EK	REVIEWED BY: DWS
DATE: APRIL 2025	FIGURE NUMBER: 5 OF 5

APPENDIX II-A

Asbestos Analytical Certificates

Your Project #: 0355958.000
Site Location: MB
Your C.O.C. #: 1025700

Attention: Pinchin Asbestos Lab

Pinchin Ltd
2360 Meadowpine Blvd
Unit # 2
Mississauga, ON
CANADA L5N 6S2

Report Date: 2025/04/07
Report #: R8516055
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C535557
Received: 2025/04/01, 14:31

Sample Matrix: Solid
Samples Received: 10

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.1 RDL (1)	10	N/A	2025/04/07	COR3SOP-00002	EPA 600R-93/116

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.

Bureau Veritas' Asbestos Laboratory is accredited by NVLAP for bulk asbestos analysis by polarized light microscopy, NVLAP Code 600136-0.

This report may not be reproduced, except in full, without the written approval of Bureau Veritas. This report may not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any other agency of the U.S. Government.

Bureau Veritas' scope of accreditation includes EPA -- 40 CFR Appendix E to Subpart E of Part 763, "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" and EPA-600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials".
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.
(1) P.O.B. - Percent of Bulk

Your Project #: 0355958.000
Site Location: MB
Your C.O.C. #: 1025700

Attention: Pinchin Asbestos Lab

Pinchin Ltd
2360 Meadowpine Blvd
Unit # 2
Mississauga, ON
CANADA L5N 6S2

Report Date: 2025/04/07
Report #: R8516055
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C535557
Received: 2025/04/01, 14:31

When Asbestos data is reported with other data, this report contains data that are not covered by the NVLAP accreditation.

Encryption Key

Nilushi Mahathantila
Project Manager
07 Apr 2025 12:33:13

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.
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Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

Bureau Veritas Job #: C535557
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Site Location: MB
Sampler Initials: DS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0001A,Piping,Pump,Gasket,Loc:4,Motor Room

Bureau Veritas ID: APLQ74 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres		Particulate
Layer 1	100	Homogeneous black gasket	Not Detected	Synthetic fibres	2%	Non-Fibrous

S0001B,Piping,Pump,Gasket,Loc:4,Motor Room

Bureau Veritas ID: APLQ75 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres		Particulate
Layer 1	100	Homogeneous black gasket	Not Detected	Synthetic fibres	2%	Non-Fibrous

S0001C,Piping,Pump,Gasket,Loc:5,Pump Room

Bureau Veritas ID: APLQ76 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres		Particulate
Layer 1	100	Homogeneous black gasket	Not Detected	Synthetic fibres	2%	Non-Fibrous

The limit of quantitation is 0.10%, although asbestos may be qualitatively detected at concentrations less than 0.10%. Samples for which asbestos is detected at <0.10% are reported as trace, "<0.10%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C535557
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Site Location: MB
Sampler Initials: DS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0002A,Duct,Duct Connector,Textile,Loc:2,Comminuter Room Drywell

Bureau Veritas ID: APLQ77 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous red/blue gasket	Not Detected		Non-Fibrous

S0004A,Wall,Door Frame,Caulking,Brown,Loc:1,Control Room

Bureau Veritas ID: APLQ78 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous brown caulking	Not Detected		Non-Fibrous

S0004B,Wall,Door Frame,Caulking,Brown,Loc:1,Control Room

Bureau Veritas ID: APLQ79 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous brown caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.10%, although asbestos may be qualitatively detected at concentrations less than 0.10%. Samples for which asbestos is detected at <0.10% are reported as trace, "<0.10%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C535557
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Site Location: MB
Sampler Initials: DS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0004C,Wall,Door Frame,Caulking,Brown,Loc:1,Control Room

Bureau Veritas ID: APLQ80 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous brown caulking	Not Detected		Non-Fibrous

S0005A,Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell

Bureau Veritas ID: APLQ81 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey caulking	Not Detected		Non-Fibrous

S0005B,Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell

Bureau Veritas ID: APLQ82 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.10%, although asbestos may be qualitatively detected at concentrations less than 0.10%. Samples for which asbestos is detected at <0.10% are reported as trace, "<0.10%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

Bureau Veritas Job #: C535557
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Site Location: MB
Sampler Initials: DS

Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0005C,Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell

Bureau Veritas ID: APLQ83 Date Analyzed: 2025/04/07

	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.10%, although asbestos may be qualitatively detected at concentrations less than 0.10%. Samples for which asbestos is detected at <0.10% are reported as trace, "<0.10%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)
Date Format : yyyy/mm/dd

TEST SUMMARY

Bureau Veritas ID: APLQ74 **Collected:** 2025/03/31
Sample ID: S0001A,Piping,Pump,Gasket,Loc:4,Motor Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ75 **Collected:** 2025/03/31
Sample ID: S0001B,Piping,Pump,Gasket,Loc:4,Motor Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ75 Dup **Collected:** 2025/03/31
Sample ID: S0001B,Piping,Pump,Gasket,Loc:4,Motor Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ76 **Collected:** 2025/03/31
Sample ID: S0001C,Piping,Pump,Gasket,Loc:5,Pump Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ77 **Collected:** 2025/03/31
Sample ID: S0002A,Duct,Duct Connector,Textile,Loc:2,Comminuter Room Drywell **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ78 **Collected:** 2025/03/31
Sample ID: S0004A,Wall,Door Frame,Caulking,Brown,Loc:1,Control Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ79 **Collected:** 2025/03/31
Sample ID: S0004B,Wall,Door Frame,Caulking,Brown,Loc:1,Control Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

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Bureau Veritas Job #: C535557
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Site Location: MB
Sampler Initials: DS

TEST SUMMARY

Bureau Veritas ID: APLQ80 **Collected:** 2025/03/31
Sample ID: S0004C,Wall,Door Frame,Caulking,Brown,Loc:1,Control Room **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ81 **Collected:** 2025/03/31
Sample ID: S0005A,Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ82 **Collected:** 2025/03/31
Sample ID: S0005B,Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

Bureau Veritas ID: APLQ83 **Collected:** 2025/03/31
Sample ID: S0005C,Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell **Shipped:**
Matrix: Solid **Received:** 2025/04/01

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.1 RDL	MIC	9904621	N/A		Dina Yousif

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GENERAL COMMENTS

Results relate only to the items tested.

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Bureau Veritas Job #: C535557
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Site Location: MB
Sampler Initials: DS

VALIDATION SIGNATURE PAGE

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

Jon Delos Santos, Laboratory Supervisor

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.

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T102570

3ABC Kept @ Pinchin

NONT-2025-04-318

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

Special Instructions: C535557

Client Name:				**Project Address:**	MB		
Portfolio/Building No:				**Pinchin File:**	0355958.000		
Submitted by:	Dana Shewchuk			**Email:**	dshewchuk@pinchin.com		
CC Email:	Selin Aniscikli			**CC Email:**	saniscikli@pinchin.com		
Date Submitted:	March	31	2025	**Required by:**	April	8	2025
# of Samples:	13			**Priority:**	5 Day Turnaround		
Year of Building Construction (*Mandatory, Years ONLY*):				1960			
Do NOT Stop on Positive (Sample Numbers):							
Pinchin Group Company (*Mandatory Field*):				Pinchin			
HMIS2 Building Reference #:				147895/202522565891869			
To be Completed by Lab Personnel Only:							
Lab Reference #:				**Time:**	24 hour clock		
Received by:	APR 0 1 2025			**Date:**	Month	Day	Year
Name(s) of Analyst(s):							

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Piping,Pump,Gasket,Loc:4,Motor Room
S	0001	B	Piping,Pump,Gasket,Loc:4,Motor Room
S	0001	C	Piping,Pump,Gasket,Loc:5,Pump Room
S	0002	A	Duct,Duct Connector,Textile,Loc:2,Comminuter Room Drywell
S	0003	A	Roof,Roofing Material,Loc:6,Exterior of Building
S	0003	B	Roof,Roofing Material,Loc:6,Exterior of Building
S	0003	C	Roof,Roofing Material,Loc:6,Exterior of Building

Page 1 of 2

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0004	A	Wall,Door Frame,Caulking,Brown,Loc:1,Control Room
S	0004	B	Wall,Door Frame,Caulking,Brown,Loc:1,Control Room
S	0004	C	Wall,Door Frame,Caulking,Brown,Loc:1,Control Room
S	0005	A	Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell
S	0005	B	Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell
S	0005	C	Wall,Caulking,Off-white,Loc:2,Comminuter Room Drywell

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.:	**0355958.000**		
Prepared For:	**D. Shewchuk**		
Lab Reference No.:	**b334774**		
Analyst(s):	**J. Raisch-Berkoff**		
Date Received:	**April 1, 2025**	**Samples Submitted:**	**3**
Date Analyzed:	**April 8, 2025**	**Phases Analyzed:**	**10**

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 for all bulk materials. Please be advised that bulk materials do not include debris, dust, and tape-lift samples, and the analysis and reporting of these materials does not conform with Pinchin Ltd.'s NVLAP accreditation.

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.

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0355958.000**
Prepared For: **D. Shewchuk**

Lab Reference No.: **b334774**
Date Analyzed: **April 8, 2025**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003A Roof, Roofing Material, Loc:6, Exterior of Building	4 Phases: a) Homogeneous, black, soft, tar material with fibres.	Chrysotile 10-25%	Tar and other non-fibrous > 75%
	b) Non-homogeneous, black, layered, tar-impregnated, compressed, fibrous material.	Chrysotile < 0.1%	Cellulose 50-75% Hair 0.1-1% Synthetic Fibres 0.1-1% Tar and other non-fibrous 25-50%
	c) Non-homogeneous, black, layered, tar material.	Chrysotile < 0.1%	Tar and other non-fibrous > 75%
	d) Non-homogeneous, black, loose, tar material with grey stones.	None Detected	Cellulose 1-5% Tar and other non-fibrous > 75%
Comments:	Due to the condition of the sample, the order of phases reported may not reflect the actual order in situ. The asbestos present in phases b) and c) may be due to contamination from phase a).		
S0003B Roof, Roofing Material, Loc:6, Exterior of Building	4 Phases: a) Homogeneous, black, soft, tar material with fibres.		Not Analyzed
	b) Non-homogeneous, black, layered, tar-impregnated, compressed, fibrous material.	Chrysotile < 0.1%	Cellulose 50-75% Hair 0.1-1% Synthetic Fibres 0.1-1% Tar and other non-fibrous 25-50%
	c) Non-homogeneous, black, layered, tar material.	Chrysotile < 0.1%	Tar and other non-fibrous > 75%
	d) Non-homogeneous, black, loose, tar material with grey stones.	None Detected	Cellulose 1-5% Tar and other non-fibrous > 75%
Comments:	Due to the condition of the sample, the order of phases reported may not reflect the actual order in situ. The asbestos present in phases b) and c) may be due to contamination from phase a). Analysis of phase a) was stopped due to a previous positive result.		

Pinchin Ltd. Asbestos Laboratory
Certificate of Analysis

Project No.: **0355958.000**
Prepared For: **D. Shewchuk**

Lab Reference No.: **b334774**
Date Analyzed: **April 8, 2025**

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0003C Roof, Roofing Material, Loc:6, Exterior of Building	4 Phases: a) Homogeneous, black, soft, tar material with fibres.		Not Analyzed
	b) Non-homogeneous, black, layered, tar-impregnated, compressed, fibrous material.	None Detected	Cellulose 50-75% Hair < 0.1% Synthetic Fibres 0.1-1% Tar and other non-fibrous 25-50%
	c) Non-homogeneous, black, layered, tar material.	None Detected	Tar and other non-fibrous > 75%
	d) Non-homogeneous, black, loose, tar material with grey stones.	None Detected	Cellulose 1-5% Tar and other non-fibrous > 75%
Comments:	Due to the condition of the sample, the order of phases reported may not reflect the actual order in situ. Analysis of phase a) was stopped due to a previous positive result.		

Reviewed by:

Digitally signed by Pinchin Ltd.
Date: 2025.04.08 16:46:25-04'00'

Reporting Analyst:

Digitally signed by Pinchin Ltd.
Date: 2025.04.08 16:46:42-04'00'

Analyzed by: JRB Apr 8/25

Reviewed by: KB

Report Sent by: KB

Remaining samples to BV

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

Special Instructions:

Client Name:		**Project Address:**	MB
Portfolio/Building No:		**Pinchin File:**	0355958.000
Submitted by:	Dana Shewchuk	**Email:**	dshewchuk@pinchin.com
CC Email:	Selin Aniscikli	**CC Email:**	saniscikli@pinchin.com
Date Submitted:	March 31 2025	**Required by:**	April 8 2025
# of Samples:	~~2~~ 3	**Priority:**	5 Day Turnaround
Year of Building Construction (*Mandatory, Years ONLY*):		1960	
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (*Mandatory Field*):		Pinchin	
HMIS2 Building Reference #:		147895/202522565891869	

To be Completed by Lab Personnel Only:

Lab Reference #:	b334774 a	**Time:**	24 hour clock
Received by:	APR 0 1 2025	**Date:**	Month Day Year
Name(s) of Analyst(s):			

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0001	A	Piping,Pump,Gasket,Loc:4,Motor Room
S	0001	B	Piping,Pump,Gasket,Loc:4,Motor Room
S	0001	C	Piping,Pump,Gasket,Loc:5,Pump Room
S	0002	A	Duct,Duct Connector,Textile,Loc:2,Comminuter Room Drywell
S	0003	A	Roof,Roofing Material,Loc:6,Exterior of Building a)CH10-25%. b)CH<0.1%. c)CH<0.1%. d)ND
S	0003	B	Roof,Roofing Material,Loc:6,Exterior of Building a)NA b)CH<0.1%. c)CH<0.1%. d)ND
S	0003	C	Roof,Roofing Material,Loc:6,Exterior of Building a)NA b)ND c)ND d)ND

APPENDIX II-B

Lead Analytical Certificates

Your Project #: 0355958.000
Your C.O.C. #: N/A

Attention: Selin Aniscikli

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

Report Date: 2025/04/07
Report #: R8516193
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C535051
Received: 2025/04/01, 09:25

Sample Matrix: Solid
Samples Received: 9

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Metals in Paint	2	2025/04/04	2025/04/04	CAM SOP-00408	EPA 6010D m
Metals in Paint	7	2025/04/05	2025/04/07	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.

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.

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Your Project #: 0355958.000
Your C.O.C. #: N/A

Attention: Selin Aniscikli

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

Report Date: 2025/04/07
Report #: R8516193
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C535051
Received: 2025/04/01, 09:25

Encryption Key

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
07 Apr 2025 14:44:36

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.

Bureau Veritas Job #: C535051
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Sampler Initials: DS

ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		APKU34			APKU35		
Sampling Date		2025/03/31 10:00			2025/03/31 10:00		
COC Number		N/A			N/A		
	UNITS	L0001, WALL, CONCRETE (POURED), WHITE, LOC:4, MOTOR ROOM	RDL	QC Batch	L0002, FLOOR, CONCRETE (POURED), RED, LOC:4, MOTOR ROOM	RDL	QC Batch
Metals							
Lead (Pb)	%	0.0018	0.00010	9904137	0.12	0.0010	9904191

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		APKU36		APKU37		APKU38		
Sampling Date		2025/03/31 10:00		2025/03/31 10:00		2025/03/31 10:00		
COC Number		N/A		N/A		N/A		
	UNITS	L0003, PIPING, METAL, TEAL, LOC:4, MOTOR ROOM	RDL	L0004, PIPING, METAL, DARK BLUE, LOC:4, MOTOR ROOM	RDL	L0005, OTHER, METAL, SILVER, LOC:2, COMMINUTER ROOM DRYWELL	RDL	QC Batch
Metals								
Lead (Pb)	%	<0.0024	0.0024	0.12	0.00038	0.011	0.0016	9904801

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas ID		APKU39		APKU40		APKU41		
Sampling Date		2025/03/31 10:00		2025/03/31 10:00		2025/03/31 10:00		
COC Number		N/A		N/A		N/A		
	UNITS	L0006, PIPING, METAL, BLUE, LOC:2, COMMINUTER ROOM DRYWELL	RDL	L0007, WALL, METAL, BROWN, LOC:1, CONTROL ROOM	RDL	L0008, MECHANICAL EQUIPMENT, METAL, LIGHT BLUE, LOC:5, PUMP	RDL	QC Batch
Metals								
Lead (Pb)	%	0.24	0.00052	<0.0036	0.0036	<0.0019	0.0019	9904801

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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ELEMENTS BY ATOMIC SPECTROSCOPY (SOLID)

Bureau Veritas ID		APKU42		
Sampling Date		2025/03/31 10:00		
COC Number		N/A		
	UNITS	L0009, WALL, MASONRY, RED, LOC:6, EXTERIOR OF BUILDING	RDL	QC Batch
Metals				
Lead (Pb)	%	<0.00060	0.00060	9904801

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

Bureau Veritas 6740 Campobello Road, Mississauga, Ontario, L5N 2L8 Tel: (905) 817-5700 Toll-Free: 800-563-6266 Fax: (905) 817-5777 www.bvna.com

GENERAL COMMENTS

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.

Results relate only to the items tested.

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Bureau Veritas Job #: C535051
Report Date: 2025/04/07

Pinchin Ltd
Client Project #: 0355958.000
Sampler Initials: DS

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9904137	GR1	Matrix Spike [APKU34-01]	Lead (Pb)	2025/04/04		105	%	75 - 125
9904137	GR1	QC Standard	Lead (Pb)	2025/04/04		102	%	75 - 125
9904137	GR1	Method Blank	Lead (Pb)	2025/04/04	<0.00010		%	
9904137	GR1	RPD [APKU34-01]	Lead (Pb)	2025/04/04	0.35		%	35
9904191	MEN	Matrix Spike [APKU35-01]	Lead (Pb)	2025/04/04		NC (1)	%	75 - 125
9904191	MEN	QC Standard	Lead (Pb)	2025/04/04		106	%	75 - 125
9904191	MEN	Method Blank	Lead (Pb)	2025/04/04	<0.00010		%	
9904191	MEN	RPD [APKU35-01]	Lead (Pb)	2025/04/04	20		%	35
9904801	JOH	Matrix Spike	Lead (Pb)	2025/04/07		94	%	75 - 125
9904801	JOH	QC Standard	Lead (Pb)	2025/04/07		102	%	75 - 125
9904801	JOH	Method Blank	Lead (Pb)	2025/04/07	<0.00010		%	
9904801	JOH	RPD	Lead (Pb)	2025/04/07	3.0		%	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.

NC (Matrix Spike): The recovery in the matrix spike was not calculated. The relative difference between the concentration in the parent sample and the spike amount was too small to permit a reliable recovery calculation (matrix spike concentration was less than the native sample concentration)

(1) Matrix Spike not calculated. Original sample and matrix spike sample were analyzed at a dilution, due to high target analytes

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VALIDATION SIGNATURE PAGE

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

Cristina Carriere

Cristina Carriere, Senior Scientific Specialist

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APPENDIX II-C

PCB Analytical Certificates

Your Project #: 0355958.000
Your C.O.C. #: N/A

Attention: Dana Shewchuk

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

Report Date: 2025/04/08
Report #: R8517026
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C535047
Received: 2025/04/01, 09:25

Sample Matrix: Solid
Samples Received: 3

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Polychlorinated Biphenyl in Solids (1)	3	2025/04/03	2025/04/04	CAM SOP-00309	EPA 8082A 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.

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.
(1) Analysis was conducted according to Bureau Veritas method CAM SOP-00309 and modified where applicable based on the sample matrix. This test is not Standards Council of Canada accredited for this matrix.

Your Project #: 0355958.000
Your C.O.C. #: N/A

Attention: Dana Shewchuk

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

Report Date: 2025/04/08
Report #: R8517026
Version: 1 - Final

CERTIFICATE OF ANALYSIS

BUREAU VERITAS JOB #: C535047
Received: 2025/04/01, 09:25

Encryption Key

AUTHORIZED REPORT
RAPPORT AUTORISÉ

Bureau Veritas
08 Apr 2025 16:14:01

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

==========

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Bureau Veritas Job #: C535047
Report Date: 2025/04/08

Pinchin Ltd
Client Project #: 0355958.000
Sampler Initials: DS

POLYCHLORINATED BIPHENYLS BY GC-ECD (SOLID)

Bureau Veritas ID		APKU18		APKU19		APKU20		
Sampling Date		2025/03/31 10:00		2025/03/31 10:00		2025/03/31 10:00		
COC Number		N/A		N/A		N/A		
	UNITS	P0001, SILVER PAINT,LOC:4,MOTOR ROOM	RDL	P0002, OFF-WHITE CAULKING,LOC:2,COMMINUTER ROOM DRYWALL	RDL	P0003, BROWN CAULKING,LOC:1,CONTROL ROOM	RDL	QC Batch
PCBs								
Aroclor 1262	ug/g	1.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1016	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1221	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1232	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1242	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1248	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1254	ug/g	0.7	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1260	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Aroclor 1268	ug/g	<0.5	0.5	<1	1	<0.4	0.4	9903606
Total PCB	ug/g	2.2	0.5	<1	1	<0.4	0.4	9903606
Surrogate Recovery (%)								
Decachlorobiphenyl	%	107		106		108		9903606

RDL = Reportable Detection Limit
QC Batch = Quality Control Batch

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GENERAL COMMENTS

Results relate only to the items tested.

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Bureau Veritas Job #: C535047
Report Date: 2025/04/08

Pinchin Ltd
Client Project #: 0355958.000
Sampler Initials: DS

QUALITY ASSURANCE REPORT

QA/QC Batch	Init	QC Type	Parameter	Date Analyzed	Value	Recovery	UNITS	QC Limits
9903606	DS1	Matrix Spike	Decachlorobiphenyl	2025/04/03		92	%	30 - 130
			Aroclor 1260	2025/04/03		79	%	30 - 130
			Total PCB	2025/04/03		79	%	30 - 130
9903606	DS1	Spiked Blank	Decachlorobiphenyl	2025/04/03		110	%	30 - 130
			Aroclor 1260	2025/04/03		102	%	30 - 130
			Total PCB	2025/04/03		102	%	30 - 130
9903606	DS1	RPD	Aroclor 1260	2025/04/03	3.2		%	50
			Total PCB	2025/04/03	3.2		%	50
9903606	DS1	Method Blank	Aroclor 1262	2025/04/03	<0.4		ug/g	
			Decachlorobiphenyl	2025/04/03		107	%	30 - 130
			Aroclor 1016	2025/04/03	<0.4		ug/g	
			Aroclor 1221	2025/04/03	<0.4		ug/g	
			Aroclor 1232	2025/04/03	<0.4		ug/g	
			Aroclor 1242	2025/04/03	<0.4		ug/g	
			Aroclor 1248	2025/04/03	<0.4		ug/g	
			Aroclor 1254	2025/04/03	<0.4		ug/g	
			Aroclor 1260	2025/04/03	<0.4		ug/g	
			Aroclor 1268	2025/04/03	<0.4		ug/g	
			Total PCB	2025/04/03	<0.4		ug/g	

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.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

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

Surrogate: A pure or isotopically labeled compound whose behavior mirrors the analytes of interest. Used to evaluate extraction efficiency.

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Bureau Veritas Job #: C535047
Report Date: 2025/04/08

Pinchin Ltd
Client Project #: 0355958.000
Sampler Initials: DS

VALIDATION SIGNATURE PAGE

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

Louise Harding, Scientific Specialist

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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:

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 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. SW-846-6010D m, inductively coupled plasma – mass spectrometry.

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 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.

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.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, November 13 2024

APPENDIX IV

Location Summary Report

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

LOCATIONS LIST

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City of Winnipeg Water and Waste Dept **Site: 499 Tylehurst Street, Winnipeg, MB**
Building Name: Tylehurst Lift Station
Survey Date: 2025-03-31 **Last Re-Assessment:**
Building Phases: A: 1959

Location No.	Name or Description	Area ft²	Floor No.	Bldg. Phase	Notes
1	Control Room	150	Main Floor	A	
2	Comminuter Room Drywell	150	Basement Level 3	A	
3	Cham Room	150	Basement Level 2	A	
4	Motor Room	150	Basement Level 2	A	
5	Pump Room	150	Basement Level 1	A	
6	Exterior of Building	150	NA	A	

APPENDIX V

Hazardous Materials Summary Report / Sample Log

HMIS
HAZARDOUS MATERIALS INVENTORY SYSTEM

HAZARDOUS MATERIALS SUMMARY / SAMPLE LOG

PINCHIN
1.855.PINCHIN www.pinchin.com

Client:City of Winnipeg Water and Waste Dept **Site: 499 Tylehurst Street, Winnipeg, MB** **Building Name: Tylehurst Lift Station** **Survey Date: 2025-03-31**

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001 ABC	Piping | Pump | Gasket |	1,3,4,5	A	0	0	64	0	None Detected	No	
Asbestos	S0002 A	Duct | Duct Connector | Textile |	2	A	0	0	1	0	None Detected	No	
Asbestos	S0003 ABC	Other | Roof | Roofing Material |	6	A	0	150	0	0	Chrysotile	Yes	NF
Asbestos	S0004 ABC	Wall | Door Frame | Caulking | Brown	1	A	18	0	0	0	None Detected	No	
Asbestos	S0005 ABC	Wall | | Caulking | Off-white	2	A	10	0	0	0	None Detected	No	
Asbestos	V0000	Wall | All | Mortar | Non-asbestos Sample 0005a-c Lab Id R6725892 July 2021 289439	6	A	0	480	0	0	Non Asbestos	No	
Paint	L0001	Wall | Concrete (poured) | White	1,2,4,5	A	0	2600	0	0		No	-
Paint	L0002	Floor | Concrete (poured) | Red	1,2,4	A	0	290	0	0	Lead	Yes	-
Paint	L0003	Piping | Metal | Teal	1,4,5	A	0	140	0	0		No	-
Paint	L0004	Piping | Metal | Dark Blue	1,2,4,5	A	0	100	0	0	Lead	Yes	-
Paint	L0005	Other | Metal | Silver	1,2,4,5	A	0	200	0	0	Lead	Yes	-
Paint	L0006	Piping | Metal | Blue	1,2,4,5	A	0	125	0	0	Lead	Yes	-
Paint	L0007	Other | Metal | Brown	1	A	0	30	0	0		No	-
Paint	L0008	Mechanical Equipment | Metal | Light Blue	5	A	0	40	0	0		No	-
Paint	L0009	Wall | Masonry | Red	6	A	0	480	0	0		No	-
Lead Product	V9000	Batteries In Emer. Lights	1	A	0	0	2	0	Lead Product	Yes	-
Lead Product	V9000	Bell And Spigot Fittings	1,2	A	0	0	12	0	Lead Product	Yes	-
PCB	P0001	Paint | Silver	1,2,4,5	A	0	200	0	0	-	No	-
PCB	P0002	Caulking | Off-white	2	A	8	0	0	0	-	No	-
PCB	P0003	Caulking | Brown	1	A	18	0	0	0	-	No	-
PCB	V0000	Light Ballasts	3	A	0	0	1	0	-	No	-
Hg	V9000	Light Fixture	3	A	0	0	1	0	Hg	Yes	-

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
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

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

NF	Non Friable material.
F	Friable material
PF	Potentially Friable material

APPENDIX VI

HMIS All Data Report

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #1 : Control Room **Floor: Main Floor** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

ASBESTOS

System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Styrofoam	Surface	Paint	C	Y										
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor		Wood	Surface	Paint	B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Unit Heater	Not Insulated			B	Y										
Piping	Pump	Gasket			B	Y						V0001	None Detected	N.D.	None	
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Structure	All	Steel	Surface	Paint	C	Y										
Wall		Wood	Surface	Paint	B	Y										
Wall	All	Styrofoam	Surface	Paint	B	Y										
Wall[1]	Door Frame	Caulking, Brown	Edge		A	Y		18			LF	S0004ABC	None Detected	N.D.	None	

1 - Brown

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #1 : Control Room **Floor: Main Floor** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Floor[1]	Concrete (poured)	70	10	SF	V0002	Red	Pb: 0.12 %	Lead
Duct[2]	Metal	30		SF	V0006	Blue	Pb: 0.24 %	Lead
Piping[3]	Metal	10		SF	V0004	Dark Blue	Pb: 0.12 %	Lead
Structure[4]	Metal	30		SF	V0006	Blue	Pb: 0.24 %	Lead
Other[5]	Metal	30		SF	L0007	Brown	Pb: <0.0036 %	No
Wall[6]	Concrete (poured)	400	120	SF	V0001	White	Pb: 0.0018 %	No
Piping[7]	Metal	20	20	SF	V0003	Teal	Pb: <0.0024 %	No
Piping[8]	Metal	20	10	SF	V0004	Dark Blue	Pb: 0.12 %	Lead
Other[9]	Metal	50		SF	V0005	Silver	Pb: 0.011 %	Lead
Piping[10]	Metal	20		SF	V0006	Blue	Pb: 0.24 %	Lead
Ceiling ¬	Styrofoam	150		SF	V0001	White	Pb: 0.0018 %	No

1 - Red
2 - Blue
3 - Dark Blue, on railing
4 - Blue on beam
5 - Brown on door
6 - White
7 - Teal

8 - Dark Blue
9 - Silver on stairs
10 - Blue
11 - White

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #1 : Control Room **Floor: Main Floor** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Bell And Spigot Fittings	9	EA	V9000	Yes
Batteries In Emer. Lights	2	EA	V9000	Yes

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #1 : Control Room **Floor: Main Floor** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PCB							
Component	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Caulking[1]	18		LF	P0003	Brown	<0.4 mg/kg	No
Paint[2]	50		SF	V0001	Silver	2.2 mg/kg	No

1 - Brown on door
2 - Silver on stairs

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #2 : Comminuter Room Drywell **Floor: Basement Level 3** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)		Styrofoam	C	Y										
Ceiling	All	Styrofoam	Surface	Styrofoam	C	Y										
Duct	Duct Connector	Textile		Paint	A	Y		1			EA	S0002A	None Detected	N.D.	None	
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor	All	Steel	Surface	Paint	B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Unit Heater	Not Insulated														
Piping	Rain Water Leader	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	B	Y										
Structure	All	Concrete (poured)	Surface	Paint	C	Y										
Wall		Wood	Surface	Paint	B	Y										
Wall[1]		Caulking, Off-white			A	Y		10			LF	S0005ABC	None Detected	N.D.	None	
Wall	All	Concrete (poured)	Surface	Styrofoam	B	Y										
Wall	All	Styrofoam	Surface	Wood	B	Y										

1 - Off-white

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #2 : Comminuter Room Drywell **Floor: Basement Level 3** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Floor[1]	Concrete (poured)	60		SF	V0002	Red	Pb: 0.12 %	Lead
Wall[2]	Concrete (poured)	400	40	SF	V0001	White	Pb: 0.0018 %	No
Other[3]	Metal	50		SF	L0005	Silver	Pb: 0.011 %	Lead
Piping[4]	Metal	15		SF	L0006	Blue	Pb: 0.24 %	Lead
Ceiling[5]	Concrete (poured)	150		SF	V0001	White	Pb: 0.0018 %	No
Piping[6]	Metal	10		SF	V0004	Dark Blue	Pb: 0.12 %	Lead

1 - Red
2 - White
3 - Silver on stairs
4 - Blue
5 - White
6 - Dark Blue, on railing

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #2 : Comminuter Room Drywell **Floor: Basement Level 3** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PB PRODUCTS				
Component	**Quantity**	**Unit**	**Sample**	**Hazard**
Bell And Spigot Fittings	3	EA	V9000	Yes

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #2 : Comminuter Room Drywell **Floor: Basement Level 3** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PCB							
Component	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Paint[1]	50		SF	V0001	Silver	2.2 mg/kg	No
Caulking[2]	8		LF	P0002	Off-white	<1 mg/kg	No

1 - Silver on stairs
2 - Off white on wall

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #3 : Cham Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)	Surface	Paint	C	Y										
Duct	Not Found				B	Y										
Floor	All	Concrete (poured)	Surface		B	Y										
Mechanical Equipment	Motor Generator	Steel	System		B	Y										
Piping	Domestic Water (hot And Cold)	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	B	Y										
Piping	Pump	Gasket			B	Y		6			EA	V0001	None Detected	N.D.	None	
Structure	All	Concrete (poured)	Surface	Paint	C	Y										
Wall	All	Concrete (poured)	Surface		B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #3 : Cham Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

MERCURY				
Component	Quantity	Unit	Sample	Hazard
Light Fixture	1	EA	V9000	Yes

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #3 : Cham Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PCB							
Component	Good	Poor	Unit	Sample	Sample Description	Amount	PCB
Light Ballasts	1		EA	V0000			No

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #4 : Motor Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)	Surface	Paint	C	Y										
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor		Wood	Surface	Paint	B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Motor	Steel	System	Not Insulated	B	Y										
Piping	Domestic Water (hot And Cold)	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	B	Y										
Piping	Pump	Gasket			B	Y		10			EA	S0001AB	None Detected	N.D.	None	
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Structure	All	Concrete (poured)	Surface	Paint	C	Y										
Wall		Styrofoam	Surface	Styrofoam	B	Y										
Wall	All	Concrete (poured)	Surface	Paint	B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #4 : Motor Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Floor[1]	Concrete (poured)	150		SF	L0002	Red	Pb: 0.12 %	Lead
Wall[2]	Concrete (poured)	400	120	SF	L0001	White	Pb: 0.0018 %	No
Piping[3]	Metal	20	20	SF	L0003	Teal	Pb: <0.0024 %	No
Piping[4]	Metal	20	10	SF	L0004	Dark Blue	Pb: 0.12 %	Lead
Other[5]	Metal	50		SF	V0005	Silver	Pb: 0.011 %	Lead
Piping[6]	Metal	20		SF	V0006	Blue	Pb: 0.24 %	Lead
Ceiling[7]	Concrete (poured)	150		SF	V0001	White	Pb: 0.0018 %	No

1 - Red
2 - White
3 - Teal
4 - Dark Blue
5 - Silver on stairs
6 - Blue
7 - White

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #4 : Motor Room **Floor: Basement Level 2** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PCB							
Component	**Good**	**Poor**	**Unit**	**Sample**	**Sample Description**	**Amount**	**PCB**
Paint[1]	50		SF	P0001	Silver	2.2 mg/kg	No

1 - Silver on stairs

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #5 : Pump Room **Floor: Basement Level 1** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

ASBESTOS

System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	All	Concrete (poured)	Surface	Paint	C	Y										
Duct	Supply Air	Steel	System	Not Insulated	B	Y										
Floor	All	Concrete (poured)	Surface	Paint	B	Y										
Mechanical Equipment	Motor Generator	Steel	System	Not Insulated	B	Y										
Piping	Pump	Gasket			B	Y		48			EA	S0001C	None Detected	N.D.	None	
Piping	Rain Water Leader	Steel	All Pipe	Not Insulated	B	Y										
Piping	Rain Water Leader	Polyvinyl chloride (PVC)	All Pipe	Not Insulated	B	Y										
Structure	All	Concrete (poured)	Surface	Paint	C	Y										
Wall	All	Concrete (poured)	Surface	Paint	B	Y										

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #5 : Pump Room **Floor: Basement Level 1** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PAINT

System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall[1]	Concrete (poured)	400	120	SF	V0001	White	Pb: 0.0018 %	No
Piping[2]	Metal	30	30	SF	V0003	Teal	Pb: <0.0024 %	No
Piping[3]	Metal	20		SF	V0004	Dark Blue	Pb: 0.12 %	Lead
Other[4]	Metal	50		SF	V0005	Silver	Pb: 0.011 %	Lead
Duct[5]	Metal	10		SF	V0006	Blue	Pb: 0.24 %	Lead
Ceiling[6]	Concrete (poured)	150		SF	V0001	White	Pb: 0.0018 %	No
Mechanical Equipment[7]	Metal	30	10	SF	L0008	Light blue	Pb: <0.0019 %	No

1 - White
2 - Teal
3 - Dark Blue
4 - Silver on stairs
5 - Blue
6 - White
7 - Light blue

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #5 : Pump Room **Floor: Basement Level 1** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PCB

Component	Good	Poor	Unit	Sample	Sample Description	Amount	PCB
Paint[1]	50		SF	V0001	Silver	2.2 mg/kg	No

1 - Silver on stairs

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #6 : Exterior of Building **Floor: NA** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other	Roof	Roofing material			C	N		150(7)			SF	S0003ABC	Chrysotile	10-25%	Confirmed Asbestos	NF
Structure	Exterior	Concrete (poured)	Base	Paint	A	Y										
Wall		Masonry		Paint	A	Y		480			SF					
Wall	All	Clay Tile (block)	Exterior	Paint	A	Y		180			SF					
Wall	All	Mortar, Non-asbestos Sample 0005A-C Lab ID R6725892 July 2021 289439	Exterior		A	Y		480			SF	V0000	Non-Asbestos		None	

Client: City of Winnipeg Water and Waste Dept **Site: Lift Stations** **Building Name: 62 : Tylehurst Lift Station**
Location: #6 : Exterior of Building **Floor: NA** **Room #:** **Area (sqft): 150**
Survey Date: 2025-03-31 **Last Re-Assessment: 0000-00-00**

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall[1]	Masonry	430	50	SF	L0009	Red	Pb: <0.0006 %	No

1 - Red

Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material is visually identified to be identical to S####
V0000	Known non hazardous material
V9000	Material visually identified as a Hazardous Material
V9500	Material is presumed to be a hazardous material

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

Other	
A	Access
V	Visible
AP	Air Plenum
F	Friable material
NF	Non Friable material
PF	Potentially Friable material
Pb	Lead
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.
L	The material is partially visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceiling system or access panels) to view completely and access. Includes partially viewed access points to crawlspaces, attic spaces, etc. without entering. Observations are 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 a hazardous material, either by analytical results or by visible identification.
	The material is presumed to be a hazardous material, based on visual appearance, and was not sampled due to limited access or the non-destructive nature of sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair

(7) Management program and surveillance

APPENDIX VII

Additional Photographs

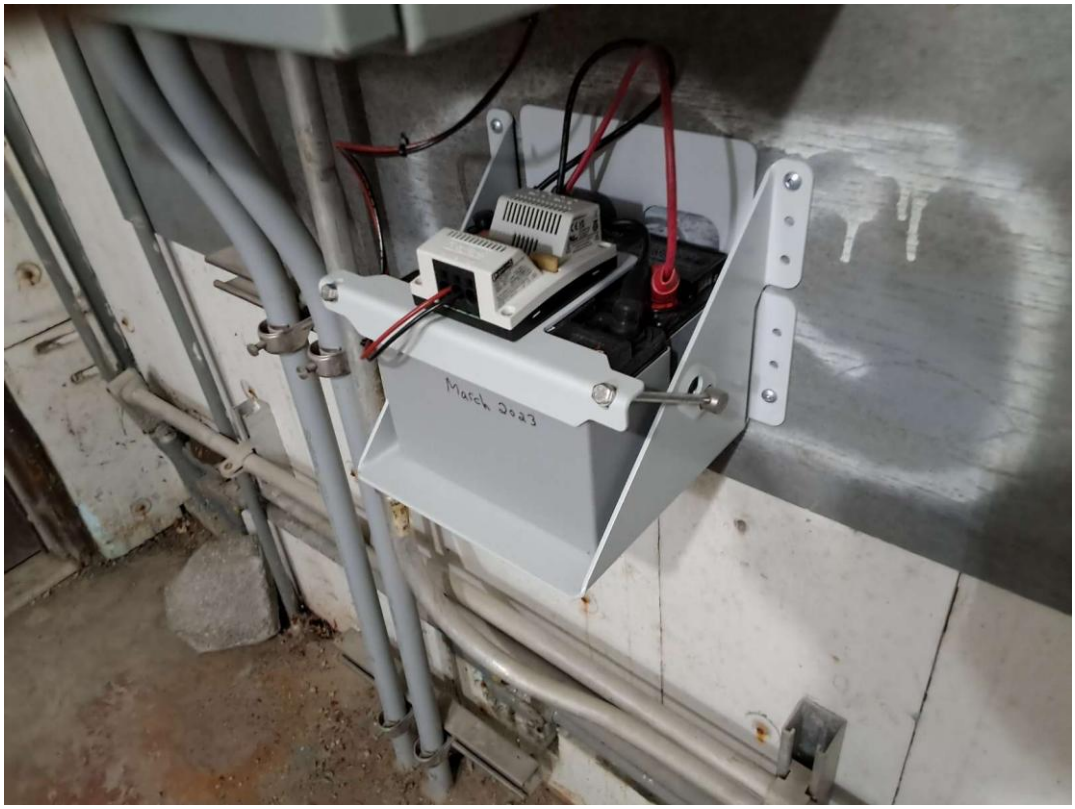
S0001C (None), Piping, Pump, Gasket, Pump Room (Location #: 5)

S0002A (None), Ducting, Textile Duct Connector, Comminutor Room Drywall (Location #: 2)

S0003A (Confirmed Asbestos), Other, Roof, Roofing material, Exterior of Building (Location #: 6)

V0006(Lead, Yes), Blue, Duct, Pump Room (Location #: 5)
Blue

L0009(Lead, None), Red, Wall, Exterior of Building (Location #: 6)
Red



Pb Products, V9000(Yes), BATTERIES IN EMER. LIGHTS, Control Room (Location #: 1)

Pb Products, V9000(Yes), Bell and Spigot Fittings, Comminutor Room Drywell (Location #: 2)

Asbestos, S0004A-C (No), CAULKING, Brown, Brown on door frame, Control Room Drywell (Location #: 1)
PCB, P0003(No), CAULKING, Brown, Brown on door, Control Room (Location #: 1)
L0007(Lead, None), Brown, Door, Control Room (Location #: 1)

PCB, P0002 (No), CAULKING, Off-white, Off white on wall, Comminutor Room Drywell (Location #: 2)
Asbestos, S0005A-C (No), CAULKING, Off-white, Off white on wall, Comminutor Room Drywell (Location #: 2)