



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

January 23, 2026

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

Attention: A. Brodbeck

Lab Reference No.: b355507
Client Project Name: 1867 Springfield
Client Project No.: Maximo: HC-09 & HC-05
Analyst(s): M. Tipgos
Date Received: January 16, 2026
Date Analyzed: January 23, 2026
Samples submitted: 6
Phases analyzed: 12

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 (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	PEI, NWT, Yukon, Nunavut, Newfoundland and Labrador, and New Brunswick	1%
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
Alberta	Undefined	Manitoba	0.1% friable 1% non-friable

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. If you have any questions, please feel free to contact me.

Yours truly,

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

Client Project Name: 1867 Springfield
Client Project No.: Maximo: HC-09 & HC-05
Prepared For: A. Brodbeck

Lab Reference No.: b355507
Date Analyzed: January 23, 2026

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)			
		ASBESTOS		OTHER	
1 Caulking, banquet hall - window (S). HC-09	2 Phases: a) Homogeneous, grey, soft caulking material.	Chrysotile	1-5%	Non-Fibrous Material	> 75%
	b) Homogeneous, beige, hard caulking material.	None Detected		Man-Made Vitreous Fibres Non-Fibrous Material	0.1-1% > 75%
2 Caulking, corridor window. HC-05	a) Homogeneous, grey, soft, sticky caulking material.	None Detected		Non-Fibrous Material	> 75%
	b) Homogeneous, yellow, soft caulking material.	None Detected		Non-Fibrous Material	> 75%
3 Caulking, corridor window. HC-09	a) Homogeneous, grey, soft caulking material.	Chrysotile	1-5%	Non-Fibrous Material	> 75%
	b) Homogeneous, beige, hard caulking material.	None Detected		Non-Fibrous Material	> 75%
	c) Homogeneous, light grey hard caulking material.	None Detected		Non-Fibrous Material	> 75%
4 Caulking, (courtyard), corridor. HC-05	a) Homogeneous, grey, soft caulking material.	Chrysotile	0.1-1%	Non-Fibrous Material	> 75%
	b) Homogeneous, yellow, soft caulking material.	None Detected		Non-Fibrous Material	> 75%
Comments:		Phase a) is small in size. Cellulose is present on the surface of this sample.			



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Date Analyzed: January 23, 2026

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)			
		ASBESTOS		OTHER	
5 Caulking, window dining room. HC-09	2 Phases:				
	a) Homogeneous, grey, soft caulking material.	Chrysotile	1-5%	Non-Fibrous Material	> 75%
	b) Homogeneous, beige, hard caulking material.	None Detected		Non-Fibrous Material	> 75%
6 Caulking, exterior window, banquet hall. HC-09	Homogeneous, grey, hard caulking material.	None Detected		Man-Made Vitreous Fibres	0.1-1%
				Non-Fibrous Material	> 75%

Reviewed by:

Reporting Analyst:



Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

April 1, 2026

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

Attention: A. Brodbeck

Lab Reference No.: b360018
Client Project Name: 1867 Springfield
Client Project No.: Maximo: GC.05
Analyst(s): D. Yan
Date Received: April 1, 2026
Date Analyzed: April 1, 2026
Samples submitted: 6
Phases analyzed: 7

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Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Client Project Name: 1867 Springfield
Client Project No.: Maximo: GC.05
Prepared For: A. Brodbeck

Lab Reference No.: b360018
Date Analyzed: April 1, 2026

BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
01A South Wall - drywall joint compound	2 Phases: a) Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, cream, adhesive material.	None Detected	Non-Fibrous Material > 75%
01B West Wall - drywall joint compound	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
01C Storage Room - drywall joint compound	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
02A Ceiling - Retail - texture ceiling	Homogeneous, white, finishing or texture coat.	None Detected	Cellulose 5-10% Perlite 5-10% Other Non-Fibrous > 75%
02B Office - Ceiling - texture ceiling	Homogeneous, white, finishing or texture coat.	None Detected	Cellulose 5-10% Perlite 5-10% Other Non-Fibrous > 75%
02C Retail - Ceiling - texture ceiling	Homogeneous, white, finishing or texture coat.	None Detected	Cellulose 5-10% Perlite 5-10% Other Non-Fibrous > 75%

Reviewed by:

Reporting Analyst:

CITY OF WINNIPEG – Annette's Contact #

204.390.2296

Reports:

abrodbeck@winnipeg.ca

nrichardson@winnipeg.ca

Analyzed by:

Reviewed by:

Report sent by:

Lead	☐ YES	☒ NO
Priority	☒ RUSH	☐ REGULAR
# of Samples	6	Maximo # GC.05
Address	1867 Springfield.	

[illegible]

<i>Date Received</i>	APR 01 2026 Cm.
<i>Lab Reference #</i>	b 360018

called 11:12am