

ASBESTOS INVENTORY CONTROL



Assets & Project Management Department
Municipal Accommodations Division
4th Floor - 185 King Street • Winnipeg, MB • R3B 1J1

Building Name:	Harbourview, Main Building	Inspection Date:	October 25, 2025
Building Code:	HC-20 (Includes HC05, 09,10,17,and 18)	Inspected By:	A. Brodbeck & N Richardson
Building Address:	1867 Springfield Rd. SEE GC-05 FOR PROSHOP	Construction Date:	1982

NOTES:

- Asbestos inspections and inventory updates are conducted annually.
- There may be asbestos containing materials present that were not located during asbestos inspections.
- Floor tile and sheet flooring installed before 1990 may contain asbestos and must be treated as an asbestos containing material.
- Vermiculite insulation may contain pockets of asbestos. All vermiculite insulation must be treated as an asbestos containing material.
- For asbestos related inquiries, call Central Control at 204-986-2382

HC-20

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
	SEE GC-05 FOR PROSHOP ACM INFORMATION							
Various Areas	Window Caulking contains asbestos	CA	Good					1-5
See Plan	4 Doors Contain Vermiculite (ACM) in Hollow Core - see plan for location	VE						<1
Lounge Room HC-20)	Window Caulking (grey) (HC-20) (Sample 03C)	CA	Good	TESTED	348772	Oct'25	0	
	Chimney interior - insulation (Sample 04)		Good	TESTED	348772	Oct'25	0	
Dining Counter (HC-09)	Drywall Compound	DC	Good	TESTED	180819	Jan/'17	0	
Dining Room (HC-09)	Sheet Flooring - Under SS Counter	FS	Needs Repair	TESTED	250459	Mar/'21	0	
Dining Room (HC-09)	Window Caulking (grey) (Sample 5)	CA	Good	TESTED	355507	Jan'26	1-5	
South West Exterior Door	Exterior Door- Interior Hollow Core Contains Vermiculite	VE	Good					<1
Kitchen (HC-18)	12 x 12 Floor Tile Left Under Cooler/Freezer Walls	F12	Good					2-5
	12 x 12 Floor Tile	F12	Removed/09					2-5
	Drywall Compound - Ceiling	DC	Needs Repair	TESTED	123029	Feb/'13	0	
	Drywall Compound - N.W. Wall	DC	Good	TESTED	180819	Jan/'17	0	
	Sheet Flooring (Beige, 2 Samples Taken)	FS	Good	TESTED	b263441	Dec/'21	0	
	Mastic (Brown)	MA	Good	TESTED	b263441	Dec/'21	0	
	Mastic (Yellow)	MA	Good	TESTED	b263441	Dec/'21	0	
	12x12 Floor Tile (Off White)	F12	Good	TESTED	b263441	Dec/'21	0	
	Mastic (Brown)	MA	Good	TESTED	b263441	Dec/'21	0	
	Mastic (Black)	MA	Good	TESTED	b263441	Dec/'21	0	
Banquet Room (HC-09)	12x12 Floor Tile	F12	Removed					
	Stipple Ceiling	SC	Good	TESTED	66418	Mar/'09	0	
	Stipple Texture Ceiling (sample 01C)	ST	Good	TESTED	348772	Oct'25	0	

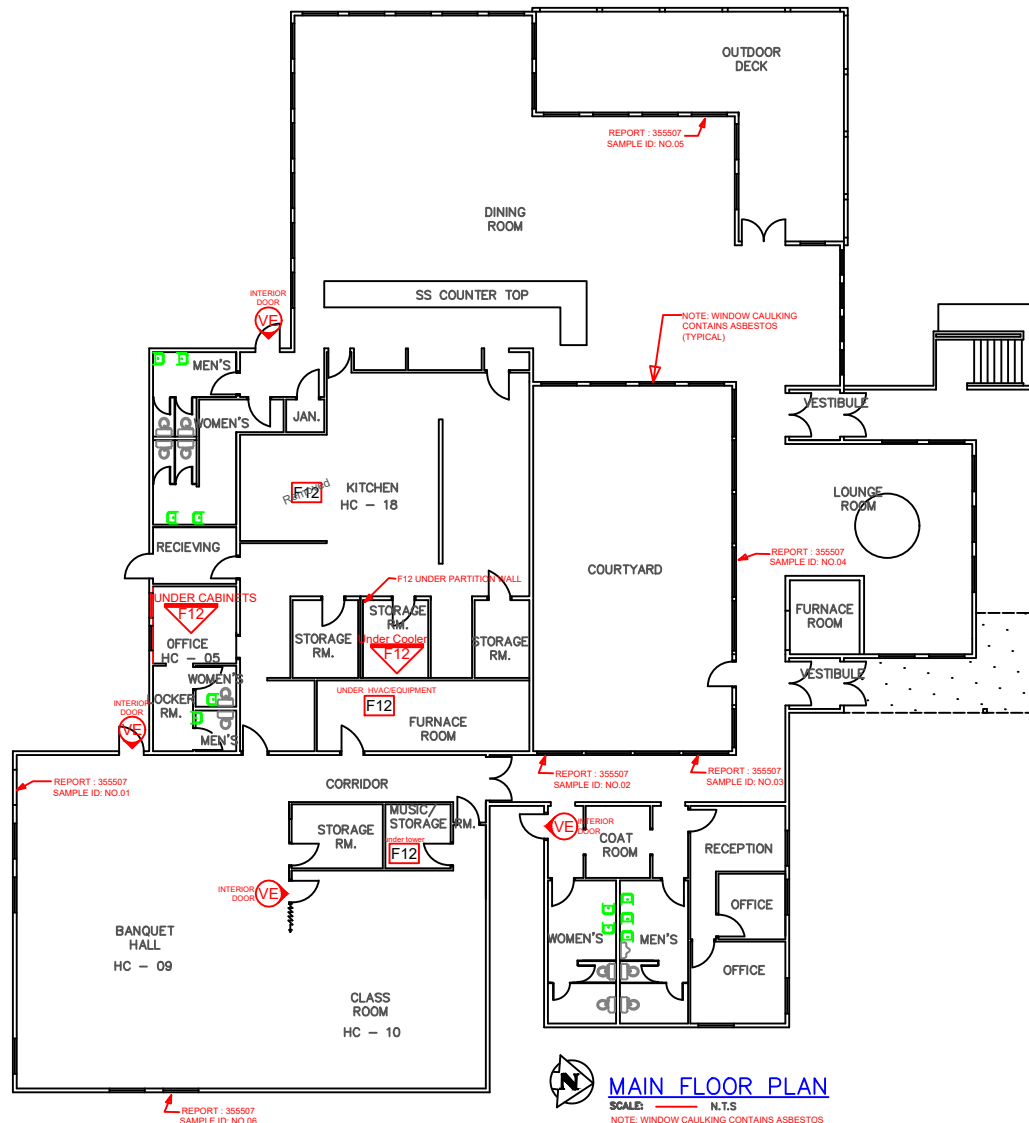
Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
	Exterior Door- Interior Hollow Core Contains Vermiculite ((ACM)	VE	Good					<1
	Window Caulking (Grey) (Sample 03A)	CA	Good	TESTED	348772	Oct'25	0	
	Window Caulking (Grey) (Sample 1)	CA	Good	TESTED	355507	Jan'26	1-5	
	Window Caulking Exterior (grey) (Sample 6)	CA	Good	TESTED	355507	Jan'26	0	
	Mastic - Duct	MA	Good	TESTED	180819	Jan/'17	0	
Office (HC-05)	12 x 12 Floor Tile Under Counter	F12	Good	TESTED	66057	Mar/09	2-5	
	12 x 12 Floor Tile	F12	Removed/09					
Exterior Hall Door (HC-05)	Interior Hollow core contains vermiculite (ACM)	VE	Good					<1
Corridor (HC-05)	Stipple Ceiling texture (sample 01B)	ST	Good	TESTED	348772	Oct'25	0	
	Window Caulking (Grey=0) (Beige 03B)	CA	Good	TESTED	348772	Oct'25	0.1-1	
	Window Caulking (grey) (Sample 2)	CA	Good	TESTED	355507	Jan'26	0	
	Window Caulking (Grey) (Sample 4)	CA	Good	TESTED	355507	Jan'26	0.1-1	
Corridor HC-09	Window Caulking (Grey) (Sample 3)	CA	Good	TESTED	355507	Jan'26	1-5	
Classroom (HC-10)	12x12 Floor Tile	F12	Removed/10					
	Stipple Ceiling texture (sample 1A)	ST	Good	TESTED	348772	Oct'25	0	
	Interior Door- Interior Hollow Core contains Vermiculite (ACM)	VE	Good					<1
Reception Office	Stipple Ceiling	SC	Good	TESTED	199356	Mar/'18	0	
	Drywall Compound	DC	Good	TESTED	199356	Mar/'18	0	
Furnace Room	12 x 12 Floor Tile Under Ht Wt Tank & Furnace (approx 10 tiles)	F12	Good					2-5
	Drywall Compound - Top Of Wall (Sample 1D)	DC	Good	TESTED	348772	Oct'25	0	
	Asbestos Fabric - Isolation Gasket	AF	G	TESTED	123028	Feb/'13	0	
Music Room	12 x 12 Floor Tile Under Equipment Tower & Baseboards (approx 4 tiles)	F12	Good					2-5
	Drywall Compound	DC	Good	TESTED	180819	Jan/'17	0	
	Stipple Ceiling	SC	Good	TESTED	199356	Mar/'18	0	
Crawlspace	No Asbestos Containing Materials Located							
Arcade (Canopy over Walkway)	Roof - Asphalt Shingles (3 samples)		Needs Repair	TESTED	296044	Aug'23	0	
Outdoor Locker Room (HC-17)								
Women's Lockers (HC-17)	Stipple Ceiling (From 2010 Survey)	SC	Good	TESTED			0	
	Shower grout and mortar (same as men's)							0
	Stipple Ceiling	SC	Good	TESTED	199356	Mar/'18	0	
Common Area (HC-17)	Drywall Compound	DC	Good	TESTED	199356	Mar/'18	0	

Material Location	Material Description	Drawing Label	Material Condition	Testing Status	Lab Report #	Date M/Y	Test %	Est. %
Men's Lockers (HC-17)	Stipple Ceiling (From 2010 Survey)	SC	Good	TESTED			0	
	Drywall Compound - Locker Area	DC	Good	TESTED	199356	Mar/'18	0	
	Shower grout and mortar (Sample 02A,B,C)	MO	Good	TESTED	348772	Oct'25	0	
	Drywall Compound - Shower Area	DC	Good	TESTED	199356	Mar/'18	0	
Furnace Room (HC-17) (Mechanical Room)	Drywall Compound	DC	Good	TESTED	199356	Mar/'18	0	
	12x12 Floor Tile	F12	Removed/10					2-5
Attic (HC-17)	Inspected and contains fibreglass insulation							

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HC-20



LEGEND

GENERAL LABELS

ON CEILING

ABOVE CEILING

UNDER FLOORING

WALL DETAIL

ENCAPSULATED ASBESTOS

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AF:ASBESTOS FABRIC
BR:BOILER REFRACTORY
CA:CAULKING
C12: 12X12 CEILING TILE
C24: 24X24 CEILING TILE
C48: 24X48 CEILING TILE
DC:DRYWALL COMPOUND
DI:DUCT INSULATION
FS:SHEET FLOORING

FL: FLOOR LEVELING CMP
F9:9X9 FLOOR TILE
F12:12X12 FLOOR TILE
MA:MASTIC
PF:PIPE FITTING INSULATION
PI:PIPE INSULATION
PL:PLASTER
RD:ROOF DRAIN
SC:STIPPLE CEILING

SO:SPRAY ON
ST:STUCCO
TI:TANK INSULATION
TC: TRANSITE CEILING
TP: TRANSITE PIPE
TW: TRANSITE WALL
VE:VERMICULITE

NOTES:

1. THERE MAY BE ASBESTOS CONTAINING MATERIALS PRESENT THAT WERE NOT LOCATED DURING BUILDING INSPECTIONS
2. REFER TO THE ASBESTOS INVENTORY SURVEY SHEET FOR MORE INFORMATION
3. DO NOT DISTURB ASBESTOS. FOR HANDLING PROCEDURES CALL CENTRAL CONTROL AT 986-2382

ASBESTOS LOCATIONS

BUILDING: HC - 20 (Including HC - 18, 09, 05 and 10)
Harbourview Main Building
1867 Springfield Road
WINNIPEG, MANITOBA

REVISED BY:
AB

DATE:
JANUARY 30, 2026

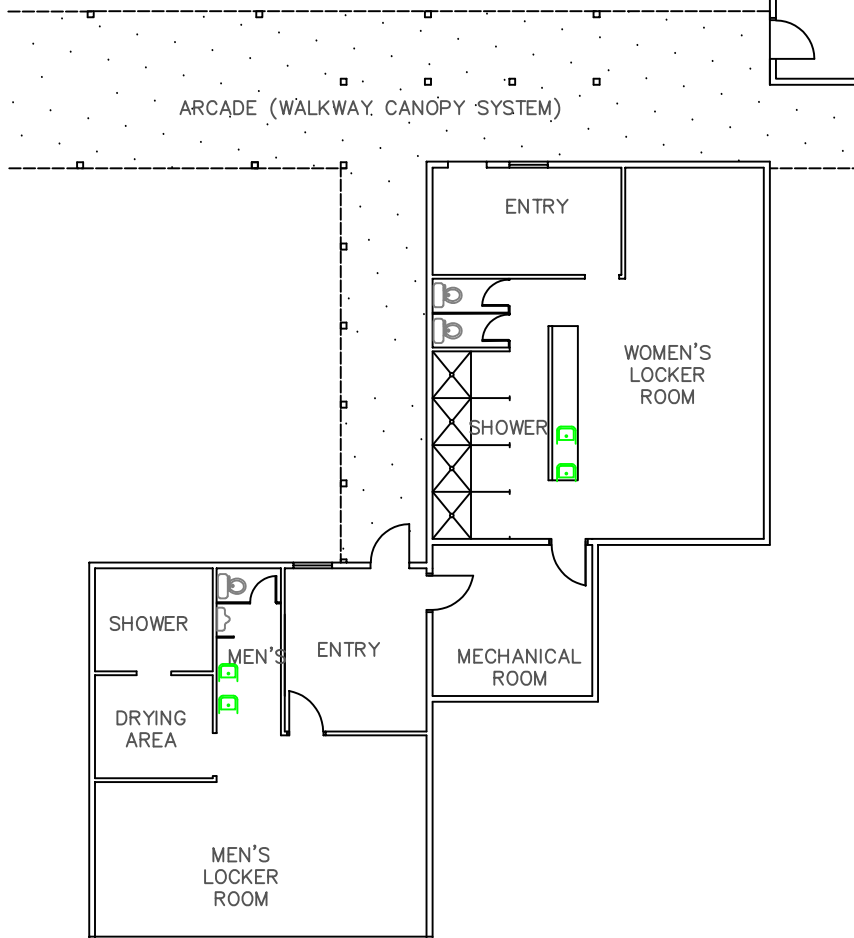
SCALE:
N.T.S.

SHEET #:
1/2



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CITY OF WINNIPEG
ASSETS & PROJECT MANAGEMENT
DEPARTMENT
MUNICIPAL ACCOMMODATIONS DIVISION
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WINNIPEG, MANITOBA R3B 1J1
PHONE: (204) 986-7266
FAX: (204) 986-7311



LEGEND

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ABOVE CEILING

UNDER FLOORING

WALL DETAIL

ENCAPSULATED ASBESTOS

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Harbourview Main Building
1867 Springfield Road
WINNIPEG, MANITOBA

REVISED BY:
AB

DATE:
July 19, 2023

SCALE:
N.T.S.

SHEET #:
3/3



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