Appendix A4

Hazardous Materials Inspection Report

TDK METRO TERMINALS UPGRADE PROJECT - HAZARDOUS MATERIALS INSPECTION REPORT

Prepared for:

TDK METRO TERMINALS
480 AUDLEY BOULEVARD
DELTA, BC
CANADA, V3M 5S4

Prepared by:

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LIST OF ACRONYMS

BC	British Columbia
CFC	Chlorofluorocarbons
HID	High-intensity discharge
HMS	Hazardous materials survey
LBP	Lead based paint
OHS	Occupational Health and Safety
PCB	Polychlorinated biphenyls
PER	Project and Environmental Review
PPM	Parts per million
TCLP	Toxicity Characteristic Leaching Procedure
TEU	Twenty-foot equivalent units
TDK	TDK Logistics Inc.
US EPA	United States Environmental Protection Agency
VFPA	Vancouver Fraser Port Authority
WCB	WorkSafeBC

EXECUTIVE SUMMARY

Hatfield Consultants (Hatfield), has been retained by TDK Logistics Inc. (TDK) Metro Terminals to prepare a Hazardous Materials Inspection Report for the Vancouver Fraser Port Authority (VFPA) Project and Environmental Review (PER) permit application. TDK is requesting a permit from the VFPA in order to upgrade their facility located at 480 Audley Boulevard, in Delta British Columbia (BC) (the Project site).

The Pre-Demolition Hazardous Building Materials Survey Report by Astech Consultants Ltd. (Astech) Pre- summarizes the findings of the site survey and sampling. The report is included in Appendix 1.

The hazardous materials survey (HMS) was conducted on October 13, 17, 18, 19, and 20, 2022 by Astech. The area assessed was limited to the multi-tenant office and warehouse/storage building. The assessment included areas of the ground floor, upper floor, both exterior, and interior.

The HMS identified asbestos-containing materials, lead finishes, lead construction materials, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica within the building. The recommendations contained within this report should be followed prior to and during demolition of the building to mitigate potential effects from the identified hazardous materials.

The HMS was conducted while the building was still occupied and therefore was non-destructive. No attempt was made to investigate concealed or inaccessible areas, or roofing materials that would require damaging or dismantling portions of the building. Due to the non-destructive nature of the testing survey, additional testing will be required just prior to demolition.

Prior to demolition of the building, hazardous materials shall be removed and disposed of by a qualified hazardous materials abatement contractor in accordance with the WorkSafeBC (WCB) Occupational Health and Safety Regulation.

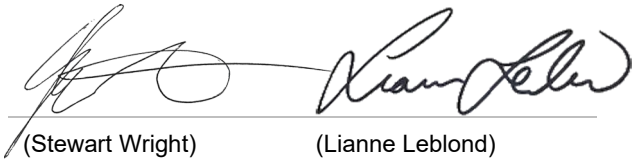
DISTRIBUTION LIST

The following individuals/firms have received this document:

Name	Firm	Hardcopies	Email	FTP
Tish Kumar	TDK Metro Terminals	-	✓	-
Tegan Smith	Channel Consulting	-	✓	-
Andrew Wells	Mott Macdonald Group	-	✓	-
Stuart Riddick	Mott Macdonald Group	-	✓	-

AMENDMENT RECORD

This report has been issued and amended as follows:

Issue	Description	Date	Approved by	
1	First version of TDK Metro Terminals Upgrade Project - Hazardous Materials Inspection Report	20230131		
			(Stewart Wright)	(Lianne Leblond)
			Project Director	Project Manager

1.0 INTRODUCTION

TDK Logistics Inc. (TDK) Metro Terminals is requesting a permit from the Vancouver Fraser Port Authority (VFPA) under the Project and Environmental Review (PER) process to upgrade their facility located at 480 Audley Boulevard, in Delta British Columbia (BC) (the Project site). The VFPA is responsible for the administration, management, and control of land and water within its jurisdiction. The PER process applies to all proposed physical works and activities on federal lands and waters that are partially or wholly within VFPA's jurisdiction. The Project site is located entirely on VFPA managed federal lands and TDK has an existing lease agreement for the Project site for container storage and goods transportation operations.

The proposed Project includes upgrades to the existing container storage and transport facility to accommodate increasing market demand for goods transport and container storage.

A hazardous materials survey (HMS) was conducted by Astech Consultants Ltd. (Astech) on October 13, 17, 18, 19, and 20, 2022 in order to assess the potential for hazardous materials in the office and warehouse building which is slated for demolition. The assessment included non-destructive testing of the interior ground floor, upper floor, and exterior.

The report titled *Pre-demolition Hazardous Building Materials Survey of the Occupied Multi-tenant Warehouse/Storage Building at 480 Audley Boulevard, Delta, BC*, dated October 27, 2022, summarizes the HMS and sampling and is in Appendix 1.

A Location Plan is provided in Figure 1.

2.0 PROJECT OVERVIEW

The proposed Project includes upgrades to their existing container storage and transport facility to and will increase TDK's container capacity from annual throughput of 120,000 to 150,000 twenty-foot equivalent units (TEU) and will allow the facility to accommodate a greater number of trucks, increasing from 65,000 to 80,000 gate transactions per month. Investing in additional infrastructure will allow for greater operational efficiency and additional services including rail. The proposed Project will consist of:

- Demolition of the existing warehouse;
- Reconfiguration of the existing container yard and truck gate;
- Two new rail tracks to accommodate rail operations; and
- Agri transload and related infrastructure.

Construction will start in 2024 and the Project will be fully operational by 2026.

Figure 1 Location plan.

Legend

- Project Site
- VFPA Boundary
- Hazardous Materials Survey Location

Data Sources:
a) Proposed work limit, Mott MacDonald 2022.
b) Hazardous materials survey location, digitized by Hatfield, 2023.
c) VFPA boundary, Port of Vancouver 2018.
c) 10 cm image, 13 April 2021, Esri Online Service.

0 25 50 75 m

N

Scale: 1:3,000

Projection: NAD 1983 UTM Zone 10N

Hatfield

TDK Metro Terminals Expansion Project

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3.0 SCOPE OF WORK

The assessment was performed to establish the location and type of hazardous building materials within the warehouse structure and its finishes. The assessment included areas of the ground floor, upper floor, both levels, exterior, and interior. Hazardous materials testing included in the HMS were:

- Asbestos-containing materials;
- Lead finishes;
- Lead construction materials;
- PCBs;
- Mercury;
- Stored chemicals; and
- Silica.

4.0 LIMITATIONS

The Astech survey and report format was designed specifically to satisfy the current applicable regulation from the WCB Occupation Health and Safety Regulation 20.112 (OHS Regulation) regarding hazardous building material assessments by Qualified Person for buildings and structures.

The HMS was conducted by Astech on October 13, 17, 18, 19, and 20, 2022. The survey was conducted on the subject building, and its finishes on the Project site.

The HMS was non-destructive and conducted while the building was still occupied. No attempt was made to investigate concealed or inaccessible areas, or roofing materials that would require damaging or dismantling portions of the building. Due to the non-destructive nature of the testing survey, additional testing will be required just prior to or during demolition.

5.0 FACILITY DESCRIPTION

The assessed area was the two-storey multi-tenant office and warehouse/storage building which was constructed in 1969. The building has had several renovations/tenant improvements over the years and is heated by rooftop air-handling units. At the time of the survey, the interior and exterior of the building were in good condition. The assessment included areas of the ground floor, upper floor, both levels, exterior, and interior.

6.0 METHODOLOGY

This section describes the methodologies used for the HMS to collect information and samples. All survey and sampling activity was conducted in accordance with the OHS Regulation.

6.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken to determine the type, and location, of potential asbestos containing building materials located at the subject building. During the HMS one hundred thirty-six (136) bulk samples of potential asbestos containing materials were collected from the building. The number of samples collected during this survey was in accordance with the guidelines established by the WCB in their 2020 publication Safe Work Practices for Handling Asbestos and informed by actual site conditions. The samples collected were submitted for analysis at Astech's in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Astech's survey observations and laboratory analytical results of asbestos-containing building materials are outlined by floor level and unit number descriptions listed in the Astech report (see Appendix 1).

6.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject building. During the HMS twelve (12) bulk samples of potential lead based paints (LBPs) were collected from the building. The samples collected were submitted for analysis at Astech's in-house laboratory in accordance with US Environmental Protection Agency Analytical Method 6200 (United States Environmental Protection Agency [US EPA], 2007) methods and the requirements of the WCB Occupational Health and Safety Regulation. Building materials with LBPs, primers, or glazing finishes are described in the Astech report (see Appendix 1).

6.3 LEAD CONSTRUCTION MATERIALS, PCB, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject building to determine the presence of:

- Construction materials suspected of containing lead and other heavy metals;
- Fluorescent and high-intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors;
- Thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury;
- Stored chemicals suspected of being toxic, flammable, or explosive; and
- Building materials suspected of containing silica in crystalline and non-crystalline forms.

7.0 FINDINGS

Findings from the laboratory analysis and Project site observations are summarized for each hazardous material in the Astech report (see Appendix 1). Information about the condition of the materials, and the sample or visual observation, with approximate locations, is included for each hazardous material that will be encountered during demolition. Approximate quantities of the hazardous materials and the Asbestos bulk sample report are in the Astech report (see Appendix 1, Section 7.0).

7.1 ASBESTOS CONTAINING MATERIALS

The visual inspection and analytical results determined that asbestos containing materials and/or potential asbestos containing materials were observed throughout the ground floor, the upper floor, and the building exterior. The results are outlined in the Astech report (see Appendix 1, Section 4.1).

7.1.1 Gypsum Board and Filling Compound

The site investigation and laboratory analysis of other representative samples determined that there is asbestos containing filling compound on older gypsum board (installed between approximately 1964 and 1979). Analytical results for some of the gypsum boarding filling compound samples indicated they were non-asbestos containing because of renovations conducted in the 1980s or later. Astech observed some newer gypsum board with non-asbestos filling compound fastened directly to or abutting the older gypsum board with asbestos containing filling compound.

Some of the potentially asbestos containing filling compound and affected gypsum board were concealed behind and/or abutting wood, cove base, concrete block, ceramic tiles, grouts, mortars, adhesives, and other building materials that are contaminated with the asbestos containing filling compound. There was also asbestos containing filling compound and residues on and within electrical junction boxes and other building materials where the finished gypsum board is located. Additionally, asbestos containing filling compound residue was observed on floors (concealed beneath carpets, wood laminate, and other flooring materials, plumbing fixtures, millwork, and other building materials).

7.1.2 Other Building Materials

Some potential asbestos containing building materials were not tested at the time of the survey due to building occupancy and the non-destructive testing. Building materials not tested must be considered to be asbestos containing until laboratory results determine otherwise. In order to sample the materials future destructive testing will be required once the building is no longer being utilized.

7.2 LEAD

The visual inspection and laboratory analytical results determined the following occurrences or potential occurrences of lead at the Project site. Paint finishes containing lead were observed on both the interior and exterior of the building. Ceramic tiles with glazing finishes that may contain lead were also observed, and there is potential for lead roof jacks, to be present on the roof structure.

WCB does not define a safe level for a lead-containing surface coating material. Additional testing for Toxic Characteristic Leachate Procedure (TCLP) lead testing may be required to determine the potential for soil or groundwater contamination, if deemed necessary by the site receiving the waste.

Results of LPB testing are outlined in the Astech report (see Appendix 1, Section 4.2).

7.3 PCB

The visual inspection determined that there are approximately one thousand two hundred (1,200) fluorescent and HID light fixtures at the subject building suspected of having one or more PCB containing

ballasts/capacitors. PCB ballast/capacitor identification requires the disassembly of the light fixture in order to locate the manufacturer's identification code.

7.4 MERCURY

The visual inspection determined that there is one wall mounted thermostat at the subject building that contains mercury. There are also numerous fluorescent light tubes/bulbs at the subject building that contain mercury.

7.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

- Containers of paint, cleaners, and rodent poison;
- Fire extinguishers;
- Batteries in emergency lighting and alarm system;
- Compressors and piping with suspect ozone depleting substances (i.e., chlorofluorocarbons [CFC's]) in refrigerators, water;
- Coolers, and air handling units;
- Smoke detector(s) with a radioactive component within; and
- Piping containing natural gas leading to heating equipment.

7.6 SILICA

All concrete, cement, gypsum board, ceramic tile, grout, mortar, and any other cementitious building materials at the subject building are suspected of containing silica in crystalline and non-crystalline forms.

8.0 RECOMMENDATIONS

Due to the non-destructive nature of the testing survey, further testing will be required just prior to or during demolition. Specifically, no attempt was made to investigate concealed or inaccessible areas, or roofing materials that would require damaging or dismantling portions of the building. It is recommended that once the building is unoccupied, the remaining work should be conducted. This includes some interior destructive testing, as well as sampling of the roof.

For the storage, handling, and recycling of hazardous building materials it is recommended the work be conducted by a qualified hazardous abatement contractor in accordance with WCB Occupational Health and Safety Regulation (WCB 2017).

The abatement contractor shall prepare an exposure control plan and performance specifications for hazardous material removal required for the planned work and be responsible for assessing the risk for each hazardous material. The performance specifications should include the scope of work, safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials. This report should be provided along with detailed plans and specifications to the contractor prior to commencing the work.

Recommendations for specific hazardous materials are outlined in the following sections.

8.1 ASBESTOS CONTAINING MATERIALS

Prior to demolition of a building, the asbestos containing materials (or potential asbestos containing materials) must first be removed and disposed of by a qualified hazardous materials abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. Disposal of asbestos containing materials must be performed in accordance with the *Environmental Management Act,* Hazardous Waste Regulation.

8.2 RECYCLABLE GYPSUM BOARD

Prior to the demolition of a building, the gypsum board with no asbestos finishes (a provincially regulated construction waste) must first be removed by a qualified contractor and be recycled or disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy – *Environmental Management Act* - Hazardous Waste Regulation. Landfills are issued operational certificates from the BC Ministry of Environment, and for local landfills and others, their certificate specifies that gypsum board cannot be accepted for disposal, and therefore local depots offer recycling services.

8.3 LEAD

Where lead (or potential lead) LBP and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices for Handling Lead (WCB 2020).

Where the base substrate material is to be removed in conjunction with LBP removal, the base substrate and LBP and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints that remain attached to wood and/or other building materials must be labeled as LBP for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and be agreeable to receiving these materials. Prior to acceptance of waste with LBP at a licensed/ approved disposal facility, the contractor generating the waste must ensure that all waste materials containing LBPs are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. The contractor shall have the representative sample analyzed for TCLP lead tests to determine the potential for soil and/or groundwater contamination if deemed necessary by the site receiving the waste.

If the LBP are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed LBP, depending on lead concentrations and leachate results, may become a hazardous waste, and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Where ceramic tiles with lead (or potential lead) glazing finishes are to be removed, the ceramic tile and glazing finish should be removed intact. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the removal contractor's risk assessment and site specific work procedures. Ceramic tiles and glazing finishes that are removed intact may be disposed of as normal construction waste. If the lead glazing finishes are to be separated or removed from the ceramic tiles by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures by a qualified abatement contractor would apply in order to satisfy the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices for Handling Lead (WCB 2020).

Prior to demolition of the building, the lead roof jacks must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy – Environmental Management Act - Hazardous Waste Regulation.

8.4 PCB

It is recommended that the identification of PCB ballasts/capacitors be performed by qualified personnel prior to or in conjunction with the demolition of a building, at a time when it becomes feasible to isolate electrical power and disassemble/disconnect the light fixtures. The ballasts/capacitors that are identified as PCB containing must be removed in accordance with the WCB Occupational Health and Safety Regulation and disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

8.5 MERCURY

Prior to demolition of a building, the mercury containing thermostats and light tubes/bulbs must first be removed, and be salvaged, recycled, or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

8.6 STORED CHEMICALS

Prior to demolition of a building, stored chemicals, ozone depleting substances within refrigeration equipment, and radioactive equipment must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

8.7 NATURAL GAS

The natural gas must be shut off and purged by Fortis BC or a qualified trades person prior to work that would affect the gas, and prior to building demolition.

8.8 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building

materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation (WCB, 2017).

9.0 OWNER'S RESPONSIBILITIES

TDK Metro Terminals is responsible for the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work. The building demolition will be performed by a qualified and properly insured hazardous materials abatement contractor (who can provide proof of necessary asbestos inclusion insurance rider). As well, any asbestos abatement work conducted by the contractor's trained and authorized personnel should be inspected and air-monitored daily.

10.0 CONCLUSIONS

The hazardous materials identified in the HMS were asbestos-containing materials, lead finishes, lead construction materials, PCBs, mercury, stored chemicals, and silica which were either suspected or found throughout the ground floor, upper floor, both levels, exterior and interior of the building at the Project site.

Due to the non-destructive nature of this testing survey, further investigation prior to or during demolition is required for concealed or inaccessible areas and roofing materials that require damaging or dismantling portions of the building. The recommendations identified in Section 8.0 should be followed prior to and during demolition of the building.

11.0 CLOSING

This report has been prepared by Hatfield, with information provided by Astech and has assumed that the information provided is both complete and accurate. This work was performed to current industry standard practice and the findings presented in this report should be considered within the context of the scope of work and Project terms of reference. The findings are time sensitive and are true only at the time the report was produced. The conclusions and recommendations contained in this report are based upon applicable guidelines, regulations, and legislation existing at the time the report was produced. If there are any changes to regulatory criteria, the conclusions and/or recommendations may require updating.

12.0 REFERENCES

[US EPA] US Environmental Protection Agency. 2007. Method 6200 - Field Portable X-Ray Fluorescence Spectrometry for the Determination of Elemental Concentrations in Soil and Sediment.

[WCB] Workers' Compensation Board of British Columbia. 2017. Occupational Health and Safety (OHS) Regulation, BC Reg. 296/97, including Reg. 142/2017, App A amendments.

[WCB] Workers' Compensation Board of British Columbia. 2020. Safe Work Practices for Handling Lead. Available at: https://www.worksafebc.com/en/resources/health-safety/books-guides/safe-work-practices-handling-lead?lang=en

APPENDICES

Appendix 1

Pre-Demolition Hazardous Materials Building Survey

October 27, 2022

TDK METRO TERMINALS
#10-480 Audley Blvd
Delta, BC V3M 4S4

Attention: Tish Kumar, Vice President
TDK Logistics Ltd.

Ref: CONTRACTOR VERSION - PRE-DEMOLITION HAZARDOUS BUILDING MATERIALS SURVEY OF THE OCCUPIED MULTI-TENANT WAREHOUSE/STORAGE BUILDING LOCATED AT 480 AUDLEY BOULEVARD, DELTA, BC

1.0 INTRODUCTION

Astech Consultants Ltd. (Astech) were retained by TDK Metro Terminals to conduct a Pre-Demolition Hazardous Building Materials Survey and compile a detailed report on the presence and location of asbestos containing building materials, lead, polychlorinated biphenyls (PCBs), mercury, stored chemicals, and silica at the Occupied Multi-Tenant Warehouse/Storage Building located at 480 Audley Boulevard, Delta, BC.

Astech's survey and report format is designed specifically to satisfy the current applicable regulation from the Workers' Compensation Board of British Columbia (WCB) Occupational Health and Safety Regulation 20.112 regarding hazardous building material assessments by a Qualified Person for buildings and structures.

This initial phase survey was conducted on October 13, 17, 18, 19, and 20, 2022 by Trevor Shendruk assisted by Andrew Henning of Astech. It must be emphasized that this survey was concerned exclusively with the subject building. The initial phase survey was conducted while the building is still occupied and therefore was non-destructive in nature and, for the most part, included for representative sampling from inconspicuous locations of the building. No attempt was made to investigate concealed and/or inaccessible areas, or roofing materials which would require damaging or dismantling portions of the building. No attempt was made to investigate underground services or the surrounding property. Therefore, if during work activities, other hazardous materials, asbestos containing materials, or potential asbestos containing materials not included in this report are discovered, work should immediately cease in the affected area. At that time, Astech should be contacted so that they can initiate immediate appropriate action so that there are no undue delays.

2.0 BUILDING DESCRIPTION

The subject building on site is described as a two-storey plus basement multi-tenant office and warehouse/storage building faced with concrete block. According to BC Assessment, the building was originally constructed in 1969. The building has had several renovations/tenant improvements over the years. The building is heated by rooftop air handling units. At the time of survey, the interior and exterior of the building were in good condition, with the exception of a few areas with small amounts of **asbestos** containing loose fill vermiculite insulation debris on floors in Unit #10.

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3.0 METHODOLOGY

3.1 ASBESTOS CONTAINING MATERIALS

A visual inspection was undertaken in order to determine the type, location, and homogeneous nature of asbestos and potential asbestos containing building materials located at the subject building. During this inspection, one hundred thirty-six (136) bulk samples of potential asbestos containing materials were collected from specific locations of the building. The number of samples collected during this survey are in accordance with the guidelines established by the WCB in their 2020 publication Safe Work Practices for Handling Asbestos, and as indicated by actual site conditions. The samples collected were submitted for analysis at our in-house laboratory in accordance with the WCB Occupational Health and Safety Regulation, utilizing polarized light microscopy, and dispersion staining techniques. Results of laboratory analysis of the samples collected during this survey are attached.

3.2 LEAD FINISHES

A visual inspection was undertaken in order to determine the type and location of paints, primers, coatings, and/or glazing finishes suspected of containing lead at the subject building. During this inspection, twelve (12) bulk samples of potential lead finishes were collected from specific locations of the building. The samples collected were submitted for analysis at our in-house laboratory in accordance with US EPA methods and the requirements of the WCB Occupational Health and Safety Regulation. Results of laboratory analysis of the samples collected during this survey are attached.

3.3 LEAD CONSTRUCTION MATERIALS, PCBs, MERCURY, STORED CHEMICALS, AND SILICA

A visual inspection was undertaken at the subject building in order to determine the presence of:

- construction materials suspected of containing lead and other heavy metals,
- fluorescent and high intensity discharge (HID) light fixtures suspected of containing PCB ballasts or capacitors,
- thermostats, light tubes/bulbs, and associated equipment suspected of containing mercury,
- stored chemicals suspected of being toxic, flammable, or explosive, and
- building materials suspected of containing silica in crystalline and non-crystalline forms.

4.0 INSPECTION RESULTS

4.1 ASBESTOS CONTAINING MATERIALS

GENERAL NOTES

#1 Filling Compound and Affected Gypsum Board: Although the analytical results for some of the gypsum board filling compound samples indicate non-asbestos results because of renovations conducted in the 1980s or later, site investigation and laboratory analysis of other representative samples have determined that as listed below, there is **asbestos** containing filling compound on older gypsum board (installed between approximately 1964 and 1979), or there is newer gypsum board with non-asbestos filling compound fastened directly to or abutting the older gypsum board with **asbestos** containing filling compound (some multi-layered and some concealed behind wood and other building materials).

As well, some of the **asbestos** containing filling compound and affected gypsum board are concealed behind and/or abutting wood, cove base, concrete block, ceramic tiles, grouts, mortars,

adhesives, and other building materials that are contaminated with the **asbestos** containing filling compound. There is also **asbestos** containing filling compound and **asbestos** containing filling compound residue on and within electrical junction boxes and other building materials where finished gypsum board is located.

Additionally, there is **asbestos** containing filling compound residue on floors (concealed beneath carpets, wood laminate, and other flooring materials, plumbing fixtures, millwork, and other building materials).

#2 Potential Asbestos Containing Building Materials: The potential **asbestos** containing building materials listed below were not tested at time of survey due to building occupancy and must be considered to be **asbestos** containing until laboratory results determine otherwise. In order to sample the materials future destructive testing will be required, once the building is no longer being utilized.

The visual inspection and/or analytical results determined that asbestos containing materials and/or potential asbestos containing materials are located at the following specific locations.

GROUND FLOOR

Unit #4 - Open Office Area including Reception
- Potential **asbestos** containing building materials which may be beneath carpet (see General Note #2 above).
- Potential **asbestos** containing ceramic floor tile grout and mortar on potential **asbestos** containing building materials (see General Note #2 above).

Unit #4 - Sprinkler Room
- No asbestos materials observed.

Unit #4 - Entire Open Warehouse
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).

Unit #4 - Northeast Office, and
Unit #4 - Stairwell to Upper Floor
- Potential **asbestos** containing building materials which may be beneath carpet (see General Note #2 above).

Unit #4 - Washroom,
Unit #4 - Washroom within Warehouse, and
Unit #4 - Office within Warehouse including Closet
- No asbestos materials observed.

Unit #8 - Entire Open Warehouse
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).

Unit #8 - South Open Area within Warehouse,
Unit #8 - Southeast Storage Room within Warehouse,
Unit #8 - Three Adjoining Southeast Offices,
Unit #8 - Telecom Room, and
Unit #8 - Southeast Offices
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Unit #8 - South Office within Open Office Area,
Unit #8 - Southwest Hallway,
Unit #8 - South Break Room
Unit #8 - First Aid Room, and
Unit #8 - Centre North Office including Closet, and
Unit #8 - Four adjoining North Offices
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Unit #8 - South Office within Warehouse
- **Asbestos** containing floor tiles (concealed beneath a layer of carpet, non-asbestos floor tiles, non-asbestos floor tile adhesive, and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Unit #8 - North Open Area within Warehouse
- **Asbestos** containing floor tiles (concealed beneath a layer of non-asbestos sheet flooring and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing mastic on joints of ductwork (some concealed).

Unit #8 - Three adjoining West Offices within Warehouse
- **Asbestos** containing floor tiles (concealed beneath a layer of carpet and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing insulating cement at fittings of mechanical piping (some concealed).

Unit #8 - Two Adjoining Northeast Storage Rooms within Warehouse
- **Asbestos** containing floor tiles (concealed beneath a layer of non-asbestos sheet flooring and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Unit #8 - Mechanical Room within Warehouse
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).
- **Asbestos** containing insulating cement at fittings of mechanical piping (some concealed).
- Potential **asbestos** containing paper insulation lining interior of metal exhaust vents to rooftop (see General Note #2 above).

Unit #8 - East Front Entrance Foyer
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Potential **asbestos** containing ceramic floor tile grout and mortar on potential **asbestos** containing building materials (see General Note #2 above).
- Potential **asbestos** containing glass block mortar (see General Note #2 above).

Unit #8 - South Open Office Area
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing sealant in interior wood-framed windows (mostly concealed).

Unit #8 - Loading Bay including Office within
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing insulating cement at fittings of mechanical piping (some concealed).

Unit #8 - South Men's and Women's Washroom, and
Unit #8 - North Men's and Women's Washroom
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Potential **asbestos** containing ceramic floor tile grout and mortar on potential **asbestos** containing building materials (see General Note #2 above).

Unit #8 - North Break Room
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing coating on underside of metal sink.

Unit #8 - North Open Office Area, and
Unit #8 - Northeast Hallway
- **Asbestos** containing floor tiles (concealed beneath a layer of carpet and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Unit #10 - South Open Warehouse including Mezzanine
- **Asbestos** containing loose fill vermiculite insulation debris on floor (in proximity to concrete block walls).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).

Unit #10 - Washroom within South Warehouse
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Potential **asbestos** containing building materials which may be beneath vinyl plank flooring (see General Note #2 above).

Unit #10 - Centre Open Warehouse
- **Asbestos** containing loose fill vermiculite insulation debris on floor (in proximity to concrete block walls).
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).
- **Asbestos** containing cement drain pipe/rain water leader (some concealed).
- Potential **asbestos** containing insulation within firedoors (see General Note #2 above).

Unit #10 - North Warehouse, and
Unit #10 - Stairwell to Mezzanine
- **Asbestos** containing floor tiles (some concealed).

Unit #10 - Mezzanine within North Warehouse
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
  Asbestos containing caulking residue on concrete block walls (some concealed and some on adjoining building materials).
- Potential **asbestos** containing building materials which may be beneath wood laminate (see General Note #2 above).

Unit #10 - Hot Water Tank Room (Office)
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).
- Potential **asbestos** containing paper insulation lining interior of metal exhaust vents to rooftop (see General Note #2 above).

Unit #10 - Men's and Women's Washroom (Office)
- **Asbestos** containing floor tiles (concealed beneath a layer of non-asbestos floor tiles, non-asbestos floor tile adhesive, and other building materials).
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).

Unit #10 - Break Room (Office),
Unit #10 - Hallway (Office),
Unit #10 - Northwest Office and Northeast Office, and
Unit #10 - South Open Office Area
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Potential **asbestos** containing building materials which may be beneath wood laminate (see General Note #2 above).

Unit #10 - Northeast Office
- **Asbestos** containing filling compound on gypsum board (see General Note #1 above).
- Potential **asbestos** containing adhesive behind foam and non-asbestos gypsum board (see General Note #2 above).

UPPER FLOOR

Unit #4 - Open Office Area,
Unit #4 - Boardroom, and
Unit #4 - Office
- Potential **asbestos** containing building materials which may be beneath carpet (see General Note #2 above).

Unit #4 - Break Room,
Unit #4 - Storage Room,
Unit #4 - Washroom, and
Unit #4 - Computer Room
- No asbestos materials observed.

BOTH LEVELS

Floor Cavities
- No asbestos materials observed.

Wall Cavities and Ceiling Spaces
- **Asbestos** containing floor tiles (concealed beneath newer partition walls in proximity to where **asbestos** containing floor tiles are listed above).
- **Asbestos** containing loose fill vermiculite insulation within interior concrete block walls, and **asbestos** contaminated block and mortar.
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).
- **Asbestos** containing insulating cement and/or insulating cement residue on fittings of mechanical piping systems (some concealed).

EXTERIOR

Piping
- **Asbestos** containing pipe thread compound at fittings of natural gas piping (mostly concealed).

Walls
- No asbestos materials observed.

Doors and Windows
- **Asbestos** containing sealant in exterior metal-framed windows (mostly concealed).
- **Asbestos** containing caulking around exterior metal doors (some concealed and some on adjoining building materials).

Rooftop
- Potential **asbestos** containing roofing membranes, felts, mastics, caulkings, sealants, and/or patching compounds (see General Note #2 above).
- Potential **asbestos** containing paper insulation lining interior of metal exhaust vents (see General Note #2 above).

Underground
- Potential **asbestos** containing underground cement drain pipes beneath building and throughout property (see General Note #2 above).

4.2 LEAD

Interior
- beige paint containing 647 parts per million (PPM) of **lead** was used on wood surfaces,
- green on blue paint containing 243 PPM of **lead** was used on wood surfaces,
- white paint containing 131 PPM of **lead** was used on wood surfaces,
- grey on blue paint containing 28 PPM of **lead** was used on concrete surfaces,
- blue paint containing 22 PPM of **lead** was used on concrete block surfaces,
- white paint containing less than (<)13 PPM of **lead** was used on concrete block surfaces,
- black paint containing <9 PPM of **lead** was used on metal bollards,
- grey paint containing <9 PPM of **lead** was used on wood surfaces, and
- off-white paint containing <8 PPM of **lead** was used on wood surfaces.

Exterior
- white paint containing 53 PPM of **lead** was used on concrete block surfaces,
- yellow paint containing 15 PPM of **lead** was used on concrete block and metal surfaces,
- grey paint containing 31 PPM of **lead** was used on concrete surfaces, and
- there may be **lead** roof vents and caps located on the rooftop.

4.3 PCBs

The visual inspection determined that there are approximately one thousand two hundred (1,200) fluorescent and HID light fixtures at the subject building suspected of having one or more PCB containing ballasts/capacitors. PCB ballast/capacitor identification requires the disassembly of the light fixture in order to locate the manufacturer's identification code.

4.4 MERCURY

The visual inspection determined that there is one (1) wall mounted thermostat at the subject building that contains mercury. There are also numerous fluorescent light tubes/bulbs at the subject building that contain mercury.

4.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

- numerous containers of paint, cleaners, and rodent poison,
- numerous fire extinguishers,
- batteries in emergency lighting and alarm system,
- compressors and piping with suspect ozone depleting substances (CFC's) in refrigerators, water coolers, and air handling units,
- smoke detector(s) with a radioactive component within, and
- piping containing natural gas leading to heating equipment.

4.6 SILICA

All concrete, cement, gypsum board, ceramic tile, grout, mortar, and any other cementitious building materials at the subject building are suspected of containing silica in crystalline and non-crystalline forms.

4.7 GYPSUM BOARD

The visual inspection and/or laboratory analytical results determined the following at the subject building:

- there is **asbestos** containing filling compound on gypsum board located throughout Unit #8 and Unit #10 (see Section 4.1 including General Note #1 above), and therefore would be disposed of as mixed asbestos and gypsum waste,
- there is non-asbestos filling compound on gypsum board located throughout Unit #4, and
- there is unfinished gypsum board located in the Ground Floor Unit #8 North Break Room.

5.0 RECOMMENDATIONS

5.1 ASBESTOS CONTAINING MATERIALS

Prior to demolition of a building, the asbestos containing materials (or assumed asbestos containing materials) must first be removed and disposed of by a qualified hazardous materials abatement contractor in accordance with the WCB Occupational Health and Safety Regulation. Disposal of asbestos containing materials must be performed in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.2 LEAD

Paints/Primers
Where lead (or potential lead) based paints and/or primers are affected by a project, the work must be performed by a qualified contractor in accordance with the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Where the base substrate material is to be removed in conjunction with lead paint removal, the base substrate and lead based paints and/or primers should be removed intact by the contractor, in accordance with the contractor's risk assessment and site specific work procedures. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the contractor's risk assessment and site specific work procedures.

Lead containing paints which remain attached to wood and/or other building materials must be labelled as lead based paints (LBP) for transporting to a licensed/approved disposal site or recycling facility. A licensed/approved facility receiving the waste must be informed of the lead content of these materials and

be agreeable to receiving these materials. Prior to acceptance of waste with lead paints at a licensed/ approved disposal facility, the contractor generating the waste must ensure that all waste materials containing LBP's are sampled intact, fastened directly to the base substrate, and representative of the waste stream created by demolition. The contractor shall have the representative sample analyzed utilizing a Toxicity Characteristic Leachate Procedure for lead (TCLP lead) test to determine the potential for soil and/or groundwater contamination, if deemed necessary by the site receiving the waste.

If the lead paints are to be separated or removed from the building materials by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures would apply. The removed lead paints, depending on lead concentrations and leachate results , may become a Hazardous Waste and therefore must be disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Glazing Finishes
Where ceramic tiles with lead (or potential lead) glazing finishes are to be removed, the ceramic tile and glazing finish should be removed intact. The workers conducting the work and workers in close proximity to the work being performed, should be protected with personal protective equipment as determined by the removal contractor's risk assessment and site specific work procedures. Ceramic tiles and glazing finishes that are removed intact may be disposed of as normal construction waste.

If the lead glazing finishes are to be separated or removed from the ceramic tiles by means of sanding, scraping, abrading, blasting, etc., more stringent work procedures by a qualified abatement contractor would apply in order to satisfy the WCB Occupational Health and Safety Regulation and their 2020 publication entitled Safe Work Practices For Handling Lead.

Lead Construction Materials
Prior to demolition of a building, the lead roof jacks must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.3 PCB CONTAINING BALLASTS/CAPACITORS

It is recommended that the identification of PCB ballasts/capacitors be performed by qualified personnel prior to or in conjunction with the demolition of a building, at a time when it becomes feasible to isolate electrical power and disassemble/disconnect the light fixtures. The ballasts/capacitors that are identified as PCB containing must be removed in accordance with the WCB Occupational Health and Safety Regulation and disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.4 MERCURY

Prior to demolition of a building, the mercury containing thermostats and light tubes/bulbs must first be removed, and be salvaged, recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

5.5 STORED CHEMICALS AND OTHER HAZARDOUS MATERIALS

Stored Chemicals
Prior to demolition of a building, stored chemicals, ozone depleting substances within refrigeration equipment, and radioactive equipment must first be removed, and be recycled or disposed of, in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation.

Natural Gas
The natural gas must be shut off and purged by Fortis BC or a qualified trades person prior to work that would affect the gas, and prior to building demolition.

5.6 SILICA

Where cementitious building materials that are suspected of containing silica in crystalline form are directly impacted by the project (i.e. drilling, cutting, abrading, etc.), the work should be performed in a controlled manner to avoid the release of crystalline silica dust. Cutting, drilling, or otherwise disturbing these building materials must be performed by a qualified contractor's trained personnel in accordance with the WCB Occupational Health and Safety Regulation.

5.7 RECYCLABLE GYPSUM BOARD

Prior to the demolition of a building, the gypsum board with no asbestos finishes (a provincially regulated construction waste) must first be removed by a qualified contractor, and be recycled or disposed of in accordance with the BC Ministry of Environment and Climate Change Strategy - *Environmental Management Act* - Hazardous Waste Regulation. Landfills are issued operational certificates from the BC Ministry of Environment, and for local landfills and others their certificate specifies that gypsum board cannot be accepted for disposal, and therefore local depots offer recycling services.

6.0 OWNER'S AND ABATEMENT CONTRACTOR'S RESPONSIBILITIES

Owner's Responsibilities
For the remediation of hazardous building materials, contract specifications, quality control, and final acceptance of the work remain the responsibility of the Owner. In order to ensure that the Owner has acted in a responsible manner, and to ensure regulatory board compliance, it is recommended that the work and project air monitoring be performed by a qualified and properly insured (with proof of necessary asbestos inclusion rider) Hazardous Materials Abatement Contractor.

Abatement Contractor's Responsibilities
The Abatement Contractor upon completing the work shall have their "Qualified Person" inspect the worksite in its entirety to confirm that asbestos and other hazardous building materials have been properly removed, then promptly provide the Owner with a signed Letter of Completion.

As well, prior to transport of hazardous waste, the Abatement Contractor shall assist the Owner by completing and submitting the BC Ministry of Environment Waste Generator Number Registration Form (Schedule 5 Form 1), once signed by the Owner, if no BC Generator number exists. If a BC Generator number exists and requires updating for this specific project, the Abatement Contractor shall assist with completing and submitting the update.

Project Documentation should also be provided to the Owner including, but not necessarily limited to, a Notice of Project for work involving Asbestos and/or Lead Paint, Risk Assessment, Exposure Control Plan, and Site Specific Work Procedures, Worker Respirator Fit Test Forms/Logs and Training Acknowledgement Forms, Certification of DOP Testing of HEPA Filtered Equipment used on site, Air Sample Results, Material Safety Data Sheets (MSDS) for products used on site, Transportation Waybills, and Waste Manifest Forms.

7.0 APPROXIMATE QUANTITIES FOR HAZARDOUS MATERIALS

The following approximate quantities for hazardous materials are provided as a means to satisfy the requirements of the WCB, and are provided for reference only. Contractors shall be responsible for verifying exact quantities for the purpose of bidding the work.

ASBESTOS CONTAINING MATERIALS	APPROXIMATE QUANTITIES
Confirmed Asbestos Containing Materials	
Asbestos Floor Tiles and Contaminated Building Materials	4,042 square feet
Asbestos Filling Compound and Residue, Affected Gypsum Board, and Other Contaminated Building Materials (including work area enclosure and air monitoring)	30,465 square feet
Asbestos Loose Fill Vermiculite Insulation within Concrete Block Walls, Loose Fill Vermiculite Insulation Debris, and Contaminated Building Materials (including work area enclosure and air monitoring)	6,990 square feet
Asbestos Caulking Residue on Concrete Block Walls and Contaminated Building Materials	2 square feet
Asbestos Sealant in Interior Wood-Framed Windows	7 windows
Asbestos Sealant in Exterior Metal-Framed Windows	30 windows
Asbestos Caulking around Exterior Metal Door and Contaminated Building Materials	1 door
Asbestos Coating on Underside of Metal Sink	1 sink
Asbestos Mastic on Joints of Ductwork and Contaminated Building Materials	900 lineal feet
Asbestos Pipe Thread Compound at Fittings of Natural Gas Piping	100 fittings
Asbestos Insulating Cement and/or Insulating Cement Residue on Fittings of Mechanical Piping Systems, and Asbestos Contaminated Insulations and Other Building Materials	50 fittings
Asbestos Cement Drain Pipe/Rain Water Leader	25 lineal feet
Potential Asbestos Containing Materials	
Potential Asbestos Building Materials beneath Wood Laminate (see General Note #2 in Section 4.1 above)	2,140 square feet
Potential Asbestos Building Materials beneath Carpet (see General Note #2 in Section 4.1 above)	2,520 square feet
Potential Asbestos Building Materials beneath Potential Asbestos Ceramic Floor Tile Grout and Mortar (see General Note #2 in Section 4.1 above)	200 square feet
Potential Asbestos Building Materials beneath Vinyl Plank Flooring (see General Note #2 in Section 4.1 above)	180 square feet
Potential Asbestos Glass Wall Block Mortar (see General Note #2 in Section 4.1 above)	20 square feet
Potential Asbestos Wall Adhesive behind Foam and Non-Asbestos Gypsum Board (see General Note #2 in Section 4.1 above)	1,440 square feet
Potential Asbestos Insulation within Metal Firedoors (see General Note #2 in Section 4.1 above)	2 doors
Potential Asbestos Roofing Membranes, Felts, Mastics, Caulkings, Sealants, and/or Patching Compounds (see General Note #2 in Section 4.1 above)	Not Determined
Potential Asbestos Paper Insulation Lining Interior of Metal Exhaust Vents to Rooftop (see General Note #2 in Section 4.1 above)	2 vents
Potential Asbestos Underground Cement Drain Pipes Beneath Building and Throughout Property (see General Note #2 in Section 4.1 above)	Not Determined
OTHER HAZARDOUS MATERIALS	
Lead Paint Remaining Attached to Building Materials for Recycle/Disposal, Dependent on TCLP Lead Testing (if deemed necessary by receiving site)	Not Determined
Lead Products for Recycle (lead roof vents and caps)	Not Determined
Potential PCB Containing Ballasts/Capacitors	1,200 fixtures
Mercury Containing Thermostats	1 thermostat
Mercury Containing Light Tubes/Bulbs	2,682 tubes/161bulbs

We hope you have found the above information useful. If you have any questions, or require clarification please contact this office.

Trevor Shendruk
Astech Consultants Ltd.
Ref: 25886HE01RC.AEH

ASBESTOS BULK SAMPLE REPORT

Date: October 27, 2022

Client: **TDK METRO TERMINALS**

Location: **Multi-Tenant Warehouse/Storage Building**
480 Audley Boulevard
Delta, BC

Comments:
1) Asbestos (bulk) by PLM analyzed as per NIOSH 9002 Issue 2.
2) Workers' Compensation Board of British Columbia (WCB) defines asbestos containing material as 0.5% or more asbestos, with the exception of Vermiculite Insulation which is defined as "any asbestos".
3) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on October 13, 2022

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
25886 BS01	Unit #10 - Ground Floor - South Open Warehouse	Paint Filling Compound on Gypsum Board (East Wall)	1: White 2: White	100% Non-Fibrous	None Detected
25886 BS02	Unit #10 - Ground Floor - South Open Warehouse	Concrete Block Mortar (North Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS03	Unit #10 - Ground Floor - South Open Warehouse (Mezzanine)	Insulating Cement (at Elbow of Mechanical Piping)	1: Off-White	40% Glass 60% Non-Fibrous	None Detected
25886 BS04	Unit #10 - Ground Floor - Washroom Within South Warehouse	Cove Base	1: Grey	100% Non-Fibrous	None Detected
25886 BS05	Unit #10 - Ground Floor - Washroom Within South Warehouse	Cove Base Adhesive	2: Beige	1% Cellulose 99% Non-Fibrous	None Detected
25886 BS06	Unit #10 - Ground Floor - Centre Open Warehouse	Concrete Block Mortar (North Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS07	Unit #10 - Ground Floor - Centre Open Warehouse	Loose Fill Vermiculite Insulation Debris	1: Brown	99% Non-Fibrous	**1% Actinolite**
25886 BS08	Unit #10 - Ground Floor - Centre Open Warehouse	Cement Drain Pipe (Rain Water Leader)	1: White	20% Non-Fibrous	**75% Chrysotile** **5% Crocidolite**

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
25886 BS09	Unit #10 - Ground Floor - North Warehouse	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Black	2% Cellulose 98% Non-Fibrous	None Detected
25886 BS10	Unit #10 - Ground Floor - North Warehouse	Concrete Block Mortar (South Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS11	Unit #10 - Ground Floor - North Warehouse	Floor Tile	1: Off-White	99% Non-Fibrous	**1% Chrysotile**
25886 BS12	Unit #10 - Ground Floor - North Warehouse	Floor Tile Adhesive	2: Black	1% Cellulose 99% Non-Fibrous	None Detected
25886 BS13	Unit #10 - Ground Floor - North Warehouse	Sealant (in Window of South Interior Metal Door)	1: Black	2% Cellulose 98% Non-Fibrous	None Detected
25886 BS14	Unit #10 - Ground Floor - Mezzanine Within North Warehouse	2' X 4' Ceiling Tile (Large Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS15	Unit #10 - Ground Floor - Mezzanine Within North Warehouse	Caulking Residue (on North Concrete Block Wall, Above T-Bar)	1: Green	99% Non-Fibrous	**1% Chrysotile**
25886 BS16	Unit #10 - Ground Floor - Mezzanine Within North Warehouse	2' X 4' Ceiling Tile (Medium Fissures, 2010)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS17	Unit #10 - Ground Floor - Mezzanine Within North Warehouse	Coating (on Underside of Metal Sink)	1: Off-White	5% Cellulose 95% Non-Fibrous	None Detected
25886 BS18	Unit #10 - Ground Floor - Mezzanine Within North Warehouse	Paint Filling Compound on Gypsum Board (North Wall)	1: Beige 2: Grey	97% Non-Fibrous	**3% Chrysotile**
25886 BS19	Unit #10 - Ground Floor - Hot Water Tank Room (Office)	Pipe Thread Compound (at Fitting of Natural Gas Piping)	1: Blue	100% Non-Fibrous	None Detected
25886 BS20	Unit #10 - Ground Floor - Hot Water Tank Room (Office)	Pipe Thread Compound (at Fitting of Natural Gas Piping)	1: Off-White	97% Non-Fibrous	**3% Chrysotile**
25886 BS21	Unit #10 - Ground Floor - Hot Water Tank Room (Office)	Insulating Cement (at Elbow of Mechanical Piping)	1: Beige	40% Glass 60% Non-Fibrous	None Detected
25886 BS22	Unit #10 - Ground Floor - Hot Water Tank Room (Office)	Paint Filling Compound on Gypsum Board (North Wall)	1: Blue 2: Grey	98% Non-Fibrous	**2% Chrysotile**
25886 BS23	Unit #10 - Ground Floor - Men's Washroom (Office)	Floor Tile	1: Grey	100% Non-Fibrous	None Detected
25886 BS24	Unit #10 - Ground Floor - Men's Washroom (Office)	Floor Tile Adhesive	2: Beige	100% Non-Fibrous	None Detected
25886 BS25	Unit #10 - Ground Floor - Men's Washroom (Office)	Floor Tile	3: Off-White	99% Non-Fibrous	**1% Chrysotile**

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS26	Unit #10 - Ground Floor - Men's Washroom (Office)	Floor Tile Adhesive	4: Black	2% Cellulose 98% Non-Fibrous	None Detected
25886 BS27	Unit #10 - Ground Floor - Break Room (Office)	2' X 4' Ceiling Tile (Large Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS28	Unit #10 - Ground Floor - Break Room (Office)	2' X 4' Ceiling Tile (Large Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS29	Exterior	Paint/Coating (on West Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS30	Exterior	Paint/Coating (on West Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS31	Exterior	Caulking (around West Exterior Metal Door)	1: Off-White	100% Non-Fibrous	None Detected
25886 BS32	Exterior	Caulking (around West Exterior Metal Door)	1: Off-White	100% Non-Fibrous	None Detected
25886 BS33	Exterior	Paint/Coating (on North Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS34	Exterior	Concrete Block Mortar (North Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS35	Exterior	Paint/Coating (on North Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS36	Exterior	Caulking (where Concrete Block Abuts North Concrete Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS37	Exterior	Paint/Coating (on East Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS38	Exterior	Sealant (in South Exterior Brown Metal-Framed Window)	1: Black	95% Non-Fibrous	**5% Chrysotile**
25886 BS39	Exterior	Caulking (around South Exterior Brown Metal-Framed Window)	1: Grey	100% Non-Fibrous	None Detected
25886 BS40	Exterior	Paint/Coating (on South Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected

Analyst(s): Oliver Collett

Sample(s) Collected on October 17, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS41	Unit #4 - Ground Floor - Entire Open Warehouse	Filling Compound on Gypsum Board (East Wall)	1: White	100% Non-Fibrous	None Detected

				Non-Asbestos	Asbestos
Sample	**Location**	**Description**	**Layer: Colour**	**% Type**	**% Type**
25886 BS42	Unit #4 - Ground Floor - Entire Open Warehouse	Caulking (around South Exterior Metal Door)	1: Grey	100% Non-Fibrous	None Detected
25886 BS43	Unit #4 - Ground Floor - Entire Open Warehouse	Filling Compound on Gypsum Board (West Wall)	1: White	100% Non-Fibrous	None Detected
25886 BS44	Unit #4 - Ground Floor - Entire Open Warehouse	Mastic (on Ductwork)	1: Grey	1% Cellulose 99% Non-Fibrous	None Detected
25886 BS45	Unit #4 - Ground Floor - Washroom within Warehouse	Floor Tile	1: Grey	100% Non-Fibrous	None Detected
25886 BS46	Unit #4 - Ground Floor - Washroom within Warehouse	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
25886 BS47	Unit #4 - Ground Floor - Washroom within Warehouse	Paint 2' x 2' Ceiling Tile (Medium Fissure)	1: White 2: Grey	75% Cellulose 10% Glass 15% Non-Fibrous	None Detected
25886 BS48	Unit #4 - Ground Floor - Office (within Warehouse)	Cove Base	1: Dark Brown	100% Non-Fibrous	None Detected
25886 BS49	Unit #4 - Ground Floor - Office (within Warehouse)	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
25886 BS50	Unit #8 - Ground Floor - South Open Office Area	Flooring Adhesive	1: Beige	100% Non-Fibrous	None Detected
25886 BS51	Unit #4 - Ground Floor - Open Office Area (including Reception)	Paint Filling Compound on Gypsum Board (South Wall)	1: Beige 2: White	100% Non-Fibrous	None Detected
25886 BS52	Unit #4 - Ground Floor - Open Office Area (including Reception)	Paint 2' x 2' Ceiling Tile (Medium Fissure)	1: White 2: Grey	75% Cellulose 10% Glass 15% Non-Fibrous	None Detected
25886 BS53	Unit #4 - Ground Floor - Sprinkler Room	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Black	1% Cellulose 99% Non-Fibrous	None Detected
25886 BS54	Unit #4 - Ground Floor - Sprinkler Room	Flange Gasket	1: Red	100% Non-Fibrous	None Detected
25886 BS55	Unit #4 - Ground Floor - Sprinkler Room	Filling Compound on Gypsum Board (Ceiling)	1: White	100% Non-Fibrous	None Detected
25886 BS56	Unit #4 - Ground Floor - Northeast Office	Paint 2' x 2' Ceiling Tile (Medium Fissure)	1: White 2: Grey	75% Cellulose 10% Glass 15% Non-Fibrous	None Detected
25886 BS57	Unit #4 - Ground Floor - Northeast Office	Cove Base	1: Black	100% Non-Fibrous	None Detected
25886 BS58	Unit #4 - Ground Floor - Northeast Office	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS59	Unit #4 - Ground Floor - Washroom	Floor Tile	1: Brown	100% Non-Fibrous	None Detected
25886 BS60	Unit #4 - Ground Floor - Washroom	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
25886 BS61	Unit #4 - Ground Floor - Washroom	Floor Tile	3: Grey	100% Non-Fibrous	None Detected
25886 BS62	Unit #4 - Ground Floor - Washroom	Floor Tile Adhesive	4: Black	100% Non-Fibrous	None Detected
25886 BS63	Unit #4 - Upper Floor - Boardroom	Cove Base	1: Beige	100% Non-Fibrous	None Detected
25886 BS64	Unit #4 - Upper Floor - Boardroom	Cove Base Adhesive	2: Off-White	100% Non-Fibrous	None Detected
25886 BS65	Unit #4 - Upper Floor - Break Room	Coating (on Underside of Metal Sink)	1: Off-White	100% Non-Fibrous	None Detected
25886 BS66	Unit #4 - Upper Floor - Storage Room	Paint Filling Compound on Gypsum Board (Ceiling)	1: Off-White 2: White	100% Non-Fibrous	None Detected

Analyst(s): Lolita Santos

Sample(s) Collected on October 18, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS67	Unit #8 - Ground Floor - South Open Office Area	Flooring Adhesive Residue	1: Black	100% Non-Fibrous	None Detected
25886 BS68	Unit #8 - Ground Floor - Entire Open Warehouse	Paint Filling Compound on Gypsum Board (West Wall)	1: White 2: White	100% Non-Fibrous	None Detected
25886 BS69	Unit #8 - Ground Floor - South Open Area within Warehouse	Sheet Flooring	1: Blue	100% Non-Fibrous	None Detected
25886 BS70	Unit #8 - Ground Floor - South Open Area within Warehouse	Floor Adhesive	2: Grey	100% Non-Fibrous	None Detected
25886 BS71	Unit #8 - Ground Floor - South Open Area within Warehouse	2' X 4' Ceiling Tile (Small Fissures, 2005)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS72	Unit #8 - Ground Floor - South Open Area within Warehouse	2' X 4' Ceiling Tile (Large Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS73	Unit #8 - Ground Floor - South Open Area within Warehouse	Cove Base	1: Blue	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS74	Unit #8 - Ground Floor - South Open Area within Warehouse	Cove Base Adhesive	2: Cream	100% Non-Fibrous	None Detected
25886 BS75	Unit #8 - Ground Floor - South Office within Warehouse	Sealant (in West Interior Wood-Framed Window)	1: Black	5% Cellulose 95% Non-Fibrous	None Detected
25886 BS76	Unit #8 - Ground Floor - South Office within Warehouse	Floor Tile	1: Off-White	100% Non-Fibrous	None Detected
25886 BS77	Unit #8 - Ground Floor - South Office within Warehouse	Floor Tile Adhesive	2: Beige	1% Cellulose 99% Non-Fibrous	None Detected
25886 BS78	Unit #8 - Ground Floor - South Office within Warehouse	Floor Tile	3: Grey	99% Non-Fibrous	**1% Chrysotile**
25886 BS79	Unit #8 - Ground Floor - South Office within Warehouse	Floor Tile Adhesive	4: Black	100% Non-Fibrous	None Detected
25886 BS80	Unit #8 - Ground Floor - North Open Area within Warehouse	Floor Tile	1: Cream	99% Non-Fibrous	**1% Chrysotile**
25886 BS81	Unit #8 - Ground Floor - North Open Area within Warehouse	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
25886 BS82	Unit #8 - Ground Floor - North Open Area within Warehouse	Paint Filling Compound on Gypsum Board (North Wall)	1: White 2: Grey	95% Non-Fibrous	**5% Chrysotile**
25886 BS83	Unit #8 - Ground Floor - North Open Area within Warehouse	2' X 4' Ceiling Tile (Large Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS84	Unit #8 - Ground Floor - North Open Area within Warehouse	2' X 4' Ceiling Tile (Medium Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS85	Unit #8 - Ground Floor - North Open Area within Warehouse	Mastic (on Ductwork, Above T-Bar)	1: Black	90% Non-Fibrous	**10% Chrysotile**
25886 BS86	Unit #8 - Ground Floor - North Open Area within Warehouse	Mastic (on Ductwork, Above T-Bar)	1: Black	90% Non-Fibrous	**10% Chrysotile**
25886 BS87	Unit #8 - Ground Floor - 3 Adjoining West Offices within Warehouse - North Office	Paint Filling Compound on Gypsum Board (West Wall)	1: White 2: Grey	98% Non-Fibrous	**2% Chrysotile**
25886 BS88	Unit #8 - Ground Floor - 3 Adjoining West Offices within Warehouse - North Office	Pipe Thread Compound (at Fitting of Sprinkler Piping)	1: Beige	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS89	Unit #8 - Ground Floor - 3 Adjoining West Offices within Warehouse - North Office	Insulating Cement (at Elbow of Mechanical Piping, Above T-Bar)	1: White	80% Non-Fibrous	**20% Chrysotile**
25886 BS90	Unit #8 - Ground Floor - 3 Adjoining West Offices within Warehouse - North Office	2' X 4' Ceiling Tile (Large Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS91	Unit #8 - Ground Floor - 3 Adjoining West Offices within Warehouse - North Office	2' X 4' Ceiling Tile (Medium Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS92	Unit #8 - Ground Floor - 3 Adjoining West Offices within Warehouse - North Office	2' X 4' Ceiling Tile (Medium Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS93	Unit #8 - Ground Floor - Southeast Storage Room Within Warehouse	Caulking Patch (on West Concrete Block Wall)	1: Grey	100% Non-Fibrous	None Detected
25886 BS94	Unit #8 - Ground Floor - Southeast Storage Room within Warehouse	Caulking (around North Exterior Metal Door)	1: Off-White	100% Non-Fibrous	None Detected

Analyst(s): Oliver Collett

Sample(s) Collected on October 19, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS95	Unit #8 - Ground Floor - South Open Office Area	Cove Base	1: Brown	100% Non-Fibrous	None Detected
25886 BS96	Unit #8 - Ground Floor - South Open Office Area	Cove Base Adhesive	2: Cream	100% Non-Fibrous	None Detected
25886 BS97	Unit #8 - Ground Floor - South Open Office Area	Paint Filling Compound on Gypsum Board (East Wall)	1: Grey 2: Grey	97% Non-Fibrous	**3% Chrysotile**
25886 BS98	Unit #8 - Ground Floor - South Open Office Area	2' X 4' Ceiling Tile (Small Fissures)	1: Grey	65% Cellulose 20% Glass 15% Non-Fibrous	None Detected
25886 BS99	Unit #8 - Ground Floor - South Open Office Area	Sealant (in Window of West Interior Wood Door)	1: Black	2% Cellulose 98% Non-Fibrous	None Detected
25886 BS100	Unit #8 - Ground Floor - South Open Office Area	Sealant (in East Interior Wood-Framed Window)	1: Black	95% Non-Fibrous	**5% Chrysotile**
25886 BS101	Unit #8 - Ground Floor - Telecom Room	Floor Tile	1: Grey	100% Non-Fibrous	None Detected
25886 BS102	Unit #8 - Ground Floor - Telecom Room	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS103	Unit #8 - Ground Floor - Telecom Room	Cove Base	1: Grey	100% Non-Fibrous	None Detected
25886 BS104	Unit #8 - Ground Floor - Telecom Room	Cove Base Adhesive	2: Beige	100% Non-Fibrous	None Detected
25886 BS105	Unit #8 - Ground Floor - Telecom Room	Sealant (in Window of South Interior Wood Door)	1: White	100% Non-Fibrous	None Detected
25886 BS106	Unit #8 - Ground Floor - Southeast Office	Floor Tile	1: Blue	100% Non-Fibrous	None Detected
25886 BS107	Unit #8 - Ground Floor - Southeast Office	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
25886 BS108	Unit #8 - Ground Floor - Southeast Office	Floor Tile	1: Beige	100% Non-Fibrous	None Detected
25886 BS109	Unit #8 - Ground Floor - Southeast Office	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected
25886 BS110	Unit #8 - Ground Floor - Southeast Office	Cove Base	1: Brown	100% Non-Fibrous	None Detected
25886 BS111	Unit #8 - Ground Floor - Southeast Office	Cove Base Adhesive	2: Brown	100% Non-Fibrous	None Detected
25886 BS112	Unit #8 - Ground Floor - Southeast Office	Mastic (on Ductwork)	1: Black	100% Non-Fibrous	None Detected
25886 BS113	Unit #8 - Ground Floor - Southwest Hallway	Floor Tile	1: Grey	100% Non-Fibrous	None Detected
25886 BS114	Unit #8 - Ground Floor - Southwest Hallway	Floor Tile Adhesive	2: Beige	100% Non-Fibrous	None Detected
25886 BS115	Unit #8 - Ground Floor - Loading Bay	Insulating Cement (at Elbow of Mechanical Piping)	1: White	85% Non-Fibrous	**15% Chrysotile**
25886 BS116	Unit #8 - Ground Floor - South Break Room	Coating (on Underside of Metal Sink)	1: Off-White	20% Cellulose 80% Non-Fibrous	None Detected
25886 BS117	Unit #8 - Ground Floor - South Men's and Women's Washroom	Sheet Flooring Residue	1: Blue	1% Cellulose 99% Non-Fibrous	None Detected
25886 BS118	Unit #8 - Ground Floor - First Aid Room	Filling Compound Patch (on West Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected
25886 BS119	Unit #8 - Ground Floor - North Break Room	Coating (on Underside of Metal Sink)	1: Gold	98% Non-Fibrous	**2% Chrysotile**
25886 BS120	Unit #8 - Ground Floor - North Break Room	12"Ceiling Tile	1: Brown	85% Cellulose 15% Non-Fibrous	None Detected
25886 BS121	Unit #8 - Ground Floor - North Break Room	12"Ceiling Tile	1: Brown	85% Cellulose 15% Non-Fibrous	None Detected
25886 BS122	Unit #8 - Ground Floor - North Break Room	12"Ceiling Tile	1: Brown	85% Cellulose 15% Non-Fibrous	None Detected
25886 BS123	Unit #8 - Ground Floor - North Open Office Area	Floor Tile	1: Brown	98% Non-Fibrous	**2% Chrysotile**

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS124	Unit #8 - Ground Floor - North Open Office Area	Floor Tile Adhesive	2: Black	100% Non-Fibrous	None Detected

Analyst(s): Oliver Collett

Sample(s) Collected on October 20, 2022

Sample	Location	Description	Layer: Colour	Non-Asbestos % Type	Asbestos % Type
25886 BS125	Exterior	Caulking (around East Exterior Metal Door)	1: Grey	95% Non-Fibrous	**5% Chrysotile**
25886 BS126	Exterior	Firestop Grout (at East Wall Penetration of Electrical Cable)	1: Grey	100% Non-Fibrous	None Detected
25886 BS127	Exterior	Caulking (around East Metal Exhaust Vent)	1: Grey	3% Glass 97% Non-Fibrous	None Detected
25886 BS128	Exterior	Firestop Caulking (at Former East Wall Penetration of Electrical Cable)	1: White	100% Non-Fibrous	None Detected
25886 BS129	Exterior	Paint/Coating (on East Concrete Block Wall)	1: Beige	100% Non-Fibrous	None Detected
25886 BS130	Exterior	Paint/Coating (on East Concrete Block Wall)	1: Beige	100% Non-Fibrous	None Detected
25886 BS131	Exterior	Paint/Coating (on East Concrete Block Wall)	1: Beige	100% Non-Fibrous	None Detected
25886 BS132	Exterior	Caulking Patch (on East Concrete Block Wall)	1: White	100% Non-Fibrous	None Detected
25886 BS133	Unit #8 - Ground Floor - 4 Adjoining North Offices	Paint Filling Compound on Gypsum Board (Inner Layer, North Wall, East Office)	1: White 2: Grey	97% Non-Fibrous	**3% Chrysotile**
25886 BS134	Unit #8 - Ground Floor - 4 Adjoining North Offices	Filling Compound (Residue on Floor, East Office)	1: White	97% Non-Fibrous	None Detected
25886 BS135	Unit #8 - Ground Floor - 4 Adjoining North Offices	Adhesive (on Back of Gypsum Board, North Wall, East Office)	1: White	100% Non-Fibrous	None Detected
25886 BS136	Unit #4 - Upper Floor - Computer Room	Paint Filling Compound on Gypsum Board (South Wall)	1: White 2: White	100% Non-Fibrous	None Detected

Analyst(s): Lolita Santos

AIHA PAT Programs LLC

American Industrial Hygiene Association (AIHA) Bulk Asbestos Proficiency Analytical Testing (BAPAT)
Astech Consultants Ltd. Laboratory Participant ID# 200542

LEAD BULK SAMPLE REPORT

Date: October 27, 2022

Client: **TDK METRO TERMINALS**

Location: **Multi-Tenant Warehouse/Storage Building**
480 Audley Boulevard
Delta, BC

Comments:
1) The Workers' Compensation Board of British Columbia (WCB) no longer allows reference to Health Canada's definition of a lead-containing surface coating material.
2) WCB does not define a safe level for a lead-containing surface coating material.
3) Analyzed by X-Ray Fluorescence (XRF) with direct read parts per million (PPM).
4) Sample results report lead only.
5) < means less than, > means more than.
6) Samples will be disposed of after 90 days, unless the Client requests otherwise.

Sample(s) Collected on October 13, 2022

Sample	Location	Description	Colour	Lead PPM
25886 LS01	Unit #10 - Ground Floor - South Open Warehouse	Paint (on North Wood Wall)	Green on Blue	**243 PPM**
25886 LS02	Unit #10 - Ground Floor - South Open Warehouse	Paint (on North Concrete Block Wall)	Blue	**22 PPM**
25886 LS03	Unit #10 - Ground Floor - South Open Warehouse	Paint (on North Concrete Block Wall)	White	**< 13 PPM**
25886 LS04	Unit #10 - Ground Floor - South Open Warehouse	Paint (on East Metal Bollard)	Black	**< 9 PPM**
25886 LS05	Exterior	Paint (on West Concrete Block Wall)	White	**53 PPM**
25886 LS06	Exterior	Paint (on West Concrete Block Wall)	Yellow	**15 PPM**
25886 LS07	Exterior	Paint (on West Concrete Wall)	Grey	**31 PPM**

Analyst(s): Jessica Young

#101-Bldg.C-17802-66th Avenue
Cloverdale, BC, Canada V3S 7X1
Tel:604-575-1122 Fax:604-575-1152

Sample(s) Collected on October 17, 2022

Sample	Location	Description	Colour	Lead PPM
25886 LS08	Unit #4 - Upper Floor - Storage Room	Paint (on East Wood Door Trim)	Grey	**< 9 PPM**
25886 LS09	Unit #4 - Upper Floor - Storage Room	Paint (on Gypsum Board Wall)	Off-White	**< 8 PPM**

Analyst(s): Jessica Young

Sample(s) Collected on October 18, 2022

Sample	Location	Description	Colour	Lead PPM
25886 LS10	Unit #8 - Ground Floor - Southeast Storage Room Within Warehouse	Paint (on Concrete Floor)	Grey on Blue	**28 PPM**

Analyst(s): Jessica Young

Sample(s) Collected on October 19, 2022

Sample	Location	Description	Colour	Lead PPM
25886 LS11	Unit #8 - Ground Floor - Loading Bay	Paint (on East Wood Window Trim)	White	**131 PPM**
25886 LS12	Unit #8 - Ground Floor - First Aid Room	Paint (on North Wood Door Trim)	Beige	**647 PPM**

Analyst(s): Jessica Young

Natural Resources Canada Ressources naturelles Canada Canada

Certified to ISO:20807; and Health Canada's and Natural Resources Canada's requirements for compliance with Health Canada Safety Code 32 & 34