

The District of Saanich | Inspection Services

Phone 250-475-5457 | Fax 250-475-5418



PASSED	Work accepted. OK to proceed.
PARTIAL	Work partially accepted. Re-inspection required for deficiencies. Can proceed in other areas if corrections are left visible for re-inspection.
FAILED	Work not accepted. Re-inspection required.
CANCELLED	Request for inspection withdrawn by owner or contractor.

Inspection Type:

FINAL BUILDING

Permit #: BLD16969

Address: 576 WHITESIDE ST

Permit Type: RESIDENTIAL PERMIT

Inspection Date: November 24, 2020

Description:

ACCESSORY BUILDING - WORKSHOP - PERMIT RENEWED

Inspection Status:

PASSED

Building Official:

RON GORDON



Record of analysis only. Samples collected by "AREC". Analyzed by "AREC".

Project # 576 Whiteside St., Air Clearance, June 29, 2013
 Analyzed in accordance with NIOSH 7400 PCM Fiber Counting Method
 (Note: This method does not allow an identification of fiber type, but includes all fibers visible under the microscope that meet the appropriate counting criteria.)

WorkSafeBC Air Clearance: 0.02 fib/mL
WorkSafe BC Asbestos 8-Hr EL: 0.1 fib/mL
Half Mask Limit: 1.0 fib/mL
PAPR Limit: 10.0 fib/mL
Pressure Demand Limit: 100.0 fib/mL

Legend:

** = Reading is less than the Limit of Detection (LOD) of the method (7 fibers/mm2)
 ND = Not detected. Fiber count less than blank sample count
 EL = WCB 8-Hour Exposure Limit

Client Sample #	Lab Sample #	Date Sampled	Date Analyzed	Analyst	Sample Type/ Location	Pump #	Initial (L/min)	Final (L/min)	Average (L/min)	Time (min)	Volume (L) *After NTP Correction	# of Fibres	# of Fields	Avg. Count (fib/field) With blank corr.	Fibre Density (fib/mm2)	Fibre Conc. (fib/mL)	Notes
LB	Blank	30-June-2013	30-June-2013	CN	BLANK	n/a	n/a	n/a	n/a	n/a	n/a	1.0	100	-0.01	n/a	n/a	Blank per NIOSH 7400 Method
FB	Blank	29-June-2013	30-June-2013	CN	BLANK	n/a	n/a	n/a	n/a	n/a	n/a	0.0	100	0.0	n/a	n/a	Blank per NIOSH 7400 Method
1	694	29-June-2013	30-June-2013	CN	Clearance – Attic	122	13.0	13.0	13.0	156	2002.9	10.5	100	0.095	12.10	0.003	Clear
2	695	29-June-2013	30-June-2013	CN	Clearance – Kitchen Part 1	121	13.0	13.0	13.0	155	1990.0	7.5	100	0.065	8.28	0.002	Clear
3	696	29-June-2013	30-June-2013	CN	Clearance – Kitchen Part 2	175	13.0	13.0	13.0	153	1964.3	10.5	100	0.095	12.10	0.003	Clear
4	697	29-June-2013	30-June-2013	CN	Clearance – Basement	176	13.0	13.0	13.0	155	1990.0	4.0	100	0.030	3.82	0.001	Clear



Lab ID: 207132

One Way Environmental Solutions
209-75 Gorge Road W
Victoria BC V9A 7A9



Darren Leung
#306-648 Herald Street
Victoria BC V8W 1S7

Invoice # 0000061
Invoice Date June 19, 2013
Amount Due \$6,877.50 CAD

Item	Description	Unit Cost	Quantity	Line Total
VER	Removal of High Risk Vermiculite in the attic in 576 Whiteside Street, Victoria BC. Including Set up, 3 stage decontamination room, Work Safe BC paper work (Notice of Project, Safe Work Procedures, Exposure Control Plan and Respiratory Program), Material and Labor.	4,650.00	1	4,650.00
SVF	Removal of high risk sheet vinyl flooring and removal of wall plaster in kitchen.	950.00	1	950.00
DT	Removal of moderate risk Duct Tape on furnace in the crawlbase.	100.00	1	100.00
DIS	Asbestos Disposal (One Way Environmental is licenced and fully insured to deal with hazardous waste)	850.00	1	850.00

Subtotal	6,550.00
GST 5%	327.50
Total	6,877.50
Amount Paid	-0.00
Amount Due	\$6,877.50 CAD

Terms

Thank you for requesting this quote to One Way Environmental Solutions.

PAYMENT STUB

One Way Environmental Solutions
209-75 Gorge Road W
Victoria BC V9A 7A9

To View Your Invoice Online

Go to <https://onewayenvironmentalsolutions.freshbooks.com/code> and enter the code "3GCUrXeQVM8DbHcx".

Client	Darren Leung
Invoice #	0000061
Invoice Date	June 19, 2013
Amount Due	\$6,877.50 CAD
Amount Enclosed	

June 19, 2013 (revised)

Project Ref: V3617R01_hms_ver2

Darren Leung

#306, 648 Herald Street,
Victoria, BC
V8W 1S7
e-mail: deekaylee@gmail.com



Attention: Darren Leung

Reference: Hazardous Materials Survey – 576 Whiteside Avenue, Victoria, BC

1.0 Executive Summary

Pacific Environmental Health and Safety (Pacific EHS) completed a pre-renovation hazardous materials survey (HMS) of the building at 576 Whiteside Avenue, Victoria, BC on June 7, 2013. A total of eleven (11) samples of building materials potentially containing asbestos were collected. Four (4) samples of paint were collected for analysis to determine lead content. Asbestos-containing materials identified in the building include; vermiculite in the attic and possibly wall cavities, yellow mosaic vinyl sheet flooring in the kitchen and furnace duct tape located in the basement. Two of four paint samples contained lead at concentrations above the WorkSafeBC criteria of 0.009%. No mercury containing thermostats were present in the areas surveyed. Fluorescent light fixtures located in the kitchen and basement have PCB-containing ballasts. No smoke detectors which may contain radioactive substances were observed.

2.0 Introduction

Pacific EHS completed a pre-renovation hazardous materials survey (HMS) of the building at 576 Whiteside Avenue, Victoria, BC on June 7, 2013. The purpose of the survey was to identify hazardous materials such as asbestos containing materials, lead containing paint, PCBs, mercury, mould, ozone depleting substances (ODS), silica, rodent feces and radioactive sources prior to renovation of the building.

2.1 **Scope of Work**

The scope of this hazardous materials survey included the exterior stucco and all interior locations of the building with the exception of the southwest bedroom of the subject residence.

2.2 **Survey Limitations**

This survey did not assess roofing materials located on the property of the subject residence. Sampling and analysis of attic insulation had already been completed by the client and analyzed by Pacific EHS.

2.3 Facility Description

The building is a two level residence with a wood frame on a concrete foundation and was built circa 1960s. The roof is a hip style finished with asphalt shingles. The exterior of the building is finished in stucco. Insulation in the attic was identified by the client as vermiculite, and determined not to contain asbestos. Interior partitions and ceilings are finished in smooth and textured plaster. Flooring finishes include carpet, laminated tile and vinyl sheet flooring over original hardwood. The building was unoccupied at the time of the survey.

3.0 Methodology

3.1 Asbestos-Containing Material

Prior to the investigation a contractor submitted a sample of vermiculite from the attic on the client's behalf. A total of eleven (11) bulk samples of building materials suspected of containing asbestos were collected by Pacific EHS for analysis including; smooth and textured plaster, sheet vinyl flooring, vinyl floor tile, ceiling texture coat, furnace duct tape and exterior stucco. All the bulk samples were analyzed at the in-house laboratory of Pacific EHS in accordance with the National Institute for Occupational Safety and Health (NIOSH) Analytical Method 9002, "Asbestos (bulk) by Polarized Light Microscopy."

All Pacific EHS laboratories are deemed proficient by the American Industrial Hygiene Association (AIHA) and participate in the quarterly rounds of proficiency testing to maintain registration. Pacific EHS's AIHA Lab number is 185672. All samples will be stored at our laboratory for a period of one month before being disposed of. Should you wish to keep these samples for longer please notify us within this period. Refer to Appendix A for Bulk Sample Report.

3.2 Lead in Paint

Four (4) representative samples of paint were collected to test for the presence of lead. The samples were submitted in labelled and sealed containers to Maxxam Laboratories for lead analysis using Inductively Coupled Plasma Spectroscopy (ICAP) and/or Inductively Coupled Plasma/Mass Spectroscopy.

3.3 Other Hazardous Materials

The presence of mercury containing thermostats, ODS, PCBs, radioactive sources, silica, rodent feces and mould was determined by visual inspection. No sampling of these materials was carried out.

4.0 Findings

4.1 Asbestos-Containing Materials

Table 1 below shows identified asbestos-containing building materials. For a complete record of analysis refer to Appendix A for the Bulk Sample Report.

Table 1 – Summary of Asbestos Analysis

Sample No.	Location	Material	Asbestos (%)
V1962-16801-001	Attic	Vermiculite	1% Actinolite
V3617-17517-003	Kitchen	Vinyl sheet flooring	40% chrysotile
V3617-17517-008	Basement	Furnace duct tape	95% chrysotile

Please see section 5.1 Conclusions & Recommendations for interpretation of these results.

4.2 Heavy Metals

Lead in Paint

The Canada Consumer Protection Act, Surface Coating Materials Regulation (SOR 2005-09) states that maximum allowable concentration of lead content in paint sold to consumers is 0.009% (90µg/g). WorkSafeBC considers lead content in paint in excess of 0.009% (90µg/g) to present a potential health hazard if it is removed without appropriate safety precautions. The units used by Maxxam Analytics when reporting lead in paint analysis results are µg/g. A summary of lead in paint results is given in Table 2.

Table 2 – Summary of Lead in Paint Analysis

Sample No.	Location	Material	Analysis: Lead (Pb)	
			Pb (µg/g)	Pb (%)
L-1	Kitchen wall	yellow paint on plaster	17600	1.7600
L-2	Bedroom wall	mocha paint on plaster	32.0	0.0032
L-3	Basement floor	grey paint on concrete	77.8	0.0078
L-4	Basement floor	Green paint on concrete	218	0.0218

Please see section 5.1 Conclusions & Recommendations for interpretation of these results.

Concentrations of lead in excess of the Canadian Hazardous Products Act levels are indicated with bold lettering.

Mercury

No mercury thermostats were observed within the areas surveyed.

4.3 Ozone Depleting Substances (ODS)

Refrigerator/freezer units were observed in the Kitchen and basement.

4.4 Polychlorinated Biphenyls (PCBs)

Fluorescent light fixtures were observed in the kitchen and basement. Inspection of the light ballasts determined the presence of PCBs as described in the Environment Canada document, "Identification of Light Ballasts Containing PCBs" (report EPS 2/CC/2, revised August 1991).

4.5 Radioactive Materials

No smoke detectors were observed throughout the subject office units.

4.6 Rodent/Pigeon Feces

Rodent feces were not observed.

4.7 Mould

Suspect mould-contaminated building materials were not observed.

4.8 Silica

Silica is a primary component of many common construction materials such as concrete, mortar, brick, plaster, cement board, drywall, stucco and ceiling tiles. Silica-containing dust exposure can be generated during the disturbance of silica-containing building materials such as; abrasive blasting, jackhammering, chipping, drilling, cutting, sawing or grinding activities commonly used during renovation and demolition work. In addition loading, hauling, dumping, mixing, spraying and sweeping dry silica-based compounds can generate silica exposure.

Workers must be protected from silica dust exposure during construction and demolition projects. Work procedures that can generate silica exposure without using dust control methods or personal protection equipment can expose workers to airborne silica concentrations that exceed the occupational exposure limits. Exposures to airborne silica dust can cause a disabling, sometimes fatal lung disease called silicosis. Crystalline silica dust (e.g., quartz dust) is considered a carcinogen and therefore WorkSafeBC requires that exposures be kept As Low As Reasonably Achievable (ALARA).

4.9 Underground Storage Tanks (USTs)

No evidence of underground storage tanks was observed within the property at the time of the survey. No investigation for the presence or absence of USTs was undertaken at this time.

4.10 Other Concerns

There may be additional asbestos containing materials in concealed and other inaccessible areas that may be disturbed during the renovation. Should materials suspected as being asbestos-containing be discovered, all work must cease immediately at that location until the material has been identified.

5.0 **Conclusions & Recommendations**

5.1 **Asbestos Containing Materials & Risk Assessments**

The removal of asbestos containing **vermiculite in the attic** and **vinyl sheet flooring from the subfloor** should be conducted using **High Risk** asbestos abatement procedures. These procedures must be utilized by a qualified contractor and include as a minimum requirement:

- Notification in the form of a Notice of Project for Work involving Asbestos (NOPA) submitted to WorkSafeBC a minimum of 24 hours prior to commencement of the work. In conjunction with the NOPA the Contractor must submit any bulk sampling results; a site specific Risk Assessment; and site-specific work procedures
- HEPA equipped powered-air purifying (PAPR) respiratory protection and disposable Tyvek coveralls,
- Isolation of the work area by the use of polyethylene sheeting, warning signs and warning banner tape,
- Three-stage decontamination facility, including shower,
- Application of water to the asbestos materials being disturbed,
- HEPA equipped negative air unit(s) and HEPA equipped vacuum cleaners,
- Electrical lock-out,
- Air monitoring during and after abatement of asbestos materials

The removal of asbestos containing **vinyl sheet flooring with the subfloor intact** should be conducted using **Modified High Risk** asbestos abatement procedures. These procedures must be utilized by a qualified contractor and include as a minimum requirement:

- Notification in the form of a Notice of Project for Work involving Asbestos (NOPA) submitted to WorkSafeBC a minimum of 24 hours prior to commencement of the work. In conjunction with the NOPA the Contractor must submit any bulk sampling results; a site specific Risk Assessment; and site-specific work procedures
- HEPA equipped powered-air purifying (PAPR) respiratory protection and disposable Tyvek coveralls,
- Isolation of the work area by the use of polyethylene sheeting, warning signs and warning banner tape,
- Two-stage decontamination facility,
- Application of water to the asbestos materials being disturbed,
- HEPA equipped negative air unit(s) and HEPA equipped vacuum cleaners,
- Electrical lock-out,
- Air monitoring during and after abatement of asbestos materials

The removal of asbestos containing **furnace duct tape** should be conducted using **Moderate Risk** asbestos abatement procedures. These procedures must be utilized by a qualified contractor and include as a minimum requirement:

- Notification in the form of a Notice of Project for Work involving Asbestos (NOPA) submitted to WorkSafeBC a minimum of 24 hours prior to commencement of the work.

In conjunction with the NOPA the Contractor must submit any bulk sampling results; a site specific Risk Assessment; and site-specific work procedures

- Respiratory protection in the form of half-face respirators equipped with p-100 class filters and disposable Tyvek coveralls,
- Isolation of the work area by the use of warning signs and warning banner tape,
- Application of water to the asbestos materials being disturbed,
- Electrical lock-out

5.2 Heavy Metals

Lead in Paint

Two (2) lead paint samples contained lead at a concentration that **exceeded** the limit of 0.009%.

In order to control worker exposure to lead paint particulate, any cutting, burning, grinding, sanding or other disturbance of identified lead painted surfaces should be conducted following appropriate safe work procedures. Procedures will vary depending on the nature of the work but should consider, as a minimum, the following:

- Use of Half face respirators equipped with P100 class filters, disposable Tyvek™ or equivalent coveralls and work gloves;
- Segregation of the work area by the use of barrier tape and warning placards;
- Use of drop sheets and tarps to prevent spread of lead-containing dust;
- Use of HEPA filter equipped vacuum cleaner(s);
- Thorough washing before eating, drinking or smoking;
- Application of water to the materials being disturbed;
- Filing of a “Notice of Project” with WorkSafeBC prior to significant disturbance of lead-containing paint; and
- Air monitoring during significant disturbance of lead-containing paint.

Lead-based paints and coatings on building materials do not constitute a health hazard unless the lead content is determined to be at hazardous levels and there is an intention to physically disturb the lead-based paint from the substrate surface.

In the event that the surfaces to which lead-containing paint has been applied are to be disturbed by sanding, grinding, burning or otherwise abraded then the paint must be removed prior to these activities.

In addition, we would recommend that in the event that lead containing coatings are to be disturbed or removed, that the contractor should have Toxicity Characteristic Leaching Procedure (TCLP) performed on any lead containing materials affected in order to determine where in the waste stream these materials should be classified, either as Special Waste or regular demolition debris.

The removal, recycling and disposal of lead-based paints must be performed in accordance with the B.C. Ministry of Environment guidelines and the requirements of the WorkSafeBC Occupational Health & Safety Regulation (current edition).

5.3 Ozone Depleting Substances (ODS)

Refrigerator and/or freezer units were observed within the areas surveyed may contain Chlorofluorocarbons (CFCs) and must therefore be disposed of in accordance with the B.C. Ministry of Environment's "Ozone-Depleting Substances and Halocarbons Regulations" (2004). The fridge/freezer must be treated as CFC-containing until it has been determined otherwise.

5.4 Polychlorinated Biphenyls (PCB's)

Fluorescent light fixtures located in the kitchen and basement were determined to hold ballasts containing PCBs. Ballasts must be disposed of at an approved disposal facility.

5.5 Silica

In order to control worker exposure to silica dust, any abrasive blasting, jackhammering, chipping, drilling, cutting, sawing or other disturbance of identified plaster walls and ceiling should be conducted following appropriate safe work procedures. Procedures will vary depending on the nature of the work but should consider, as a minimum, the following:

- Use of Half-face respirators equipped with P100 class filters, disposable Tyvek™ or equivalent coveralls and work gloves;
- Continuous application of water spraying to materials being disturbed;
- Use of drop sheets and tarps to prevent spread of silica-containing dust;
- Use of HEPA filter equipped vacuum(s);
- HEPA equipped negative air unit for dust suppression purposes (recommended); and
- Air monitoring as per WorkSafeBC requirements.

6.0 WorkSafeBC Regulatory Requirements

Notification in the form of a Notice of Project for Work involving Asbestos (NOPA) must be submitted to WorkSafeBC a minimum of 24 hours prior to commencement of the work. In conjunction with the NOPA the Contractor must submit a site specific Risk Assessment, exposure control plan and work procedures.

In the event that a demolition of the site is proposed, additional sampling may be required to comply with WorkSafeBC OH&S Regulation *Part 20: "Construction, Excavation and Demolition"* specifically Section 20.112 subsections (a), (b), (c) and (d).

To comply with Part 6 of the WorkSafeBC OH&S Regulation, specifically Section 6.32 pertaining to documentation, the client should acquire copies of the asbestos abatement contractor's Notice of Project (NOP), abatement procedures, any air monitoring results and all documentation submitted to WorkSafeBC. These documents are required to be maintained for a period of 10 years.

The successful asbestos abatement contractor must not list Pacific EHS as the Consultant on their NOP and asbestos abatement procedures unless Pacific EHS is actually engaged as the Consultant during the abatement phase. If Pacific EHS is engaged solely as the air monitoring agency, then this distinction must be clearly indicated.

7.0 Limitations

This report is intended for the exclusive use of Mr. Darren Leung to determine the likely locations of asbestos-containing materials prior to work commencing at the above referenced site. The use of this document for any other purpose is at the sole risk of the user.

This report is not a Specification or Scope of Work and the use of this document as such will be at the sole risk of the user.

The contents of this report were based on a site visit conducted by Pacific EHS personnel. Please note that some asbestos products may not have been accessible on the day of our survey, and may remain unidentified following our survey. Asbestos products are sometimes used behind wall partitions or on mechanical systems located in pipe chases or other concealed areas.

8.0 Statement of Qualifications

Pacific EHS has been providing consulting services in the environmental and industrial hygiene fields since 1990. Our industrial hygiene expertise ensures that all projects are performed in accordance with the WorkSafeBC BC Occupational Health and Safety Regulation. Our staff includes the following:

- Professional Engineers (BC)
- Certified Industrial Hygienist (CIH)
- Registered Professional Biologist (RPBio.)
- Canadian Registered Safety Professionals (CRSP)
- Certified Health and Safety Consultant (CHSC)
- Applied Science Technologists (AScT)
- Registered Occupational Hygiene Technologists (ROHT)

Pacific EHS also carries Environmental Errors & Omissions Liability Insurance and Comprehensive General Liability Insurance.

We thank you for the opportunity of performing this work on your behalf. Should you have any outstanding questions or require any additional information, please contact the writer.

Regards,



Darryl Huculak, B.Sc, ASCT
Hygiene Technologist
Field Work and Report



Gordon Wedman, MEng, CIH, ROH.
Project Manager
Principal Review

Pacific Environmental Health & Safety, A Total Safety Company

Ref: V3617R01_hms_ver2

Appendix A
Bulk Sample Report

PACIFIC EHS - RECORD OF ANALYSIS

Report Number: V1962-16801

Reference: Whiteside

Client: Removall Remediation Ltd

Report Date: 06-May-13

Address: 576 Whiteside Street
Victoria BC

Contact:

Please find enclosed our laboratory's results for the bulk sample(s) submitted to our office for identification.

Sample examination was conducted in accordance with the NIOSH 9002 analytical method using polarized light microscopy and dispersion staining techniques.

A result of 'Asbestos–Not detected' means no asbestos fibres were detected. When asbestos is detected, the minimum quantitation limit is 1%. Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.

This test report relates only to the items tested and any extrapolation by the client of the results is the responsibility of the client. For samples not collected by Pacific EHS, the accuracy of locations and material(s) is the responsibility of the client. Samples will be disposed of after one month, unless we are instructed otherwise.

If asbestos products are identified in this report they should be remediated safely in accordance with the requirements of Part 6.0 of the Worksafe B.C. Occupational Health and Safety Regulation. In general this will require the completion of a Risk Assessment (Part 6.6.1) completed by a “Qualified Person” as defined in Part 6.1.

PACIFIC EHS - RECORD OF ANALYSIS

Report Number: V1962-16801

Address: 576 Whiteside Street, Victoria

Sampled By: Pacific EHS

Client Name: Removall Remediation Ltd

Date Sampled: 06-May-13

Reference: Whiteside

Date Analyzed: 06-May-13

Analyst: SD

NO.	SAMPLE INFORMATION	LAYER	ASBESTOS	OTHER MATERIALS
V1962-16801-001	Vermiculite Attic	White/Brown micaceous mix 100%	YES - Actinolite 1%	Non-Fibrous 99%

Total Number of Samples: 1

Report Reviewed By: Tim Salusbury 

PACIFIC EHS - RECORD OF ANALYSIS

Report Number: V3617-17517

Reference: D. Leung

Client: Non-Account Client

Report Date: 13-Jun-13

Address: 576Whiteside St
Victoria BC

Contact:

Please find enclosed our laboratory's results for the bulk sample(s) submitted to our office for identification.

Sample examination was conducted in accordance with the NIOSH 9002 analytical method using polarized light microscopy and dispersion staining techniques.

A result of 'Asbestos–Not detected' means no asbestos fibres were detected. When asbestos is detected, the minimum quantitation limit is 1%. Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.

This test report relates only to the items tested and any extrapolation by the client of the results is the responsibility of the client. For samples not collected by Pacific EHS, the accuracy of locations and material(s) is the responsibility of the client. Samples will be disposed of after one month, unless we are instructed otherwise.

If asbestos products are identified in this report they should be remediated safely in accordance with the requirements of Part 6.0 of the Worksafe B.C. Occupational Health and Safety Regulation. In general this will require the completion of a Risk Assessment (Part 6.6.1) completed by a "Qualified Person" as defined in Part 6.1.

PACIFIC EHS - RECORD OF ANALYSIS

Report Number: V3617-17517

Address: 576Whiteside St, Victoria

Client Name: Non-Account Client

Sampled By: Pacific EHS

Reference: D. Leung

Date Sampled: 10-Jun-13

Date Analyzed: 13-Jun-13

Analyst: DH

NO.	SAMPLE INFORMATION	LAYER	ASBESTOS	OTHER MATERIALS
V3617-17517-001	Plaster Main floor / Kitchen walls	White fine grain cementitious material 10% Grey cementitious mix 90%	Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 99%, Cellulose 1%
V3617-17517-002	Textured ceiling Main floor / Kitchen	Paint 5% White fine grain cementitious material 30% off-white cementitious material 65%	Not Detected Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 100%
V3617-17517-003	Sheet vinyl flooring yellow mosaic Main floor / Kitchen under newer laminate floor tile	Brown vinyl layer 1% Beige vinyl 19% clear vinyl 2% White foam 28% Grey fibrous material 50%	Not Detected Not Detected Not Detected Not Detected YES - Chrysotile 40%	Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 60%
V3617-17517-004	Sheet vinyl flooring white Main floor / bathroom	clear vinyl 5% White foam 25% White fibrous material 30% off-white vinyl 40%	Not Detected Not Detected Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100% Cellulose 70%, Non-Fibrous 20%, Synthetic 10% Non-Fibrous 100%
V3617-17517-005	Plaster Main floor / bathroom	Paint 5% White fine grain cementitious material 40% Grey coarse grain cementitious mat 55%	Not Detected Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 100%
V3617-17517-006	Textured ceiling Main floor / west bedroom	Paint 5% Pink cementitious material 45% Grey cementitious mix 50%	Not Detected Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 99%, Cellulose 1%

PACIFIC EHS - RECORD OF ANALYSIS

Report Number: V3617-17517

Address: 576Whiteside St, Victoria

Client Name: Non-Account Client

Sampled By: Pacific EHS

Reference: D. Leung

Date Sampled: 10-Jun-13

Date Analyzed: 13-Jun-13

Analyst: DH

NO.	SAMPLE INFORMATION	LAYER	ASBESTOS	OTHER MATERIALS
V3617-17517-007	Texture coating Main floor / Living Room walls	Paint 5% Green cementitious material 45% Grey cementitious mix 50%	Not Detected Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100% Non-Fibrous 99%, Cellulose 1%
V3617-17517-008	Duct tape Lower floor / basement	Grey fibrous material 100%	YES - Chrysotile 95%	Non-Fibrous 5%
V3617-17517-009	Plaster Main floor / NW Bedroom cove ceiling	Paint 1% White cementitious material 99%	Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100%
V3617-17517-010	Stucco Main floor / Exterior NE corner	White fine grain cementitious material 30% Grey coarse grain cementitious material 70%	Not Detected Not Detected	Non-Fibrous 100% Non-Fibrous 100%
V3617-17517-011	Stucco Main floor / Exterior SW corner	White cementitious material 100%	Not Detected	Non-Fibrous 99%, Synthetic 1%

Total Number of Samples: 11

Report Reviewed By: Darryl Huculak



Appendix B
Photographs



Photo 1	Date: June 7, 2013	Location: Kitchen
Description: Underlying layer of vinyl sheet flooring was found to contain asbestos		



Photo 2	Date: June 7, 2013	Location: Basement
Description: Furnace duct tape was found to contain asbestos		



Photo 1	Date: June 7, 2013	Location: Kitchen
Description: Paint sampled from the back wall was found to contain elevated levels of lead		



Photo 1	Date: June 7, 2013	Location: Basement
Description: Green paint sampled from the floor was found to contain elevated levels of lead		