

## School District 85



**North Island Secondary School  
2071 McNeill Road, Port McNeill, BC  
Asbestos Management Inventory**



**North West  
Environmental Group Ltd.**

NWest File: 39957 AMI1 V1.0

Date Issued: January 7, 2021

### Report Information

|                        |                    |
|------------------------|--------------------|
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## 1 Introduction

North West Environmental Group Ltd. (NWest) was retained by School District 85 (the Client) to conduct an asbestos management inventory (AMI) at North Island Secondary School located at 2071 McNeill Road, Port McNeill, BC (site). The non-destructive assessment was conducted by NWest representatives, Luke Kozlowski and Paddy Greig on August 17, 2020.

The purpose of this assessment is to provide information regarding the presence and condition of asbestos and suspect asbestos containing building materials in the building structure. This inventory assessment involved the identification of asbestos containing materials and a condition assessment in support of the building owner/manager's regular monitoring of asbestos containing material conditions so that materials in good condition may be safely managed in place until they are removed, and damaged materials can be repaired or otherwise addressed in a timely manner. Regular inspections of asbestos containing building materials are required to mitigate the potential for occupant and worker exposure. This report may be used for day to day building maintenance activities involving minor disturbance of materials.

This assessment supports compliance with the following provincial legislation:

- ) BC Workers Compensation Act – Part 2, Division 4 (General Duties of Employers, Workers and Others), Section 25 (General duties of owner).
- ) BC Occupational Health and Safety Regulation – Part 6.4 (Asbestos-General Requirements, Inventory).

This asbestos management inventory assessment does not replace the requirement for the owner to undertake a pre-renovation or pre-demolition project-specific hazardous materials assessment as required by the BC Occupational Health and Safety Regulation section 20.112.

Note: ongoing repairs, maintenance, and renovations may result in some changes to the building after this report was printed.

## 2 Scope of Work and Exclusions

All accessible areas of the facility were included in this assessment. Whenever practicable, representative building material samples were collected for asbestos analysis. See Appendix E for assessment methodologies.

This assessment was non-destructive (e.g., inspection holes to assess otherwise intact systems such as wall cavities were not made) and non-invasive (e.g., assessment of cupboards, closets, and similar personal spaces were not undertaken; ceiling tiles were not removed to assess above-ceiling materials). As such, concealed asbestos containing materials may be present.

The following NWest historical data and information is included herein:

- ) Project number 30007, “Asbestos Inventory and Condition Assessment North Island Secondary School”, issued on November 10, 2016.
- ) NWest report “40391 LHMA1 V1.0 NISS Science Renovation”, issued on July 31, 2020.

Areas/systems not included in the assessment are summarised in the following table.

**Table 2-1. Assessment Exclusions**

| Area/System                              | Rationale                        |
|--|----------------------------------|
| Roof                                     | Non-destructive assessment       |
| Attic                                    | Non-destructive assessment       |
| Wall/ceiling cavities                    | Non-destructive assessment       |
| Concrete block walls                     | Non-destructive assessment       |
| Equipment/System                         | Outside assessment scope of work |
| Underground/buried equipment and systems | Outside assessment scope of work |
| Indoor air quality assessment            | Outside assessment scope of work |
| Contents                                 | Outside assessment scope of work |

### 3 Regulatory Framework

The methods used for assessment, sample collection, and analysis were in accordance with applicable regulations and are acceptable to WorkSafeBC. See Appendix D for details on the applicable regulatory framework and additional standards that apply to this project.

### 4 Facility Description

The following is a summary of the building. Area calculations are approximate.

**Table 4-1. Building Summary**

| Building System                        | Details   |
|--|---|
| Construction date                      | Original construction: 1966<br>Renovation/Addition(s): Additions built in 1978 and 1996.<br>Renovation in 2020.   |
| Renovation date(s) and description(s)  | Extent of 1978 and 1996 additions not disclosed to NWest. 2020 renovations included removing/replacing all finishes down to studs in Science Rooms 206, 207, 211, 212 and three storage rooms off Room 207. |
| Number of floors/levels                | 1   |
| Area                                   | 80,579 ft <sup>2</sup>  |
| <b>Exterior Materials</b>              |   |
| Roofing                                | Torch-on asphalt  |
| Exterior                               | Concrete block  |
| <b>Interior Materials</b>              |   |
| Ceiling                                | Acoustic ceiling tile and drywall   |
| Walls                                  | Concrete block, drywall, ceramic tile, fibreboard, and concrete   |
| Floors                                 | Sheet flooring, ceramic tile, floor tile, and concrete  |
| Insulation                             | Vermiculite in concrete blocks. Fibreglass in remainder   |
| HVAC (system type and insulation type) | Electric baseboard  |
| Pipe lagging                           | Cementitious and fibreglass   |
| Lighting                               | Fluorescent and incandescent  |

**5 Asbestos Management Inventory and Recommendations**

This section summarises the observations made, and the analytical results for material samples collected during the site assessment. Photo plates are presented in Appendix A, analytical laboratory reports are included in Appendix B, and drawings showing sample locations are presented in Appendix C.

The following table summarizes the results of the inventory, condition assessment, and recommended management actions for known and suspect asbestos-containing materials (ACMs). The recommendations are derived by the friability, accessibility, and condition of the ACMs. See Appendix F for details. Quantities are estimated.

**Table 5-1. Asbestos-Containing Materials Summary**

| Description                           | System | Locations | Status    | Quantity              | Accessibility                               | Friability  | Condition | Mgmt Recommendation   |
|---------------------------------------|--------|-----------|-----------|-----------------------|---|-------------|-----------|---|
| Stucco                                | Siding | Exterior  | Suspect   | 5,700 ft <sup>2</sup> | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition<br>Test prior to impact |
| Concrete block (contains vermiculite) | Siding | Exterior  | Confirmed | 5,700 ft <sup>2</sup> | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition<br>Test prior to impact |



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

| Description                           | System   | Locations  | Status    | Quantity   | Accessibility                                | Friability  | Condition | Mgmt Recommendation  |
|---------------------------------------|----------|--|-----------|--|--|-------------|-----------|--|
| Concrete block (contains vermiculite) | Wall     | Room: 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 201, 202, 206, 207, 212, 227, 229, 230, 231, 318, 319, Basement, Boys Change Room, Boys Change Room Washroom, Boys Washroom off Hallway 3, Ladies Washroom off Hallway 3, Drama, Entry Foyer, First Nations Room, Girls Change Room, Girls Change Room Entry, Hallway 2 Data Room, Girls Instructor, Guys Instructor, Guys Instructor Change Room, Girls Instructor Change Room, Girls Washroom Off Change Room, Gym, Gym Storage B, Gym Storage A, Hallway 1, Hallway 7, Hallway 8, Hallway 2, Hallway 3, Hallway 4, Hallway 5, Hallway 6, Hallway 8 Janitors Room, Hallway 4 Janitors Room, Hallway 3 Janitors Room, Learning Commons, Main Office First Aid, Vice Principal Office, Staff Room, Men's Washroom Off Staff Room, Women's Washroom Off Staff Room, Hallway 5 Copy Room, Storage/Basement Access, Craw Space | Confirmed | 42,780 ft <sup>2</sup>                             | Access A – Accessible to all building users  | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Mastic 1 – Black on pipe insulation   | Plumbing | Basement, Hallway 8 Janitors Room, Crawl Space   | Suspect   | Select areas on pipe insulation in rooms mentioned | Access B – Accessible to maintenance workers | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Mastic 3 – Black/Silver on sink       | Sink     | Room: 111 and 231  | Confirmed | 12 sinks   | Access A – Accessible to all building users  | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |



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| Description  | System  | Locations  | Status    | Quantity  | Accessibility                               | Friability  | Condition | Mgmt Recommendation  |
|--|---------|--|-----------|---|---|-------------|-----------|--|
| Mastic 4 – White on sink   | Sink    | Room: 108, 109, 112, 227, 229, 319B<br>Main Office First Aid, Staff Room   | Suspect   | 9 sinks   | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Caulking 3 – Grey  | Window  | Exterior   | Confirmed | Exterior windows not stamped for post 1990 production | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Caulking 4 – Grey/white (Likely originally grey but painted white) | Ducting | Room: 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, Mechanical Room Adjacent Drama, Drama Mezzanine Storage, Hallway 8 Janitors Room | Confirmed | Select areas on ducting in rooms mentioned            | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Caulking 5 – Black   | Window  | Room: 102, 105, 107, 109, 201, 227, 229, 230, 231, 318 Entry Foyer, Hallway 2, Staff Room  | Confirmed | 27 windows  | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Caulking 6 – Grey  | Window  | First Nations Room, Hallway 4  | Confirmed | 5 windows   | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Caulking 7 – Light Grey  | Stairs  | Exterior   | Suspect   | Various amounts in cracks of front entrance steps     | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Ceiling tile 1 – 12”x12” donnacona textured                        | Ceiling | Boys Change Room, Boys Change Room Washroom, Girls Change Room, Girls Change Room Entry, Girls Washroom Off Change Room                  | Suspect   | 2,090 ft <sup>2</sup>                                 | Access A – Accessible to all building users | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |



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| Description   | System          | Locations  | Status  | Quantity               | Accessibility                               | Friability  | Condition | Mgmt Recommendation  |
|---|-----------------|--|---------|------------------------|---|-------------|-----------|--|
| Acoustic ceiling tile 1 – Patterned fissure small and large pinhole | Ceiling         | Room: 100, 101, 102, 103, 104, 105, 107, 108, 109, 110, 111, 112, 201, 202, 227, 229, 231, 318, 319, 319 Kitchen, 319 Storage, Advising, Advising Office C, Advising Office D, Consulting, First Nations Room, Girls Instructor, Guys Instructor, Hallway 1, Hallway 8, Hallway 2, Hallway 3, Hallway 4, Hallway 5, Hallway 6, Hallway 3 Janitors Room, Hallway 4 Ladies Washroom, Hallway 3 Ladies Washroom, Learning Commons, Library Office, Library Work Room, Main Office, Office A Off Main Office, Office B Off Main Office, Main Office Book Room, Main Office Copier Room, Main Office First Aid, Principal Office, Vice Principal Office, Staff Room, Hallway 5 Copy Room, Storage/Basement Access, Hallway 3 Store Room | Suspect | 26,900 ft <sup>2</sup> | Access A – Accessible to all building users | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Acoustic ceiling tile 3 – Vertical fissure small and large pinholes | Ceiling         | Room: 230, 231 Boys Washroom off Hallway 3, Hallway 5, Hallway 4 Janitors Room, Hallway 3 Janitors Room  | Suspect | 2,450 ft <sup>2</sup>  | Access A – Accessible to all building users | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Acoustic ceiling tile 4 – Random fissure, large pinholes            | Ceiling         | Room: 100, 102, 103, 104, 105  | Suspect | 730 ft <sup>2</sup>    | Access A – Accessible to all building users | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Acoustic ceiling tile 5 – Textured fibreglass                       | Ceiling         | Boys Washroom off Hallway 3, Hallway 4 Gentlemen Washroom, Guys Instructor Change Room   | Suspect | 515 ft <sup>2</sup>    | Access A – Accessible to all building users | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| 1”x 1” beige and brown ceramic tile grout and mortar                | Urinal platform | Boys Washroom off Hallway 3, Hallway 4 Gentlemen Washroom  | Suspect | 40 ft <sup>2</sup>     | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |



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| Description   | System | Locations  | Status  | Quantity               | Accessibility                               | Friability  | Condition | Mgmt Recommendation  |
|---|--------|--|---------|------------------------|---|-------------|-----------|--|
| 1"x 1" green and grey ceramic tile grout and mortar             | Floor  | Girls Change Room, Girls Instructor, Guys Instructor Change Room, Girls Instructor Change Room   | Suspect | 1, 260 ft <sup>2</sup> | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| 3"x 3" blue ceramic tile grout and mortar                       | Wall   | Room: 227  | Suspect | 150 ft <sup>2</sup>    | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| 4"x 4" white ceramic tile grout and mortar                      | Wall   | Boys Change Room, Boys Washroom off Hallway 3, Hallway 4 Gentlemen Washroom, Girls Change Room, Girls Instructor, Guys Instructor, Guys Instructor Change Room, Girls Instructor Change Room, Hallway 4 Ladies Washroom, Hallway 3 Ladies Washroom | Suspect | 3,435 ft <sup>2</sup>  | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| 4"x 4" white, grey, red and black ceramic tile grout and mortar | Wall   | Handicap Washroom by Main Office   | Suspect | 360 ft <sup>2</sup>    | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| 4"x 4" grey ceramic tile grout and mortar                       | Floor  | Handicap Washroom by Main Office   | Suspect | 100 ft <sup>2</sup>    | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| 6"x 6" red ceramic tile grout and mortar                        | Floor  | Boys Washroom off Hallway 3, Hallway 4 Gentlemen Washroom, Hallway 4 Ladies Washroom, Hallway 3 Ladies Washroom  | Suspect | 1,020 ft <sup>2</sup>  | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Various sized green and grey ceramic tile grout and mortar      | Floor  | Boys Change Room   | Suspect | 900 ft <sup>2</sup>    | Access A – Accessible to all building users | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Sheet flooring 2 – Grey and speckled pattern                    | Floor  | Drama  | Suspect | 1000 ft <sup>2</sup>   | Access A – Accessible to all building users | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |



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| Description                       | System          | Locations  | Status    | Quantity                             | Accessibility                                | Friability  | Condition | Mgmt Recommendation  |
|-----------------------------------|-----------------|--|-----------|--------------------------------------|--|-------------|-----------|--|
| Sheet flooring 14 – Grey swirl    | Floor           | Room: 229  | Suspect   | 1400 ft <sup>2</sup>                 | Access A – Accessible to all building users  | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Stair tread – Grey/blue           | Stair           | Hallway 5  | Suspect   | 120 ft <sup>2</sup>                  | Access A – Accessible to all building users  | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Countertops – Black               | Counter         | Room: 231  | Suspect   | 60 ft <sup>2</sup>                   | Access A – Accessible to all building users  | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Pipe elbow and fitting insulation | Pipe insulation | Basement, Hallway 4 Janitors Room                | Confirmed | 8 elbows and fittings                | Access B – Accessible to maintenance workers | Friable     | Fair      | Action 5 – Proactive ACM removal<br>or<br>Action 6 – Repair damaged ACM                        |
| Pipe run insulation               | Pipe insulation | Basement   | Suspect   | 45 linear feet                       | Access B – Accessible to maintenance workers | Friable     | Fair      | Action 5 – Proactive ACM removal<br>or<br>Action 6 – Repair damaged ACM                        |
| Pipe elbow and fitting insulation | Pipe insulation | Hallway 8 Janitors Room, Hallway 4 Janitors Room | Suspect   | 25 elbows and fittings               | Access B – Accessible to maintenance workers | Friable     | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Cement pipe                       | Plumbing        | Basement, Hallway 8 Janitors Room, Crawl Space   | Suspect   | 215 ft <sup>2</sup>                  | Access B – Accessible to maintenance workers | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Fibreboard panels                 | Wall            | Weight Room,                                     | Suspect   | 1200 ft <sup>2</sup>                 | Access C(e) – Exposed over 8 ft              | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Bell and spigot pipe gaskets      | Plumbing        | Crawl space                                      | Suspect   | 25 gaskets                           | Access B – Accessible to maintenance workers | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |
| Baseboard adhesive                | Wall            | Throughout building                              | Suspect   | At base of walls throughout building | Access A – Accessible to all building users  | Non friable | Good      | Action 5 – Proactive ACM removal / Action 7 – Routinely monitor condition Test prior to impact |



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

Note: asbestos-containing materials may be present in concealed or excluded locations and/or systems. See Section 2 of this report.

Materials suspected to contain asbestos which are often concealed in buildings and require destructive assessment to evaluate may be present which include, but are not limited to:

- ) Electrical wiring and cables
- ) Buried asbestos cement pipes
- ) Formed cement products
- ) Bell and spigot piping gaskets
- ) Floor leveling compound
- ) Vermiculite in wall cavities including concrete block void spaces
- ) Penetration caulking and/or parging
- ) Incandescent light fixtures (heat shields)

A summary of materials known or presumed not to contain asbestos is presented as follows:

**Table 5-2. Non-Asbestos-Containing Materials**

| Location(s)   | Material Description                                     | Sample Quantity | Comments |
|---|--|-----------------|----------|
| Boys Change Room, Girls Washroom Off Change Room, Gym Storage B, Gym Storage A, Hallway 8, Hallway 8 Janitors Room  | Floor tile 1 – 12”x12” Beige with white streaks          | 1               | None     |
| Boys Change Room Washroom, Girls Change Room Entry, Girls Washroom Off Change Room, Hallway 1, Hallway 8, Hallway 8 Janitors Room   | Floor tile 2 – 12”x12” Brown and beige with black smears | 1               | None     |
| Hallway 7, Weight Room, Weight Room Storage A, Weight Room Storage B, Props Storage, Music Storage, Costume Storage, Hallway 8 Washroom   | Sheet flooring 1 – Blue marble pattern                   | 1               | None     |
| Room: 100, 107, 227, 319,<br>319 Kitchen, 319 Storage, Entry Foyer, Hallway 2, Hallway 3, Hallway 4, Hallway 5, Hallway 4 Janitors Room, Hallway 3 Janitors Room, Library Office, Main Office Book Room, Main Office Copier Room, Main Office First Aid, Staff Room, Men’s Washroom Off Staff Room, Women’s Washroom Off Staff Room, Hallway 5 Copy Room, Storage/Basement Access, Hallway 3 Store Room | Sheet flooring 3 – Grey beige marble pattern             | 1               | None     |
| Room: 100, 103, 104, 105, 109, 110, 111, 112, 201, 318<br>First Nations Room, Hallway 5, Vice Principal Office  | Sheet flooring 4 – Light grey and black marble pattern   | 1               | None     |
| Room: 227, 230, 231,<br>Hallway 4 Janitors Room   | Sheet flooring 5 – Brown and orange splotch pattern      | 1               | None     |
| Room: 101, 102, ,108  | Sheet flooring 6 – Beige grey speckled pattern           | 1               | None     |
| Drama Mezzanine, Drama Office   | Sheet flooring 10 – Dark grey pebble                     | 1               | None     |



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| Location(s)  | Material Description                                      | Sample Quantity | Comments   |
|--|---|-----------------|--|
| Room 103   | Sheet flooring 11 – White and light grey speckled pattern | 0               | Installed post 2016 assessment                           |
| Art Room   | Sheet flooring – Beige mosaic                             | 1               | None   |
| Main Office, Staff Room  | Laminate Wood   | 0               | None   |
| Room: 100, 101, 102, 103, 104, 105, 108, 109, 110, 111, 201, 227, 229, 230, 318, 319, 319 Kitchen, 319 Storage, Advising, Advising Office C, Advising Office D, Consulting, Drama Mezzanine, Drama, Mechanical Room Adjacent Drama, Drama Mezzanine Storage, Drama Office, Entry Foyer, First Nations Room, Hallway 2 Data Room, Hallway 7, Hallway 8, Hallway 3, Hallway 4, Hallway 5, Hallway 6, Handicap Washroom by Main Office, Hallway 8 Washroom, Weight Room, Weight Room Storage A, Weight Room Storage B, Props Storage, Music Storage, Costume Storage, Hallway 4 Janitors Room, Learning Commons, Library Office, Library Work Room, Main Office, Office A Off Main Office, Office B Off Main Office, Main Office Book Room, Main Office Copier Room, Main Office First Aid, Principal Office, Vice Principal Office, Staff Room, Men’s Washroom Off Staff Room, Women’s Washroom Off Staff Room, Hallway 5 Copy Room, Storage/Basement Access, Hallway 3 Store Room | Drywall with joint compound                               | 13              | None   |
| Room: 107, 112, Hallway 1, Hallway 8   | Drywall with no joint compound                            | 0               | Drywall with no joint compound does not contain asbestos |
| Guys Instructor Change Room, Girls Instructor Change Room  | Acoustic ceiling tile 6 – Smooth fibreglass               | 0               | Visually confirmed to be fibreglass                      |
| Basement, Mechanical Room Adjacent Drama, Gym, Hallway 4 Janitors Room, Hallway 8 Janitors Room, Hallway 3 Janitors Room   | Paper wrapped fibreglass pipe insulation                  | 0               | Visually confirmed                                       |

Materials assumed not to contain asbestos include:

- ) post-1990 construction materials with the exception of formed cement products, vermiculite, fire stop caulking, gaskets.
- ) wood and wood composite materials
- ) carpet
- ) plastics in non-industrial applications
- ) metals
- ) glazing
- ) exterior below-grade drainage and plumbing systems
- ) ceramic tile, excluding adhesives, grout, and thinset mortar



**Warning:** in the event any additional suspect materials are encountered during renovation/repair activities, work on those materials should stop immediately and remain undisturbed until testing confirms the presence or absence of asbestos or other hazardous material

## 6 General Recommendations

Based on observations made and analytical results, NWest makes the following recommendations.

1. Ensure that the inventory is kept current with respect to presence and condition of asbestos-containing materials, and a record is kept of any changes made to the inventory.
2. Retain a current version of the inventory until all the asbestos-containing materials are removed from the Site.
3. Ensure that a copy of the current version of the inventory is readily available at the Site.
4. Ensure that all asbestos-containing materials present at the Site are identified by signs, labels or, when these are not practicable, other effective means.
5. A qualified person must undertake a pre-renovation/demolition project-specific hazardous materials assessment prior to planned work other than minor maintenance activities that impacts building materials or systems that conforms to the requirements of the BC Occupational Health and Safety Regulation section 20.112. A qualified person must complete a risk assessment and safe work procedures for all hazardous materials that may be impacted by maintenance and/or renovation work. Removal or disturbance of hazardous materials must be undertaken by a qualified contractor employing WorkSafeBC-approved procedures.
6. Maintenance work must STOP if previously unidentified suspected hazardous materials are encountered or inadvertently damaged or disturbed during maintenance activities. These suspect materials must be left undisturbed until a qualified person has determined the status of the material.
7. Damage to asbestos-containing materials must be repaired or otherwise rendered non-hazardous to unprotected workers and occupants without delay (e.g. enclose damaged materials with a dust barrier).

**Appendix A. Photo Plates**

The following photo plates provide a general documentation of the building materials that were sampled and analyzed, and observations made during the assessment. They are meant to summarize the results of analysis and observations and are not intended to include all hazardous materials, or their locations, observed during the assessment.



Photo 1  
 Description: Concrete block (contains vermiculite)  
 Location: Gym  
**Asbestos: 1% Actinolite**  
 Sample(s): 40391-48b



Photo 2  
 Description: Caulking 3 – Grey  
 Location: Exterior  
**Asbestos: 1.3% Chrysotile**  
 Sample(s): 30007-27



Photo 3  
 Description: Caulking 5 – Black  
 Location: Room 227  
**Asbestos: 9% Chrysotile**  
 Sample(s): 40391-17b



Photo 4  
 Description: Caulking 6 – Grey  
 Location: First Nations Room  
**Asbestos: 12% Chrysotile**  
 Sample(s): 40391-29b



Photo 7  
Description: Mastic 3 – Black/Silver on sink  
Location: Room 231  
Asbestos: 1.3% Chrysotile  
Sample(s): 30007-21



Photo 8  
Description: Pipe elbow and fitting insulation  
Location: Basement  
Asbestos: 26% Chrysotile  
4% Amosite  
Sample(s): 39957-9b,12b,13b



Photo 9  
Description: Stucco  
Location: Exterior  
Asbestos: Suspect



Photo 10  
Description: Mastic 1 – Black on pipe insulation  
Location: Hallway 8 Janitors Room  
Asbestos: Suspect



Photo 11  
Description: Mastic 4 – White on sink  
Location: Room 227  
Asbestos: Suspect



Photo 12  
Description: Caulking 7 – Light Grey  
Location: Exterior  
Asbestos: Suspect concealed asbestos leveling compound(s)



Photo 13  
Description: Baseboard adhesive  
Location: Room 101  
Asbestos: Suspect



Photo 14  
Description: Caulking 4 – Grey/white (Likely originally grey but painted white)  
Location: Mechanical Room Adjacent Drama  
Asbestos: 3.8% Chrysotile  
Sample: 30007-6



Photo 15  
Description: Ceiling tile 1 – 12"x12" donnacona textured  
Location: Boys Change Room  
**Asbestos: Suspect**



Photo 16  
Description: Acoustic ceiling tile 3 – Vertical fissure small and large pinholes  
Location:  
**Asbestos: Suspect**



Photo 17  
Description: Acoustic ceiling tile 4 – Random fissure, large pinholes  
Location: Room 100  
**Asbestos: Suspect**



Photo 18  
Description: Acoustic ceiling tile 5 – Textured fibreglass  
Location: Hallway 4 Gentlemen Washroom  
**Asbestos: Suspect**



Photo 19  
Description: 1"x1" beige and brown ceramic tile grout and mortar  
Location: Boys Washroom Off Hallway 3  
**Asbestos: Suspect**



Photo 20  
Description: 1"x1" green and grey ceramic tile grout and mortar  
Location: Girls Change Room  
**Asbestos: Suspect**



Photo 21  
Description: Bell and spigot pipe gaskets  
Location: Crawl Space  
**Asbestos: Suspect**



Photo 22  
Description: 4"x4" white ceramic tile grout and mortar  
Location: Boys Change Room  
**Asbestos: Suspect**



Photo 23  
Description: 4"x4" white, grey, red and black ceramic tile grout and mortar  
Location: Handicap Washroom by Main Office

**Asbestos: Suspect**



Photo 24  
Description: 4"x4" grey ceramic tile grout and mortar  
Location: Handicap Washroom by Main Office

**Asbestos: Suspect**



Photo 25  
Description: 6"x6" red ceramic tile grout and mortar  
Location: Boys Washroom off Hallway 3

**Asbestos: Suspect**

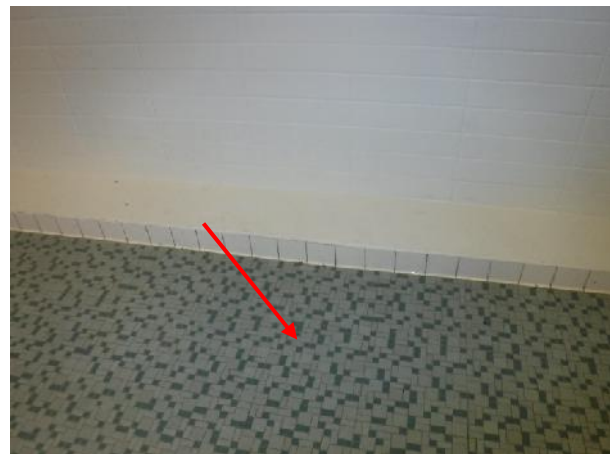


Photo 26  
Description: Various sized green and grey ceramic tile grout and mortar  
Location: Boys Change Room

**Asbestos: Suspect**



Photo 27  
Description: Sheet flooring 2 – Grey and speckled pattern  
Location: Drama  
**Asbestos: Suspect**



Photo 28  
Description: Sheet flooring 14 – Grey swirl  
Location: Room 229  
**Asbestos: Suspect**

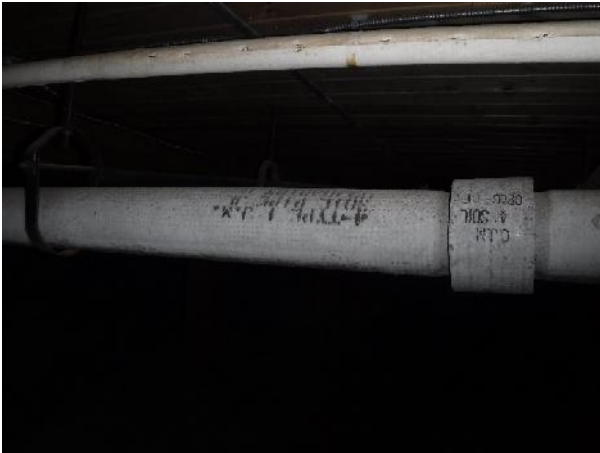


Photo 29  
Description: Cement pipe  
Location: Crawl Space  
**Asbestos: Suspect**

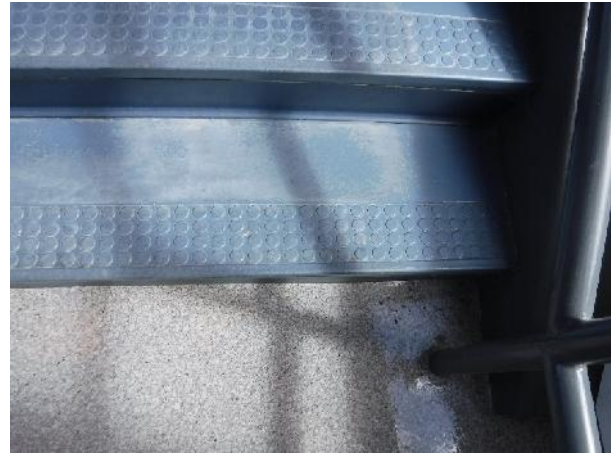


Photo 30  
Description: Stair tread – Grey/blue  
Location: Hallway 5  
**Asbestos: Suspect**



Photo 31  
Description: Countertops – Black  
Location: Room 231  
Asbestos: Suspect



Photo 32  
Description: Pipe run insulation  
Location: Basement  
Asbestos: Suspect



Photo 33  
Description: Acoustic ceiling tile 1 – Patterned  
fissure small and large pinhole  
Location: Guys Instructor  
Asbestos: Suspect

## Appendix B. Analytical Reports



## Bulk Samples Report

### Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

**Client:** School District 85 - Vancouver Island North

**Date:** September 16, 2020

**Contractor:** School District 85 - Vancouver Island North

**Purchase Order:** 28285

**Project:** Asbestos Inventory SD 85 Schools

**Project Number:** 39957

| Sample No.       | Location                               | Date Analysed | Analyst | Client Description                                | Phase                              | %   | Asbestos                         | %  | Other Materials                                     | %   | Comments |
|------------------|--|---------------|---------|---|------------------------------------|-----|----------------------------------|----|---|-----|----------|
| 39957-1b         | NISS - Exterior Main Entrance Stairs   | Sep 15, 2020  | BR      | Caulking (Grey)                                   | Grey                               | 100 | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-2b Layer 1 | NISS - Room 100                        | Sep 15, 2020  | BR      | Sheet Floor 2 Mastic (Brown)                      | Wear Surface- Light Grey/Dark Grey | 45  | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-2b Layer 2 | NISS - Room 100                        | Sep 15, 2020  | BR      | Sheet Floor 2 Mastic (Brown)                      | Paper Backing - White              | 45  | None Detected                    | 0  | Synthetic (65%)<br>Non-Fibrous (35%)                | 100 |          |
| 39957-2b Layer 3 | NISS - Room 100                        | Sep 15, 2020  | BR      | Sheet Floor 2 Mastic (Brown)                      | Adhesive - Brown                   | 10  | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-3b         | NISS - Room 103                        | Sep 15, 2020  | BR      | Ceiling Tile (Acoustic) - ACT 1 Patterned Fissure | Grey/White                         | 100 | None Detected                    | 0  | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |          |
| 39957-4b         | NISS - Hallway 4                       | Sep 15, 2020  | BR      | Ceiling Tile (Acoustic) - ACT 1 Patterned Fissure | Grey/White                         | 100 | None Detected                    | 0  | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |          |
| 39957-5b         | NISS - Hallway 4                       | Sep 15, 2020  | BR      | Drywall Joint Compound                            | White                              | 100 | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-6b         | NISS - Staff Room (Adj. Hallway 4)     | Sep 15, 2020  | BR      | Drywall Joint Compound                            | White                              | 100 | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-7b         | NISS - Room 108                        | Sep 15, 2020  | BR      | Sink Mastic/Coating (Beige)                       | Beige                              | 100 | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-8b         | NISS - Room 103 Wall                   | Sep 15, 2020  | BR      | Exposed Adhesive (Grey)                           | Grey                               | 100 | None Detected                    | 0  | Non-Fibrous   | 100 |          |
| 39957-9b Layer 1 | NISS - Janitor Closet (Adj. Hallway 4) | Sep 15, 2020  | BR      | Pipe Elbow Insulation                             | Pipe Wrap - Off White              | 10  | None Detected                    | 0  | Cellulose (78%)<br>Non-Fibrous (22%)                | 100 |          |
| 39957-9b Layer 2 | NISS - Janitor Closet (Adj. Hallway 4) | Sep 15, 2020  | BR      | Pipe Elbow Insulation                             | Pipe Insulation - Off White        | 90  | Chrysotile (26%)<br>Amosite (4%) | 30 | Cellulose (11%)<br>Non-Fibrous (59%)                | 70  |          |
| 39957-10b        | NISS - Drama Room                      | Sep 15, 2020  | BR      | Drywall Joint Compound                            | White                              | 100 | None Detected                    | 0  | Non-Fibrous   | 100 |          |



| Sample No.           | Location                                   | Date Analysed | Analyst | Client Description                        | Phase                          | %   | Asbestos                         | %   | Other Materials                                     | %    | Comments |
|----------------------|--|---------------|---------|---|--------------------------------|-----|----------------------------------|-----|---|------|----------|
| 39957-11b            | NISS - Room 319                            | Sep 15, 2020  | BR      | Baseboard Adhesive                        | Yellow                         | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-12b<br>Layer 1 | NISS - Basement Storage Room               | Sep 15, 2020  | BR      | Pipe fitting insulation                   | Pipe Wrap - Off White          | 10  | None Detected                    | 0   | Cellulose (78%)<br>Non-Fibrous (22%)                | 100  |          |
| 39957-12b<br>Layer 2 | NISS - Basement Storage Room               | Sep 15, 2020  | BR      | Pipe fitting insulation                   | Pipe Insulation - Off White    | 90  | Chrysotile (26%)<br>Amosite (4%) | 30  | Cellulose (11%)<br>Non-Fibrous (59%)                | 70   |          |
| 39957-13b<br>Layer 1 | NISS - Basement Storage Room               | Sep 15, 2020  | BR      | Pipe elbow insulation                     | Pipe Wrap - Off White          | 10  | None Detected                    | 0   | Cellulose (78%)<br>Non-Fibrous (22%)                | 100  |          |
| 39957-13b<br>Layer 2 | NISS - Basement Storage Room               | Sep 15, 2020  | BR      | Pipe elbow insulation                     | Pipe Insulation - Off White    | 90  | Chrysotile (26%)<br>Amosite (4%) | 30  | Cellulose (11%)<br>Non-Fibrous (59%)                | 70   |          |
| 39957-14b            | NISS - Drama Room                          | Sep 15, 2020  | BR      | Baseboard Adhesive                        | Tan                            | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-15b<br>Layer 1 | NISS - Janitor Closet (Adj. Hallway 8)     | Sep 15, 2020  | BR      | Pipe run insulation                       | Pipe Wrap - Silver/White       | 25  | None Detected                    | 0   | Cellulose (36%)<br>Glass (28%)<br>Non-Fibrous (36%) | 100  |          |
| 39957-15b<br>Layer 2 | NISS - Janitor Closet (Adj. Hallway 8)     | Sep 15, 2020  | BR      | Pipe run insulation                       | Insulation - Yellow            | 75  | None Detected                    | 0   | Glass   | 100  |          |
| 39957-16b            | NISS - Basement Crawlspace Foundation Wall | Sep 15, 2020  | BR      | Tar Paper                                 | Black                          | 100 | None Detected                    | 0   | Cellulose (58%)<br>Non-Fibrous (42%)                | 100  |          |
| 39957-17b<br>Layer 1 | NISS - Basement Crawlspace                 | Sep 15, 2020  | BR      | Pipe run insulation with black mastic     | Pipe Wrap - Silver/Black/White | 80  | None Detected                    | 0   | Cellulose (35%)<br>Non-Fibrous (65%)                | 100  |          |
| 39957-17b<br>Layer 2 | NISS - Basement Crawlspace                 | Sep 15, 2020  | BR      | Pipe run insulation with black mastic     | Mastic - Black                 | 20  | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-18b            | NISS - Storage Room (Adj. Hallway 3)       | Sep 15, 2020  | BR      | Drywall Joint Compound                    | White                          | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-19b            | NISS Maintenance Shop Building 2 Exterior  | Sep 15, 2020  | BR      | Aggregate Panel beneath Window            | Dark Brown/Grey                | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-20b<br>Layer 1 | NISS Maintenance Shop Building 1 Room C    | Sep 15, 2020  | BR      | Floor Tile - FT1 9x9 Grey w/White Streaks | Floor Tile - Grey              | 90  | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-20b<br>Layer 2 | NISS Maintenance Shop Building 1 Room C    | Sep 15, 2020  | BR      | Floor Tile - FT1 9x9 Grey w/White Streaks | Mastic - Black                 | 10  | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-21b            | NISS Shop - Wood Shop Classroom            | Sep 15, 2020  | BR      | Drywall Joint Compound                    | White                          | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-22b            | NISS Shop - Wood Shop                      | Sep 15, 2020  | BR      | Drywall Joint Compound                    | White                          | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-23b            | NISS Shop - Drafting Room                  | Sep 15, 2020  | BR      | Drywall Joint Compound                    | White                          | 100 | None Detected                    | 0   | Non-Fibrous   | 100  |          |
| 39957-24b            | NISS Maintenance Shop Building 1 Mech Room | Sep 15, 2020  | BR      | Drywall Joint Compound                    | Off White                      | 100 | Chrysotile                       | 1.5 | Non-Fibrous   | 98.5 |          |



| Sample No.        | Location  | Date Analysed | Analyst | Client Description  | Phase                                 | %   | Asbestos      | %  | Other Materials                                     | %   | Comments |
|-------------------|---|---------------|---------|---|---------------------------------------|-----|---------------|----|---|-----|----------|
| 39957-25b         | NISS Maintenance Shop Building 1 Storage Room     | Sep 15, 2020  | BR      | Drywall Joint Compound  | White                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-26b         | NISS Maintenance Shop Building 1 Mech Room        | Sep 15, 2020  | BR      | Floor tile (Unknown Pattern) under plywood                              | Beige                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-27b         | Cheslakees Mechanical Room                        | Sep 15, 2020  | BR      | Drywall Joint Compound  | White                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-28b         | Cheslakees Girls Washroom                         | Sep 15, 2020  | BR      | Drywall Joint Compound  | White                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-30b         | Sunset Elem. Mezzanine Band Room Janitor Closet   | Sep 15, 2020  | BR      | Ceiling Tile (Acoustic) - CT2 Latitudinal Fissure Small & Large Pinhole | White/Grey                            | 100 | None Detected | 0  | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |          |
| 39957-31b Layer 1 | A.J. Elliott Exterior                             | Sep 15, 2020  | BR      | Stucco  | Top Coat - White                      | 50  | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-31b Layer 2 | A.J. Elliott Exterior                             | Sep 15, 2020  | BR      | Stucco  | Base Coat - Grey                      | 50  | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-32b         | Alert Bay Learning Centre Janitor Closet          | Sep 15, 2020  | BR      | Floor Tile - FT1 Beige 12x12 w/Brown + White Streaks                    | Grey                                  | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-33b         | Alert Bay Learning Centre Janitor Closet          | Sep 15, 2020  | BR      | Ceiling Tile (Acoustic) - CT1 2x4 Small and Large Pinholes              | Grey/White                            | 100 | None Detected | 0  | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |          |
| 39957-34b         | Alert Bay Learning Centre Storage Rm 2            | Sep 15, 2020  | BR      | Drywall Joint Compound  | Off White/Beige                       | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-35b         | Alert Bay Learning Centre Storage Rm 2            | Sep 15, 2020  | BR      | Baseboard Adhesive (Brown)  | Brown                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-36b         | Alert Bay Learning Centre Girls Washroom Corridor | Sep 15, 2020  | BR      | Window Putty (Black)  | Black                                 | 100 | Chrysotile    | 11 | Non-Fibrous   | 89  |          |
| 39957-37b         | 83 McRae Drive: Exterior Window                   | Sep 15, 2020  | BR      | Window Putty (White)  | White                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-38b Layer 1 | 86 McRae Drive Hallway                            | Sep 15, 2020  | BR      | Sheet Flooring - SF2 Brown Hexagonal Mosaic                             | Wear Surface - Light Brown/Dark Brown | 50  | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-38b Layer 2 | 86 McRae Drive Hallway                            | Sep 15, 2020  | BR      | Sheet Flooring - SF2 Brown Hexagonal Mosaic                             | Paper Backing - Off White             | 50  | Chrysotile    | 35 | Non-Fibrous   | 65  |          |
| 39957-39b         | Tacan Maintenance Offices and Shop Exterior Wall  | Sep 15, 2020  | BR      | Caulking (White) on Vents   | White                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-40b         | PHSS - Room 338                                   | Sep 15, 2020  | BR      | Drywall Joint Compound  | White                                 | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 39957-41b         | PHSS - Gym Mezzanine Stairwell                    | Sep 15, 2020  | BR      | Stair Tread (Red)   | Red                                   | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |



| Sample No.           | Location   | Date Analysed | Analyst | Client Description  | Phase                          | %   | Asbestos      | %   | Other Materials   | %    | Comments |
|----------------------|--|---------------|---------|---|--------------------------------|-----|---------------|-----|---|------|----------|
| 39957-42b<br>Layer 1 | PHSS - Gym Mezzanine Stairwell                   | Sep 15, 2020  | BR      | Baseboard Adhesive (Yellow) + DW Joint Compound           | Baseboard Adhesive - Brown     | 50  | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-42b<br>Layer 2 | PHSS - Gym Mezzanine Stairwell                   | Sep 15, 2020  | BR      | Baseboard Adhesive (Yellow) + DW Joint Compound           | Drywall Joint Compound - White | 50  | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-43b            | PHSS - Room 400                                  | Sep 15, 2020  | BR      | Baseboard Adhesive (White)                                | Off White                      | 100 | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-44b            | Quatsino Elementary - Storage Room               | Sep 15, 2020  | BR      | Drywall Joint Compound                                    | White                          | 100 | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-45b            | Quatsino Elementary - Exterior Stairs            | Sep 15, 2020  | BR      | Stair Tread (Asphalt)                                     | Black/Grey                     | 100 | None Detected | 0   | Synthetic (35%)<br>Non-Fibrous (65%)                    | 100  |          |
| 39957-46b<br>Layer 1 | Quatsino Elementary - Classroom                  | Sep 15, 2020  | BR      | Floor Tile - FT1 Beige 9x9 w/Red, Green, + Yellow Streaks | Wear Surface - Beige/Green/Red | 50  | None Detected | 0   | Cellulose (18%)<br>Non-Fibrous (82%)                    | 100  |          |
| 39957-46b<br>Layer 2 | Quatsino Elementary - Classroom                  | Sep 15, 2020  | BR      | Floor Tile - FT1 Beige 9x9 w/Red, Green, + Yellow Streaks | Asphalt Paper Backing - Black  | 50  | None Detected | 0   | Synthetic (14%)<br>Cellulose (38%)<br>Non-Fibrous (48%) | 100  |          |
| 39957-47b            | School Board Office Lower Level Main Room        | Sep 15, 2020  | BR      | Window Putty (Black)                                      | Black                          | 100 | Chrysotile    | 12  | Non-Fibrous   | 88   |          |
| 39957-48b            | School Board Office Copy Room                    | Sep 15, 2020  | BR      | Drywall Joint Compound                                    | White                          | 100 | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-49b            | School Board Office Lower Level North Exit/Entry | Sep 15, 2020  | BR      | Drywall Joint Compound                                    | White                          | 100 | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-50b            | School Board Office Interior Stairs              | Sep 15, 2020  | BR      | Stair Tread (Brown/Red)                                   | Red/Brown                      | 100 | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-51b            | Seaview Activity Centre - Room 2 Window          | Sep 15, 2020  | BR      | Window Putty (Black)                                      | Black                          | 100 | Chrysotile    | 12  | Non-Fibrous   | 88   |          |
| 39957-52b<br>Layer 1 | Seaview Activity Centre - Janitor Room           | Sep 15, 2020  | BR      | Pipe Wrap with Black Mastic                               | Pipe Wrap - Silver/Black       | 80  | None Detected | 0   | Cellulose (35%)<br>Non-Fibrous (65%)                    | 100  |          |
| 39957-52b<br>Layer 2 | Seaview Activity Centre - Janitor Room           | Sep 15, 2020  | BR      | Pipe Wrap with Black Mastic                               | Mastic - Black                 | 20  | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-53b            | Seaview Carpentry Shop Storage Room B            | Sep 15, 2020  | BR      | Vermiculite Insulation                                    | Silver/Grey/Brown              | 100 | Actinolite    | 0.5 | Cellulose (4%)<br>Non-Fibrous (95.5%)                   | 99.5 |          |
| 39957-54b            | Seaview Secondary School - Room 5                | Sep 15, 2020  | BR      | Window Putty (Black)                                      | Black                          | 100 | None Detected | 0   | Cellulose (8%)<br>Synthetic (8%)<br>Non-Fibrous (84%)   | 100  |          |
| 39957-55b            | Seaview Secondary School - Room 4                | Sep 15, 2020  | BR      |   | Dark Brown                     | 100 | None Detected | 0   | Non-Fibrous   | 100  |          |
| 39957-56b            | Seaview Elementary - Girls Washroom              | Sep 15, 2020  | BR      | Cement Board  | Off White/Grey/Green           | 100 | Chrysotile    | 31  | Non-Fibrous   | 69   |          |



| Sample No. | Location                            | Date Analysed | Analyst | Client Description          | Phase | %   | Asbestos      | % | Other Materials | %   | Comments |
|------------|-------------------------------------|---------------|---------|-----------------------------|-------|-----|---------------|---|-----------------|-----|----------|
| 39957-57b  | Eagle View Elem. - Gym Stairs       | Sep 15, 2020  | BR      | Mastic - FT3 Mastic (Black) | Black | 100 | None Detected | 0 | Non-Fibrous     | 100 |          |
| 39957-58b  | Eagle View Elem. - Gym Storage Room | Sep 15, 2020  | BR      | Mastic - FT3 Mastic (Black) | Black | 100 | None Detected | 0 | Non-Fibrous     | 100 |          |

Bulk asbestos analysis was conducted using calibrated visual estimation in conjunction with polarized light microscopy as detailed in EPA method 600/R-93/116. Sample(s) not destroyed in the testing will be kept for 30 days before disposal.

Note that EPA 600-R93-116 is not an acceptable method for quantifying asbestos concentrations that are lower than 0.5%.

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LAB# 202314

## Bulk Sample Report

### Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

**Client:** School District 85 - Vancouver Island North

**Date:** September 08, 2016

**Contractor:** School District 85 - Vancouver Island North

**Client Job or PO#:**

**Project:** North Island Secondary AB Inventory

**Project number:** 30007

| Sample No          | Location                               | Date Analysed | Analyst | Client Description   | Phase       | %   | Asbestos          | %          | Other Materials                      | %    | Comments |
|--------------------|--|---------------|---------|--|-------------|-----|-------------------|------------|--------------------------------------|------|----------|
| 30007-1            | Girls Change Room                      | Sep-06-2016   | IATL    | Ceiling Tile - 12x12<br>Donnacona Tile<br>(Textured)             | White/Brown | 100 | None Detected     | 0          | Cellulose (90%)<br>Non-Fibrous (10%) | 100  |          |
| 30007-2            | Girls Change Room                      | Sep-06-2016   | IATL    | Mastic - Pipe above<br>Donnacona Tile                            | Black       | 100 | None Detected     | 0          | Non-Fibrous                          | 100  |          |
| 30007-3            | Boys Instructor and<br>Washroom        | Sep-06-2016   | IATL    | Ceiling Tile (Acoustic) -<br>ACT 1 Patterned Fissure             | White/Tan   | 100 | None Detected     | 0          | Cellulose (50%)<br>Non-Fibrous (50%) | 100  |          |
| 30007-4            | Boys Change Room<br>Wash Room          | Sep-06-2016   | IATL    | Floor Tile - FT2 - 12x12<br>Brown and Beige with<br>Black Smears | Tan         | 100 | None Detected     | 0          | Non-Fibrous                          | 100  |          |
| 30007-5            | Gym Storage Room                       | Sep-06-2016   | IATL    | Floor Tile - FT1-12x12<br>Beige with White<br>Streaks            | Brown       | 100 | None Detected     | 0          | Non-Fibrous                          | 100  |          |
| 30007-6            | Janitor - Hallway 8                    | Sep-06-2016   | IATL    | Other - Caulking   | Silver      | 100 | <b>Chrysotile</b> | <b>3.8</b> | Non-Fibrous                          | 96.2 |          |
| 30007-7<br>Layer 1 | Weight Room and<br>Storage- Hallway 8  | Sep-06-2016   | IATL    | Sheet Flooring - SF1-<br>Blue Marble Pattern                     | Blue        | 50  | None Detected     | 0          | Non-Fibrous                          | 100  |          |
| 30007-7<br>Layer 2 | Weight Room and<br>Storage- Hallway 8  | Sep-06-2016   | IATL    | Sheet Flooring - SF1-<br>Blue Marble Pattern                     | Black       | 50  | None Detected     | 0          | Non-Fibrous                          | 100  |          |
| 30007-8            | Hallway 2                              | Sep-06-2016   | IATL    | Sheet Flooring - SF3-<br>Gray Beige Marble<br>Pattern            | Grey/Brown  | 100 | None Detected     | 0          | Cellulose (40%)<br>Non-Fibrous (60%) | 100  |          |
| 30007-9            | 319B Multipurpose<br>Kitchen Hallway 2 | Sep-06-2016   | IATL    | Drywall Joint<br>Compound - White<br>Cementitious                | White       | 100 | None Detected     | 0          | Non-Fibrous                          | 100  |          |

Note: Samples were analyzed by method: EPA/600/R-93/116" Bulk Asbestos Analysis by Polarized Light Microscopy". For heterogenous materials the concentration may vary. No reproduction without permission.

| Sample No        | Location                     | Date Analysed | Analyst | Client Description  | Phase         | %   | Asbestos          | %          | Other Materials                                     | %    | Comments |
|------------------|------------------------------|---------------|---------|---|---------------|-----|-------------------|------------|---|------|----------|
| 30007-10         | 318 - Hallway 2              | Sep-06-2016   | IATL    | Sheet Flooring - SF4- Light Gray and Black Speckled Pattern               | Grey/White    | 100 | None Detected     | 0          | Synthetic (10%)<br>Glass (10%)<br>Non-Fibrous (80%) | 100  |          |
| 30007-11         | 318 - Hallway 2              | Sep-06-2016   | IATL    | Other - Door-Caulking   | Clear/Grey    | 100 | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-12         | Learning Commons - Hallway 2 | Sep-06-2016   | IATL    | Drywall Joint Compound - White Cementitious                               | White         | 100 | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-13 Layer 1 | Basement                     | Sep-06-2016   | IATL    | Mastic - On Foil Face Pipe Insulation                                     | Black         | 33  | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-13 Layer 2 | Basement                     | Sep-06-2016   | IATL    | Mastic - On Foil Face Pipe Insulation                                     | White/Silver  | 33  | None Detected     | 0          | Cellulose (40%)<br>Glass (10%)<br>Non-Fibrous (50%) | 100  |          |
| 30007-13 Layer 3 | Basement                     | Sep-06-2016   | IATL    | Mastic - On Foil Face Pipe Insulation                                     | Yellow        | 33  | None Detected     | 0          | Wood Fibre  | 100  |          |
| 30007-14         | Basement                     | Sep-06-2016   | IATL    | Paper - Tar Paper   | White         | 100 | None Detected     | 0          | Cellulose (75%)<br>Non-Fibrous (25%)                | 100  |          |
| 30007-15         | 227 (Art Room) - Hallway 3   | Sep-06-2016   | IATL    | Drywall Joint Compound - White Cementitious                               | White         | 100 | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-16         | 227 (Art Room) - Hallway 3   | Sep-06-2016   | IATL    | Mastic - Sink Acoustical Insulation                                       | Off-White     | 100 | None Detected     | 0          | Cellulose (30%)<br>Non-Fibrous (70%)                | 100  |          |
| 30007-17 Layer 1 | 227 (Art Room) - Hallway 3   | Sep-06-2016   | IATL    | Sheet Flooring - Beige Mosaic   | Off-White/Tan | 50  | None Detected     | 0          | Cellulose (10%)<br>Glass (10%)<br>Non-Fibrous (80%) | 100  |          |
| 30007-17 Layer 2 | 227 (Art Room) - Hallway 3   | Sep-06-2016   | IATL    | Sheet Flooring - Beige Mosaic   | Off-White     | 50  | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-18         | 212 (Chemistry) - Hallway 3  | Sep-06-2016   | IATL    | Ceiling Tile (Acoustic) - ACT 3 Vertical Fissure Small and Large Pinholes | White/Tan     | 100 | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-19         | 212 (Chemistry) - Hallway 3  | Sep-06-2016   | IATL    | Drywall Joint Compound - White Cementitious                               | White         | 100 | None Detected     | 0          | Non-Fibrous   | 100  |          |
| 30007-20         | 212 (Chemistry) - Hallway 3  | Sep-06-2016   | IATL    | Sheet Flooring - SF5- Brown and Orange Splotch Pattern                    | Brown         | 100 | None Detected     | 0          | Cellulose (30%)<br>Non-Fibrous (70%)                | 100  |          |
| 30007-21         | 211 (Dark Room) - Hallway 3  | Sep-06-2016   | IATL    | Mastic - Sink Acoustical Insulation                                       | Black/Silver  | 100 | <b>Chrysotile</b> | <b>1.3</b> | Non-Fibrous   | 98.7 |          |
| 30007-22 Layer 1 | 101 - Hallway 4              | Sep-06-2016   | IATL    | Sheet Flooring - SF6- Beige Gray Speckled Pattern                         | Grey/Tan      | 50  | None Detected     | 0          | Cellulose (10%)<br>Glass (10%)<br>Non-Fibrous (80%) | 100  |          |

Note: Samples were analyzed by method: EPA/600/R-93/116" Bulk Asbestos Analysis by Polarized Light Microscopy". For heterogenous materials the concentration may vary. No reproduction without permission.

| Sample No           | Location                      | Date Analysed | Analyst | Client Description   | Phase      | %   | Asbestos          | %          | Other Materials  | %    | Comments |
|---------------------|-------------------------------|---------------|---------|--|------------|-----|-------------------|------------|--|------|----------|
| 30007-22<br>Layer 2 | 101 - Hallway 4               | Sep-06-2016   | IATL    | Sheet Flooring - SF6-<br>Beige Gray Speckled<br>Pattern                            | Yellow     | 50  | None Detected     | 0          | Non-Fibrous  | 100  |          |
| 30007-23            | 105 - Hallway 4               | Sep-06-2016   | IATL    | Mastic - Sink Acoustical<br>Insulation   | White      | 100 | None Detected     | 0          | Cellulose (30%)<br>Non-Fibrous (70%)                     | 100  |          |
| 30007-24            | Janitor Closet - Hallway<br>4 | Sep-06-2016   | IATL    | Ceiling Tile (Acoustic) -<br>ACT 3 Vertical Fissure<br>Small and Large<br>Pinholes | White/Pink | 100 | None Detected     | 0          | Cellulose (30%)<br>Wood Fibre (40%)<br>Non-Fibrous (30%) | 100  |          |
| 30007-25            | Staff Room - Hallway 4        | Sep-06-2016   | IATL    | Drywall Joint<br>Compound - White<br>Cementitious                                  | White      | 100 | None Detected     | 0          | Non-Fibrous  | 100  |          |
| 30007-26            | Exterior                      | Sep-06-2016   | IATL    | Caulking - Staff Room -<br>Gray Caulking   | White/Grey | 100 | <b>Chrysotile</b> | <b>1.1</b> | Non-Fibrous  | 98.9 |          |
| 30007-27            | Exterior                      | Sep-06-2016   | IATL    | Caulking - Staff Room -<br>Gray Caulking   | Grey       | 100 | <b>Chrysotile</b> | <b>1.3</b> | Non-Fibrous  | 98.7 |          |
| 30007-28            | Roof (C)                      | Sep-06-2016   | IATL    | Caulking - Penetration<br>Caulking   | Black      | 100 | None Detected     | 0          | Cellulose (1%)<br>Non-Fibrous (99%)                      | 100  |          |
| 30007-29<br>Layer 1 | Drama - Mezzanine             | Sep-06-2016   | IATL    | Sheet Flooring - SF10 -<br>Dark Gray Pebble  | Blue/Grey  | 50  | None Detected     | 0          | Non-Fibrous  | 100  |          |
| 30007-29<br>Layer 2 | Drama - Mezzanine             | Sep-06-2016   | IATL    | Sheet Flooring - SF10 -<br>Dark Gray Pebble  | Off-White  | 50  | None Detected     | 0          | Non-Fibrous  | 100  |          |

Note: Samples were analyzed by method: EPA/600/R-93/116" Bulk Asbestos Analysis by Polarized Light Microscopy". For heterogenous materials the concentration may vary. No reproduction without permission.



## Bulk Samples Report

### Asbestos Analysis of Bulk Materials using Polarized Light Microscopy

**Client:** AFC Construction  
**Contractor:** AFC Construction  
**Project:** LHMA - North Island Secondary

**Date:** July 30, 2020  
**Purchase Order:** verbal  
**Project Number:** 40391

| Sample No.          | Location | Date Analysed | Analyst | Client Description  | Phase                                  | %   | Asbestos      | %  | Other Materials                                     | %   | Comments |
|---------------------|----------|---------------|---------|---|--|-----|---------------|----|---|-----|----------|
| 40391-1b            | Room 212 | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 1 - Pinhole + Lat. Fissures             | Purple/White                           | 100 | None Detected | 0  | Cellulose (15%)<br>Glass (57%)<br>Non-Fibrous (28%) | 100 |          |
| 40391-2b            | Room 212 | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 1 - Pinhole + Lat. Fissures             | Grey/White                             | 100 | None Detected | 0  | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |          |
| 40391-3b            | Room 207 | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 1 - Pinhole + Lat. Fissures             | Grey/White                             | 100 | None Detected | 0  | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |          |
| 40391-4b            | Room 206 | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 1 - Pinhole + Lat. Fissures             | Purple/White                           | 100 | None Detected | 0  | Cellulose (15%)<br>Glass (57%)<br>Non-Fibrous (28%) | 100 |          |
| 40391-5b            | Room 206 | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 1 - Pinhole + Lat. Fissures             | Purple/White                           | 100 | None Detected | 0  | Cellulose (15%)<br>Glass (57%)<br>Non-Fibrous (28%) | 100 |          |
| 40391-6b<br>Layer 1 | Room 212 | Jul 30, 2020  | BR      | Sheet Flooring - Type 1 - Mottled Grey, Brown, Pink and Beige | Wear Surface - Grey/White/Orange/Black | 80  | None Detected | 0  | Cellulose (18%)<br>Non-Fibrous (82%)                | 100 |          |
| 40391-6b<br>Layer 2 | Room 212 | Jul 30, 2020  | BR      | Sheet Flooring - Type 1 - Mottled Grey, Brown, Pink and Beige | Jute Scrim - Brown                     | 20  | None Detected | 0  | Cellulose   | 100 |          |
| 40391-7b            | Room 212 | Jul 30, 2020  | BR      | Acoustic Sink Insulation - Gold/Silver                        | Black/Gold                             | 100 | Chrysotile    | 6  | Non-Fibrous   | 94  |          |
| 40391-8b            | Room 212 | Jul 30, 2020  | BR      | Fume Hood Liner Board   | Grey/White                             | 100 | Chrysotile    | 45 | Non-Fibrous   | 55  |          |
| 40391-9b            | Room 212 | Jul 30, 2020  | BR      | Drywall Joint Compound  | White                                  | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 40391-10b           | Room 212 | Jul 30, 2020  | BR      | Drywall Joint Compound  | White                                  | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |
| 40391-11b           | Room 207 | Jul 30, 2020  | BR      | Drywall Joint Compound  | White                                  | 100 | None Detected | 0  | Non-Fibrous   | 100 |          |



| Sample No. | Location     | Date Analysed | Analyst | Client Description                               | Phase      | %   | Asbestos      | %   | Other Materials                                     | %   | Comments                                      |
|------------|--------------|---------------|---------|--|------------|-----|---------------|-----|---|-----|---|
| 40391-12b  | Room 207     | Jul 30, 2020  | BR      | Drywall Joint Compound                           | White      | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-13b  | Room 206     | Jul 30, 2020  | BR      | Drywall Joint Compound                           | White      | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-14b  | Storage Room | Jul 30, 2020  | BR      | Black Baseboard with Yellow Adhesive             | Tan        | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-15b  | Data Room    | Jul 30, 2020  | BR      | Black Baseboard with Yellow Adhesive             | Tan        | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-16b  | Room 206     | Jul 30, 2020  | BR      | Black Baseboard with Yellow Adhesive             | Tan        | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-17b  | Room 212     | Jul 30, 2020  | BR      | Window Caulking - Black                          | Black      | 100 | Chrysotile    | 9   | Non-Fibrous   | 91  |   |
| 40391-18b  | Room 206     |               |         | Window Caulking - Black                          | N/A        | N/A | N/A           | N/A | N/A   | N/A | Sample Not Analyzed - Stop Positive Requested |
| 40391-19b  | Room 206     |               |         | Window Caulking - Black                          | N/A        | N/A | N/A           | N/A | N/A   | N/A | Sample Not Analyzed - Stop Positive Requested |
| 40391-20b  | Room 212     | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 2 - Pinhole + Random Divot | White/Grey | 100 | None Detected | 0   | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |   |
| 40391-21b  | Room 207     | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 2 - Pinhole + Random Divot | White/Grey | 100 | None Detected | 0   | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |   |
| 40391-22b  | Room 206     | Jul 30, 2020  | BR      | Acoustic Ceiling Tile 2 - Pinhole + Random Divot | White/Grey | 100 | None Detected | 0   | Cellulose (36%)<br>Glass (36%)<br>Non-Fibrous (28%) | 100 |   |
| 40391-23b  | Room 206     | Jul 30, 2020  | BR      | Beige Glue on Concrete Block                     | Off White  | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-24b  | Room 206     | Jul 30, 2020  | BR      | Beige Glue on Concrete Block                     | Off White  | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-25b  | Room 206     | Jul 30, 2020  | BR      | Beige Glue on Concrete Block                     | Off White  | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-26b  | Room 212     | Jul 30, 2020  | BR      | Brown Adhesive on Concrete Block                 | Brown      | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-27b  | Room 212     | Jul 30, 2020  | BR      | Brown Adhesive on Concrete Block                 | Brown      | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-28b  | Room 212     | Jul 30, 2020  | BR      | Brown Adhesive on Concrete Block                 | Brown      | 100 | None Detected | 0   | Non-Fibrous   | 100 |   |
| 40391-29b  | Room 212     | Jul 30, 2020  | BR      | Window Caulking - Grey                           | Grey       | 100 | Chrysotile    | 12  | Non-Fibrous   | 88  |   |



| Sample No.        | Location    | Date Analysed | Analyst | Client Description                   | Phase                    | %   | Asbestos      | %   | Other Materials                      | %   | Comments                                      |
|-------------------|-------------|---------------|---------|--------------------------------------|--------------------------|-----|---------------|-----|--------------------------------------|-----|---|
| 40391-30b         | Room 212    |               |         | Window Caulking - Grey               | N/A                      | N/A | N/A           | N/A | N/A                                  | N/A | Sample Not Analyzed - Stop Positive Requested |
| 40391-31b         | Room 212    |               |         | Window Caulking - Grey               | N/A                      | N/A | N/A           | N/A | N/A                                  | N/A | Sample Not Analyzed - Stop Positive Requested |
| 40391-35b         | Room 207    | Jul 30, 2020  | BR      | Grey Parging on Concrete Block       | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-36b         | Room 207    | Jul 30, 2020  | BR      | Grey Parging on Concrete Block       | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-37b         | Room 207    | Jul 30, 2020  | BR      | Grey Parging on Concrete Block       | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-38b         | Room 212    | Jul 30, 2020  | BR      | Desk Liner - Black                   | Black                    | 100 | None Detected | 0   | Cellulose (75%)<br>Non-Fibrous (25%) | 100 |   |
| 40391-40b         | Room 212    | Jul 30, 2020  | BR      | Grey Mastic on Ductwork              | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-41b         | Room 212    | Jul 30, 2020  | BR      | Grey Mastic on Ductwork              | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-42b         | Room 207    | Jul 30, 2020  | BR      | Grey Mastic on Ductwork              | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-43b         | Room 206    | Jul 30, 2020  | BR      | Grey Mastic on Ductwork              | Grey                     | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-48b         | Room 206    | Jul 30, 2020  | BR      | Vermiculite from Concrete Block Core | Silver/Grey/Brown/Bronze | 100 | Actinolite    | 1   | Non-Fibrous                          | 99  |   |
| 40391-50b Layer 1 | Exterior    | Jul 30, 2020  | BR      | Stucco                               | Top Coat - White         | 30  | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-50b Layer 2 | Exterior    | Jul 30, 2020  | BR      | Stucco                               | Base Coat - Grey         | 70  | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-51b Layer 1 | Exterior    | Jul 30, 2020  | BR      | Stucco                               | Top Coat - White         | 30  | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-51b Layer 2 | Exterior    | Jul 30, 2020  | BR      | Stucco                               | Base Coat - Grey         | 70  | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-52b Layer 1 | Exterior    | Jul 30, 2020  | BR      | Stucco                               | Top Coat - White         | 30  | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-52b Layer 2 | Exterior    | Jul 30, 2020  | BR      | Stucco                               | Base Coat - Grey         | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-53b         | Crawl Space | Jul 30, 2020  | BR      | Pipe Run with Black Mastic           | Black                    | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |
| 40391-54b         | Crawl Space | Jul 30, 2020  | BR      | Pipe Elbow with Black Mastic         | Black                    | 100 | None Detected | 0   | Non-Fibrous                          | 100 |   |



| Sample No. | Location    | Date Analysed | Analyst | Client Description         | Phase | %   | Asbestos      | % | Other Materials | %   | Comments |
|------------|-------------|---------------|---------|----------------------------|-------|-----|---------------|---|-----------------|-----|----------|
| 40391-55b  | Crawl Space | Jul 30, 2020  | BR      | Pipe Run with Black Mastic | Black | 100 | None Detected | 0 | Non-Fibrous     | 100 |          |

Bulk asbestos analysis was conducted using calibrated visual estimation in conjunction with polarized light microscopy as detailed in EPA method 600/R-93/116. Sample(s) not destroyed in the testing will be kept for 30 days before disposal.

Note that EPA 600-R93-116 is not an acceptable method for quantifying asbestos concentrations that are lower than 0.5%.

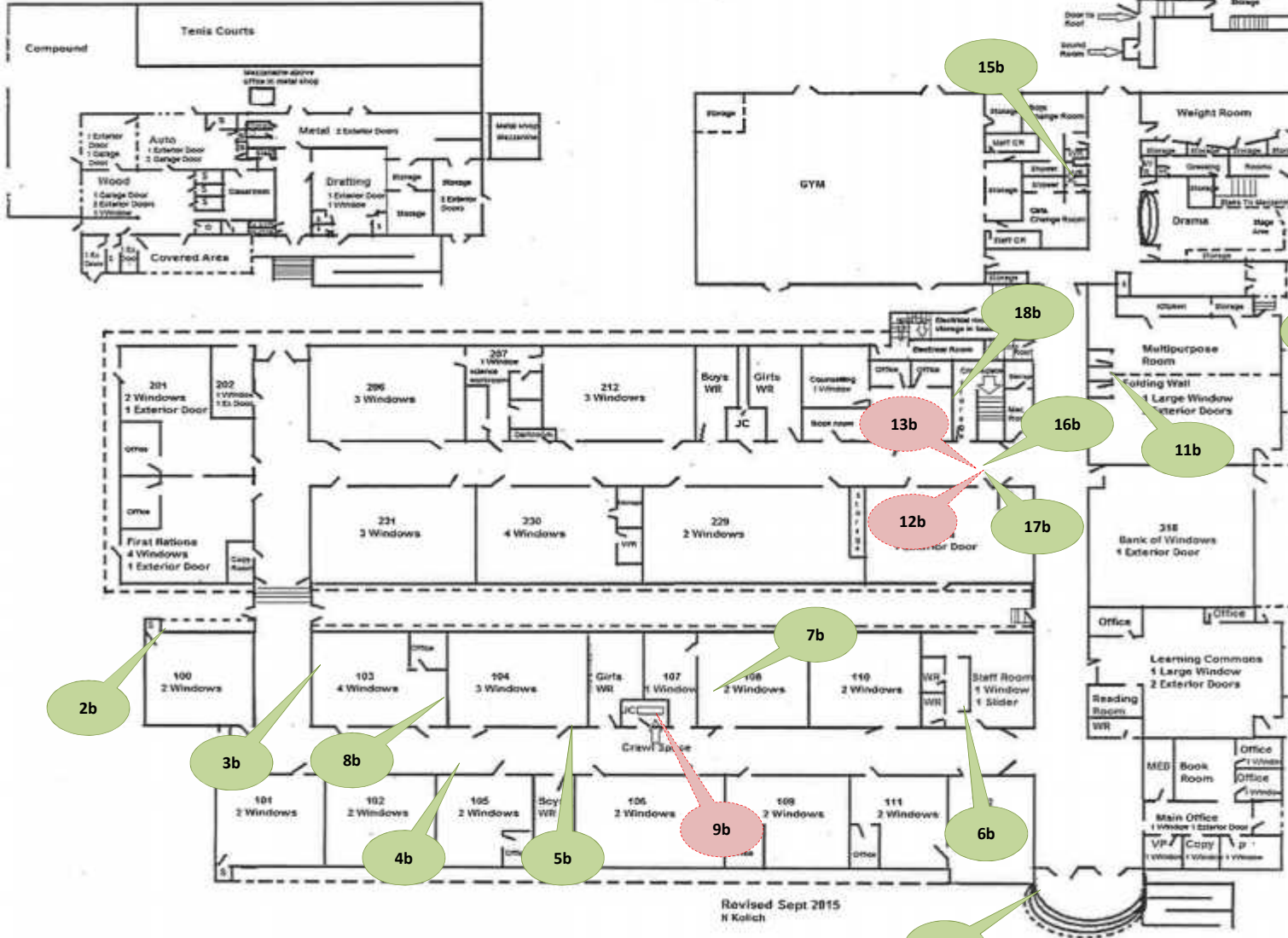
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LAB# 202314

## Appendix C. Sample Location Drawings

# North Island Secondary



**Location:** NISS, 2071 McNeill Road, Port McNeill, BC  
**Drawing Title:** Sample Locations  
**Project No:** 39957  
**Drawing No:** 001  
**Surveyed By:** PG & LK  
**Survey Date:** August 17, 2020

|     |  |
|-----|--|
| 1b  | Caulking (Grey)  |
| 2b  | Sheet Floor 2 Mastic (Brown)                                 |
| 3b  | Acoustic Ceiling Tile 1 –Patterned Fissure                   |
| 4b  | Acoustic Ceiling Tile 1 –Patterned Fissure                   |
| 5b  | Drywall Joint Compound                                       |
| 6b  | Drywall Joint Compound                                       |
| 7b  | Sink Mastic/Coating (Beige)                                  |
| 8b  | Exposed Adhesive (Grey)                                      |
| 9b  | Pipe Elbow Insulation  |
| 10b | Drywall Joint Compound                                       |
| 11b | Baseboard Adhesive (Yellow)                                  |
| 12b | Pipe Fitting Insulation (Basement Storage Room)              |
| 13b | Pipe Elbow Insulation (Basement Storage Room)                |
| 14b | Baseboard Adhesive (Tan)                                     |
| 15b | Pipe Run Insulation  |
| 16b | Tar Paper (Basement Crawl Space)                             |
| 17b | Pipe Run Insulation with Black Mastic (Basement Crawl Space) |
| 18b | Drywall Joint Compound                                       |

### Sample Results

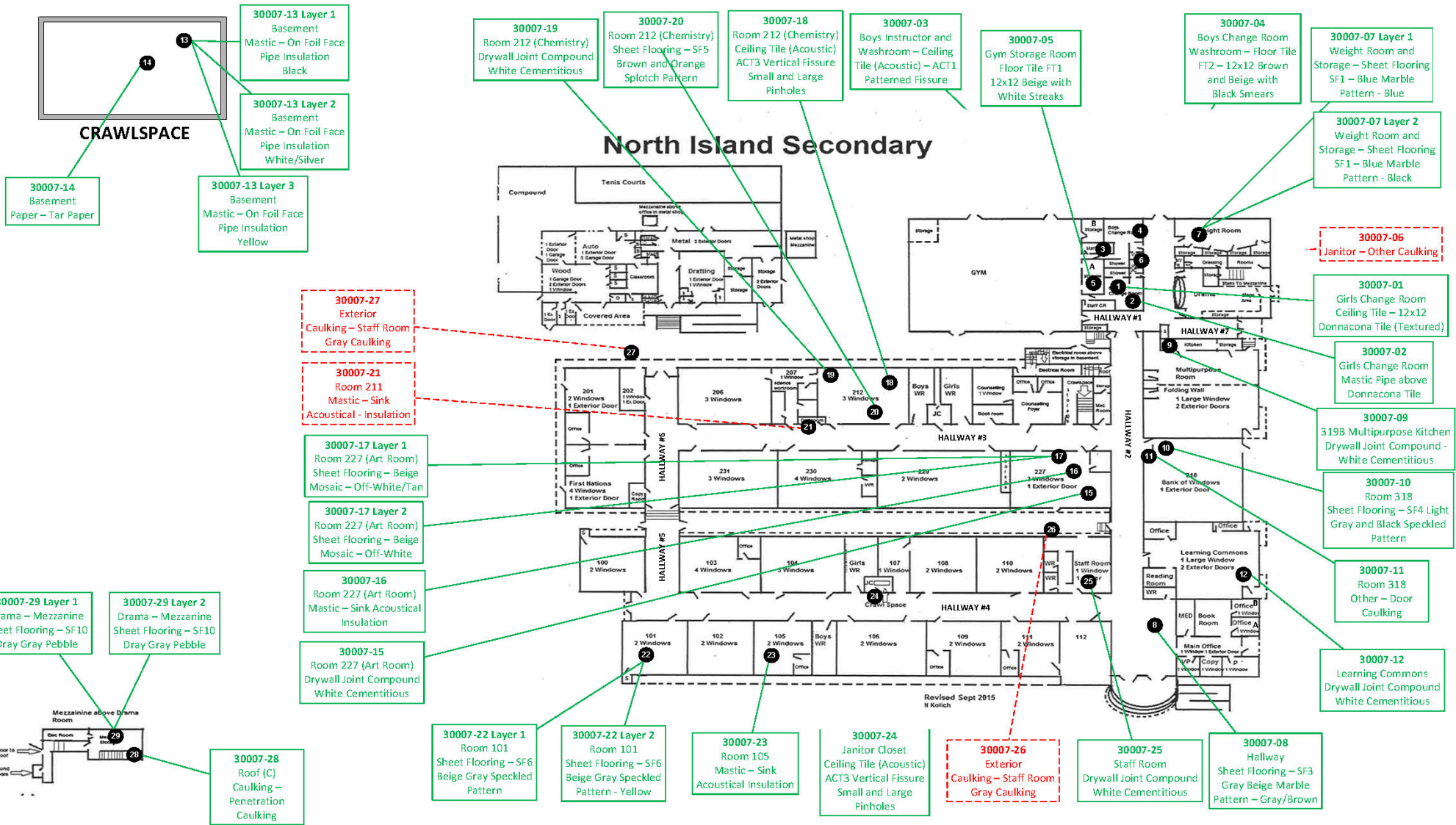


Asbestos Not Detected



Material Contains Asbestos

Revised Sept 2015  
H Kolich



Drawing Not to Scale

**Sample Result Key**

- 123 No Asbestos Detected
- 123 Material Contains Asbestos
- 123 Lead (Pb) Sample

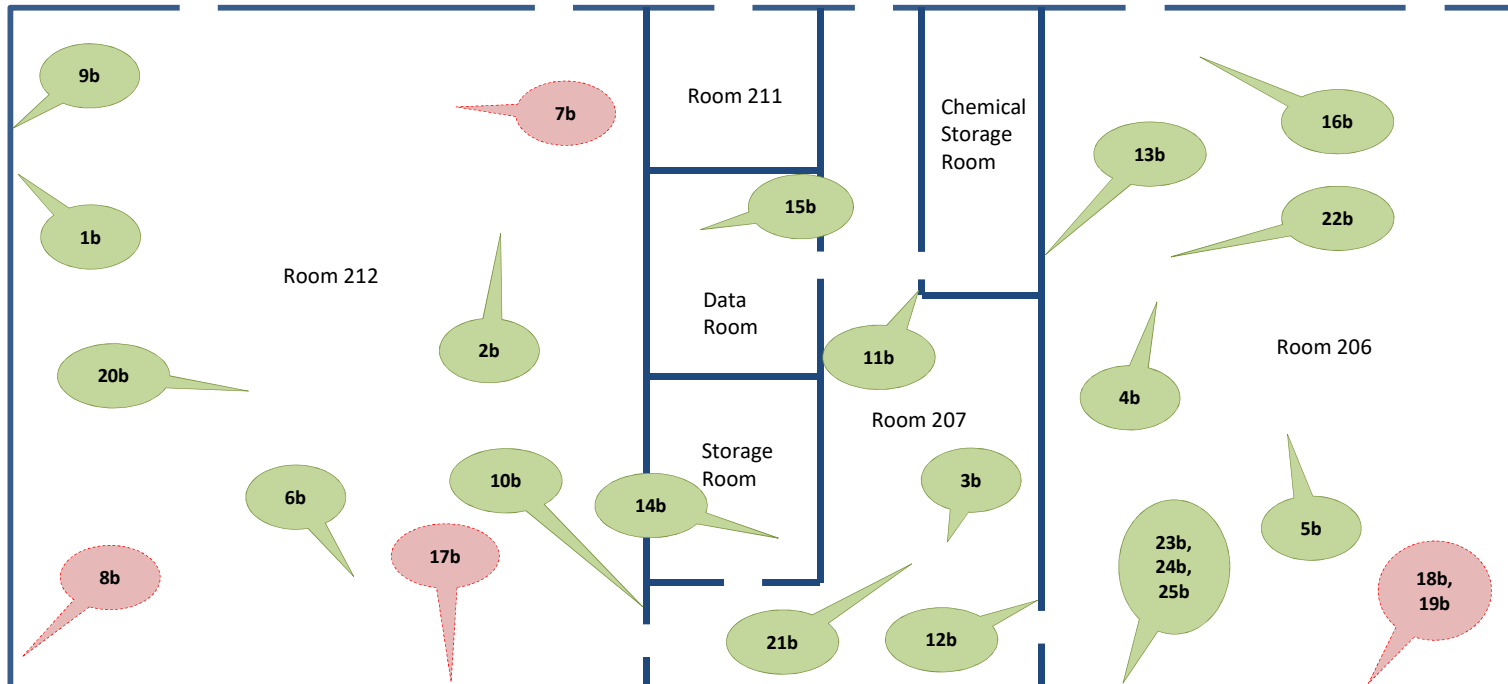
ADDRESS/LOCATION:  
North Island Secondary School  
2071 McNeill Road, Port McNeill, BC  
V0N 2R0  
DRAWING TITLE:  
School District 85

PROJECT NO.: 30007  
DATE: 08/30/2016  
SURVEYED BY: Julie Scott/Moncrieff/  
Bill Sullivan  
DRAWING NO.: 003

 **North West  
Environmental Group Ltd.**  
#201-415 Gorge Road East  
Victoria B.C. V8T 2W1



**Location:** North Island Secondary School, Port McNeill, BC  
**Drawing Title:** Sample Locations  
**Project No:** 40391  
**Drawing No:** 001  
**Surveyed By:** PG  
**Survey Date:** July 27, 2020



|     |   |
|-----|---|
| 1b  | Acoustic ceiling tile 1 – Pinhole with lateral fissures |
| 2b  | Acoustic ceiling tile 1 – Pinhole with lateral fissures |
| 3b  | Acoustic ceiling tile 1 – Pinhole with lateral fissures |
| 4b  | Acoustic ceiling tile 1 – Pinhole with lateral fissures |
| 5b  | Acoustic ceiling tile 1 – Pinhole with lateral fissures |
| 6b  | Sheet flooring 1 – Mottled grey, brown, pink, and beige |
| 7b  | Acoustic sink insulation – Gold/silver                  |
| 8b  | Fume hood liner board – grey                            |
| 9b  | Drywall joint compound                                  |
| 10b | Drywall joint compound                                  |
| 11b | Drywall joint compound                                  |
| 12b | Drywall joint compound                                  |
| 13b | Drywall joint compound                                  |
| 14b | Black baseboard with yellow adhesive                    |
| 15b | Black baseboard with yellow adhesive                    |
| 16b | Black baseboard with yellow adhesive                    |
| 17b | Window caulking – black                                 |
| 18b | Window caulking– black (Visually similar to 40391-17b)  |
| 19b | Window caulking– black (Visually similar to 40391-17b)  |
| 20b | Acoustic ceiling tile 2 – Pinhole with random divots    |
| 21b | Acoustic ceiling tile 2 – Pinhole with random divots    |
| 22b | Acoustic ceiling tile 2 – Pinhole with random divots    |
| 23b | Beige glue on concrete blocks                           |
| 24b | Beige glue on concrete blocks                           |
| 25b | Beige glue on concrete blocks                           |

### Sample Results



Asbestos Not Detected



Material Contains Asbestos



Lead Sample  
(concentration below 90 mg/kg)



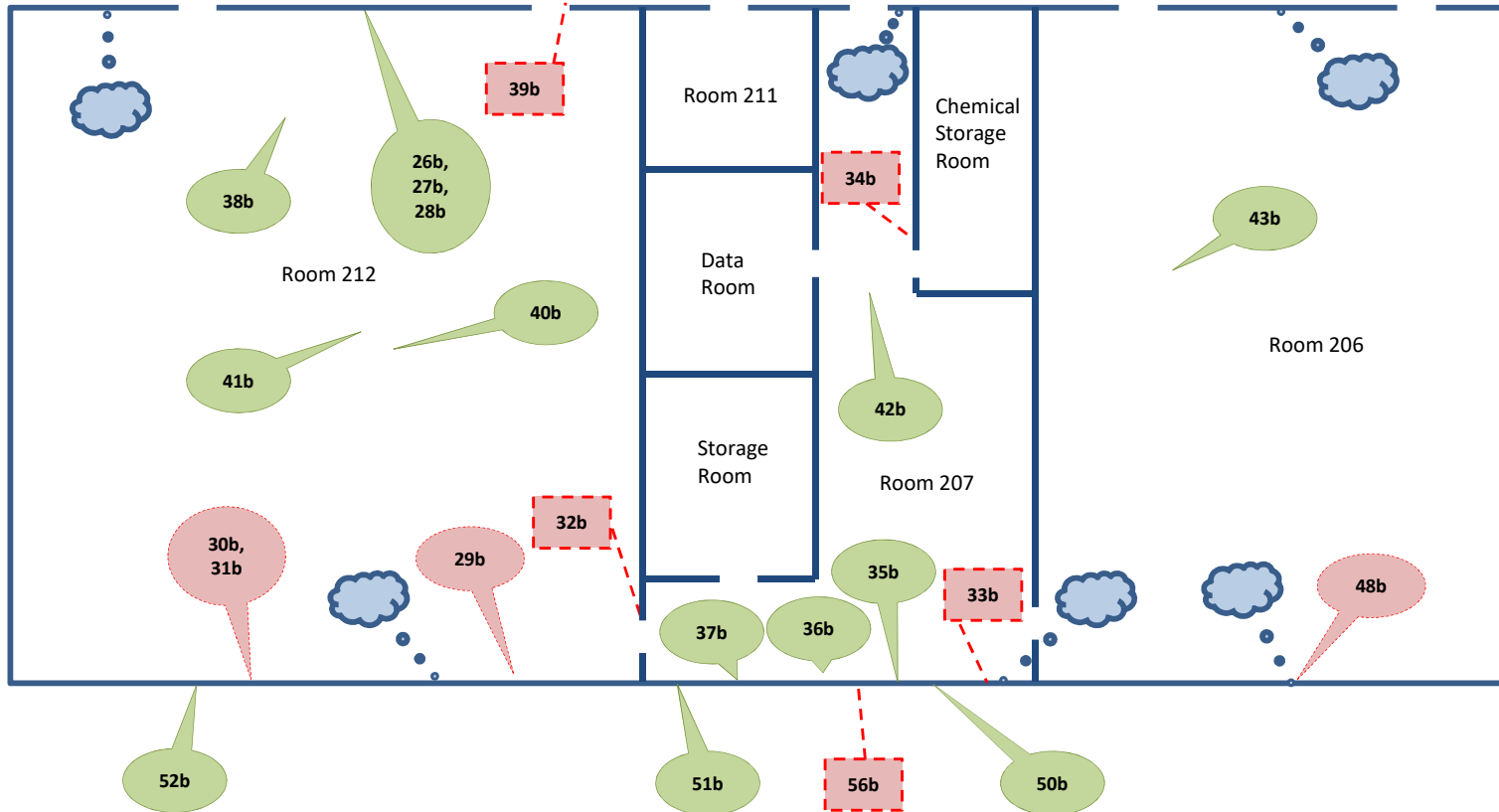
Lead Sample  
(concentration above 90 mg/kg)



Concrete Block  
Core Location



**Location:** North Island Secondary School, Port McNeill, BC  
**Drawing Title:** Sample Locations  
**Project No:** 40391  
**Drawing No:** 002  
**Surveyed By:** PG  
**Survey Date:** July 27, 2020



|     |  |
|-----|--|
| 26b | Brown adhesive on concrete blocks                      |
| 27b | Brown adhesive on concrete blocks                      |
| 28b | Brown adhesive on concrete blocks                      |
| 29b | Window caulking - grey                                 |
| 30b | Window caulking - grey (Visually similar to 40391-29b) |
| 31b | Window caulking - grey (Visually similar to 40391-29b) |
| 32b | White paint on wood trim                               |
| 33b | Olive paint on concrete blocks                         |
| 34b | Green paint on drywall                                 |
| 35b | Grey parging on concrete blocks                        |
| 36b | Grey parging on concrete blocks                        |
| 37b | Grey parging on concrete blocks                        |
| 38b | Black desk liner                                       |
| 39b | Blue paint on wood door                                |
| 40b | Grey mastic on ductwork                                |
| 41b | Grey mastic on ductwork                                |
| 42b | Grey mastic on ductwork                                |
| 43b | Grey mastic on ductwork                                |
| 48b | Vermiculite from concrete block core                   |
| 50b | Stucco   |
| 51b | Stucco   |
| 52b | Stucco   |
| 56b | Grey paint on concrete block                           |

### Sample Results



Asbestos Not Detected



Material Contains Asbestos



Lead Sample  
(concentration below 90 mg/kg)



Lead Sample  
(concentration above 90 mg/kg)

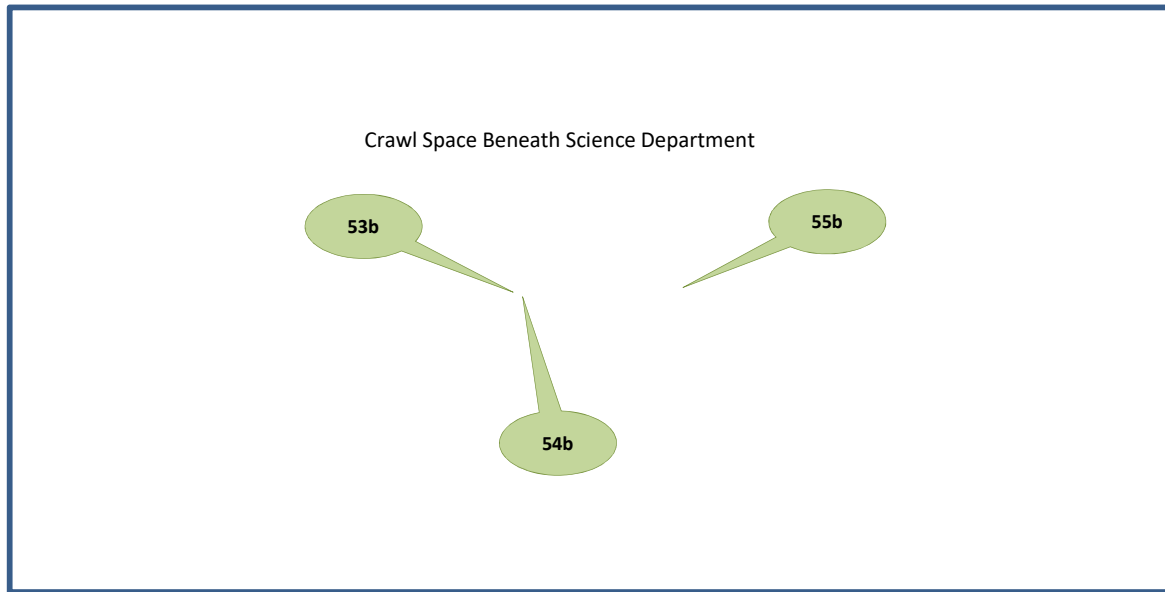


Concrete Block  
Core Location



**Location:** North Island Secondary School, Port McNeill, BC  
**Drawing Title:** Sample Locations  
**Project No:** 40391  
**Drawing No:** 003  
**Surveyed By:** PG  
**Survey Date:** July 27, 2020

|     |                              |
|-----|------------------------------|
| 53b | Pipe run with black mastic   |
| 54b | Pipe elbow with black mastic |
| 55b | Pipe run with black mastic   |



**Sample Results**



Asbestos Not Detected



Material Contains Asbestos



Lead Sample  
(concentration below 90 mg/kg)



Lead Sample  
(concentration above 90 mg/kg)



Concrete Block  
Core Location

## Appendix D. Regulatory Framework

1. **Workers Compensation Act**, Part 2, Division 4 (General Duties of Employers, Workers and Others), Section 25 (General duties of owner).
2. **BC Occupational Health and Safety Regulation**, BC Reg. 296/97, including amendments.
3. **Safe Work Practices for Handling Asbestos**, WorkSafeBC, current edition.
4. **Hazardous Waste Regulation**, BC Ministry of Environment, including amendments.
5. **Transportation of Dangerous Goods Regulations SOR / 2008-34**, Transportation of Dangerous Goods Act, SOR/2008/34 including amendments.

## Appendix E. Methodology

The assessment adhered to applicable regulations and followed industry-accepted standards and methodologies.

**Note:** Not all of the following materials and/or methods were necessarily included in this assessment.

### Asbestos

An initial walk-through was conducted of the assessment areas for building materials and machinery or equipment to make a preliminary determination if asbestos could be present.

To confirm or discount the presence of asbestos, representative bulk samples were collected. The sample locations in the building are identified with a unique sample number. Whenever practicable, a representative number of material samples were collected as per WorkSafeBC guidance. Some materials could not be representatively sampled due to accessibility or if sample collection would damage the remaining material.

Bulk samples were submitted for analysis in accordance with the following method: EPA 600 R-93 / 116-1993. Samples consisting of greater than 0.5% asbestos were reported as an asbestos-containing material as per WorkSafeBC. See Appendix G for details on how asbestos-containing materials are evaluated to determine management actions.

Vermiculite samples were submitted for analysis in accordance with the Research Method for Sampling and Analysis of Fibrous Amphibole in Vermiculite Attic Insulation (EPA/600/R-04/004, January 2004, US EPA.) Samples of loose fill vermiculite insulation found to contain any trace of asbestos were reported as

## Appendix F. Evaluation of Asbestos-Containing Materials

Evaluation of asbestos-containing materials (ACMs) is based on the condition of the material, its accessibility, and its friability. The following are guidelines used to evaluate ACMs and the action, if any, required to safely manage them.

### Spray Applied Fireproofing, Insulation and Texture Finishes

In evaluating the condition of ACM spray applied as fireproofing, thermal insulation or texture, decorative or acoustic finishes, the following criteria apply.

|               |   |
|---------------|---|
| <b>GOOD</b>   | Surface of material shows no significant signs of damage, deterioration or delamination. Up to one percent visible damage to surface is allowed within range of GOOD. Evaluation of sprayed fireproofing requires the assessor to be familiar with the irregular surface texture typical of sprayed asbestos products. GOOD condition includes un-encapsulated or unpainted fireproofing or texture finishes, where no delamination or damage is observed, and encapsulated fireproofing or texture finishes where the encapsulation has been applied after the damage or fallout occurred. |
| <b>POOR</b>   | Sprayed materials show signs of damage, delamination or deterioration. More than one percent damage to surface of ACM spray.  |
| <b>DEBRIS</b> | Spray materials are dislodged from surface application source. The identified debris is noted as being separated from the original source.  |

### Mechanical Insulation

In evaluating the condition of mechanical insulation (on boilers, breeching, ductwork, piping, tanks, equipment etc.) the following criteria are used.

|               |   |
|---------------|---|
| <b>GOOD</b>   | Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor surface damage (i.e., scuffs or stains), but the jacketing is not penetrated.                      |
| <b>FAIR</b>   | Minor penetration damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation should be minor to none. |
| <b>POOR</b>   | Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired.  |
| <b>DEBRIS</b> | Insulation materials are dislodged from surface application source. The identified debris is noted as being separated from the original source.   |

### Non-Friable and Potentially Friable Materials

Non-friable materials generally have little potential to release airborne fibres, even when damaged by mechanical breakage. However, some non-friable materials, i.e., exterior asbestos concrete products, may have deteriorated so that the binder no longer effectively contains the asbestos fibres. In such cases of significantly deteriorated non-friable material, the material will be treated as a friable product.

### Accessibility

The accessibility of building materials known or suspect of being ACM is rated according to the following criteria.

|                   |  |
|-------------------|--|
| <b>Access (A)</b> | Areas of the building within reach (from floor level) of all building users. Includes areas such as gymnasiums, workshops, and storage areas where activities of the building users may result in disturbance of ACM not normally within reach from floor level. |
|-------------------|--|

|                             |  |
|-----------------------------|--|
| <b>Access (B)</b>           | Frequently entered maintenance areas within reach of maintenance staff, without need for a ladder. Includes: frequently entered pipe chases, tunnels and service areas or areas within reach from a fixed ladder or catwalk (e.g., tops of equipment, mezzanines).   |
| <b>Access (C) Exposed</b>   | Areas of the building above 2.5 metres where use of a ladder is required to reach the ACM. Only refers to ACM materials that are exposed to view, from the floor or ladder, without removing or opening other building components such as ceiling tiles, or service access doors or hatches. Does not include infrequently accessed service areas of the building. |
| <b>Access (C) Concealed</b> | Areas of the building which require removal of a building component including lay-in ceilings and access panels into solid ceiling systems. Includes rarely entered crawlspaces, attic spaces etc. Observations are limited to the extent visible from the access points.  |
| <b>Access (D)</b>           | Areas of the building behind inaccessible solid ceiling systems, walls, or mechanical equipment, etc., where demolition of the ceiling, wall or equipment etc., is required to reach the ACM. Evaluation of condition and extent of ACM is limited or impossible, depending on the assessor's ability to visually examine the materials in Access D.               |
| <b>ACM in Plenum</b>        | Areas of the building where air movement through open or closed air spaces or plenums can be accesses by Access X, where X is any of the Accesses A-D, inclusive.  |

### Action Matrix

The following Action Matrix determines what, if any, action is required to safely manage ACMs.

| Access        | Condition  |            |          |          |
|---------------|------------|------------|----------|----------|
|               | Good       | Fair       | Poor     | Debris   |
| (A)           | Action 5/7 | Action 5/6 | Action 3 | Action 1 |
| (B)           | Action 7   | Action 6/5 | Action 3 | Action 1 |
| (C) Exposed   | Action 7   | Action 6   | Action 4 | Action 2 |
| (C) Concealed | Action 7   | Action 7   | Action 4 | Action 2 |
| (D)           | Action 7   | Action 7   | Action 7 | Action 7 |
| (X)           | Action 5/7 | Action 5/6 | Action 3 | Action 1 |

### Action Table

The following is a description of the action required to manage ACMs, based on the outcome of the evaluation.

|                 |  |
|-----------------|--|
| <b>Action 1</b> | <b>Immediate Clean Up of Debris That is Likely to be Disturbed</b><br>Restrict access/shut off air handling system if disturbance of the ACM DEBRIS is likely, and clean up ACM DEBRIS immediately. Utilize proper asbestos procedures. This action is required for compliance with regulatory requirements.   |
| <b>Action 2</b> | <b>Entry into Areas with ACM Debris</b><br>At locations where ACM DEBRIS can be isolated in lieu of removal or clean up, use appropriate means to limit entry to the area. Restrict access to the area to persons utilizing moderate risk asbestos-work precautions. The precautions will be required until the ACM DEBRIS has been cleaned up, and the source of the DEBRIS has been stabilized or removed. |
| <b>Action 3</b> | <b>ACM Removal Required for Compliance</b><br>Remove ACM for compliance with regulatory requirements. Utilize asbestos procedures appropriate to the scope of the removal work.  |
| <b>Action 4</b> | <b>Access into Areas Where ACM is Present and Likely to be Disturbed by Access</b><br>Use asbestos precautions when entry or access into an area is likely to disturb the ACM. ACTION 4 must be used until the ACM is removed (Use ACTION 1 or 2 if DEBRIS is present).  |
| <b>Action 5</b> | <b>Proactive ACM Removal</b>   |

|                 |  |
|-----------------|--|
|                 | Remove ACM in lieu of repair, or at locations where the presence of asbestos in GOOD condition is not desirable.   |
| <b>Action 6</b> | <b>ACM Repair</b><br>Repair ACM found in FAIR condition, and not likely to be damaged again or disturbed by normal use of the area or room. Upon completion of the repair work, treat ACM as material in GOOD condition and implement ACTION 7. If ACM is likely to be damaged or disturbed during normal use of the area or room, implement ACTION 5. |
| <b>Action 7</b> | <b>Routine Surveillance</b><br>Institute routine surveillance of the ACM. Trained workers or contractors must use appropriate asbestos precaution during disturbance of the remaining ACM.   |

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