January 23, 2019

District of West Vancouver
750 17th St
West Vancouver, BC
V7V 3T3

E-mail: jtwong@westvancouver.ca

Attention: John Wong, Manager of Facilities and Assets

Reference: Pre Demolition Hazardous Material Survey of Klee Wick House Garage Art Studio, Artists House, Workshop, and Greenhouses at 200 Keith Road, West Vancouver, BC

Executive Summary

TSS Total Safety Services, Inc. (Total Safety) has, in accordance with your request, completed a hazardous material survey of the Garage Art Studio, Artists House, as well as the Workshop and Greenhouses located at the above referenced location on June 6, 2018. Forty-seven (47) bulk samples of building materials typically suspected to contain asbestos were collected. In addition, eight (8) bulk samples of paint were collected for analysis to determine lead content.

Asbestos containing materials identified include:

- Garage Art Studio- Drywall joint compound and vermiculite insulation
- Artists House- Fireplace grout, window butyl tape, exterior textured paint, white duct tape, transite cement board, and vinyl floor tile. Roof vent mastics and chimney mortars (assumed)
- Workshop and Greenhouses- Pipe thread compound and transite board

Seven (7) paint samples contained lead at a concentration above the Canada Consumer Products Containing Lead (Contact with Mouth) Regulations, which defines lead containing paint as paint that contains in excess of 90 mg/kg (µg/g) of lead.

Mercury containing thermostats and mercury containing fluorescent lights were present in the areas surveyed.

Fluorescent light fixtures that may contain PCB ballasts were present.

Refrigeration/cooling units that may contain ozone depleting substances were present.
Smoke detectors which may contain radioactive substances were present.

Rodent/avian feces and fungal growth were observed in the areas surveyed.

Potential silica-containing building materials such as drywall, plaster and concrete were observed.

Various chemicals, such as sodium hypochlorite, paints, paint thinners, varnishes, and cleaners were present in the kitchen of the Artists House.

Introduction

TSS Total Safety Services, Inc. (Total Safety) has, in accordance with your request, completed a hazardous materials survey of the Art Studio, Artists House, as well as the Workshop and Greenhouses located at the above referenced location on June 6, 2018. The purpose of the survey was to identify hazardous materials such as asbestos containing materials, lead containing paints, PCBs, mercury, mould, ozone depleting substances (ODS), silica, rodent/avian feces and/or radioactive sources prior to planned demolition.

Scope of Work

The scope of this hazardous materials survey included all areas of the Garage Art Studio and Artists House, such as roofing materials, exterior spaces, basement areas, under flooring, and inside wall cavities. Note that the vents and chimney on the roof of the Artists House could not be accessed on the day of sampling. Non-destructive surveying was conducted at the Workshop attached to the Caretaker house and the surrounding Greenhouses, as the Workshop and Greenhouses were still in use. The Caretaker house was not surveyed at the request of the client due to ongoing occupancy.

Building Description

The Art Studio is a one-storey building constructed of a wood frame on a concrete foundation. The exterior consisted of plywood or wood siding and a wood roof with tar shingles. The interior walls and ceilings consisted of nailed on plywood, some of which had drywall joint compound. The flooring consisted of bare concrete flooring or vinyl floor tile on concrete or cork. The attic had fibreglass and vermiculite insulation.

The Artists House is a one level property with a basement constructed of a wood frame on a concrete foundation. The exterior is finished with texture coated wood shingles on plywood, while the roof is finished with tar shingles on plywood. The interior walls are lath and plaster, the ceilings consist of lath and plaster or ceiling tile, and the flooring is a combination of ceramic tile, sheet vinyl flooring, and vinyl floor tile. The basement walls consist of wood or lath and plaster, the flooring consists of concrete, carpet, or vinyl floor tile, and the ceiling consists of wood or ceiling tiles.

The Workshop is attached to the main caretaker house, and is constructed of cinder block walls on a concrete foundation. The exterior consists of cinder block walls and a flat roof with wood siding; the roofing material was not surveyed to avoid damaging the building envelope. The interior walls consist of cinder blocks, wood, or
drywall, the ceiling consists of wood, and the flooring consists of concrete. The greenhouses consisted of clear plastic panels, clear polyurethane sheets, and hollow cinder blocks.

**Methodology**

**Asbestos Containing Material**
Forty-seven (47) bulk samples of building materials typically suspected of containing asbestos were collected for analysis; please see Appendix A for a complete list of materials sampled. Sample quantities and materials sampled were selected based on our experience and guidelines provided by WorkSafeBC (“Safe Work Practices for Handling Asbestos”, 2012). All the bulk samples were analyzed at the in-house laboratory of Total Safety in accordance with the National Institute for Occupational Safety and Health (NIOSH) Analytical Method 9002, “Asbestos (bulk) by Polarized Light Microscopy.”

Total Safety laboratories are deemed proficient by the American Industrial Hygiene Association (AIHA) and participate in the quarterly rounds of proficiency testing to maintain registration. All samples will be stored at our laboratory for a period of one month before being disposed of. Should you wish to keep these samples for longer please notify us within this period.

**Lead**
Eight (8) representative samples of paint were collected to test for the presence of lead. The samples were submitted in labeled and sealed containers to AGAT Laboratories for lead analysis using NIOSH Method 7105 Lead by graphite furnace atomic absorption spectrometry (GFAAS) or EPA Method 6010C inductively coupled plasma-atomic emission spectrometry (ICP-AES).

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

**Findings**

**Asbestos Containing Materials**
WorkSafeBC considers asbestos containing materials as those materials, other than vermiculite, that contain at least 0.5% asbestos by weight. For vermiculite, WorkSafeBC determines that it is asbestos containing if it contains any detectable amount of asbestos. Table 1 below shows identified asbestos containing building materials. For a complete record of analysis refer to Appendix A for the Bulk Sample Report. For photos of asbestos containing materials, refer to Appendix B; for a site plan showing sample locations, see Appendix C. An interpretation of these results is provided in the discussion section.

Estimates are approximate only and for the purpose of determining risk level. They should not be relied upon for budgeting or creation of a scope of work or specification for demolition/renovation.
Table 1 – Summary of Asbestos Containing Materials

<table>
<thead>
<tr>
<th>Sample No.</th>
<th>Location</th>
<th>Material</th>
<th>Asbestos Type (%)</th>
<th>Estimated Quantity</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-0250-68827-004</td>
<td>Garage Art Studio- Main Floor, Center Bay, North Wall, on Wood</td>
<td>Drywall Joint Compound</td>
<td>Chrysotile (1%)</td>
<td>~4500 sqft</td>
</tr>
<tr>
<td>18-0250-68827-012</td>
<td>Garage Art Studio- Attic</td>
<td>Vermiculite Insulation</td>
<td>Actinolite (TRACE)</td>
<td>~1200 sqft</td>
</tr>
<tr>
<td>18-0250-68824-009</td>
<td>Artists House- Main Floor Studio, Fireplace</td>
<td>Grout (Grey)</td>
<td>Chrysotile (3%)</td>
<td>~30 sqft</td>
</tr>
<tr>
<td>18-0250-68824-010</td>
<td>Artists House- Main Floor Studio, Window</td>
<td>Butyl Tape (Black)</td>
<td>Chrysotile (5%)</td>
<td>~10 lineal ft</td>
</tr>
<tr>
<td>18-0250-68824-011</td>
<td>Artists House- Exterior, West Wall Shingles</td>
<td>Texture Coat (White)</td>
<td>Chrysotile (1%)</td>
<td>~6000 sqft</td>
</tr>
<tr>
<td>18-0250-68824-012</td>
<td>Artists House- Exterior, North Wall Shingles and Trim</td>
<td>Texture Coat (White)</td>
<td>Chrysotile (1%)</td>
<td></td>
</tr>
<tr>
<td>18-0250-68824-013</td>
<td>Artists House- Exterior, East Wall Shingles</td>
<td>Texture Coat (White)</td>
<td>Chrysotile (1%)</td>
<td></td>
</tr>
<tr>
<td>18-0250-68824-018</td>
<td>Artists House- Basement, Ducting</td>
<td>Duct Tape (White)</td>
<td>Chrysotile (40%)</td>
<td>~1500 sqft</td>
</tr>
<tr>
<td>18-0250-68824-019</td>
<td>Artists House- Basement, NE Area, Kiln</td>
<td>Insulation/Transite Cement</td>
<td>Chrysotile (40%)</td>
<td>~1 sqft</td>
</tr>
<tr>
<td>18-0250-68824-022</td>
<td>Artists House- Basement, South Room Flooring</td>
<td>Vinyl Floor Tile (Green)</td>
<td>Chrysotile (20%)</td>
<td>~1200 sqft</td>
</tr>
<tr>
<td>18-0250-68828-007</td>
<td>First Floor- Greenhouse, Hot Water Pipes, Center</td>
<td>Pipe Thread Compound</td>
<td>Chrysotile (1%)</td>
<td>~50 lineal ft</td>
</tr>
<tr>
<td>18-0250-68828-008</td>
<td>First Floor- Greenhouse, Hot Water Pipes, East</td>
<td>Pipe Thread Compound</td>
<td>Chrysotile (1%)</td>
<td></td>
</tr>
<tr>
<td>18-0250-68828-009</td>
<td>First Floor- Greenhouse, Hot Water Pipes, West</td>
<td>Pipe Thread Compound</td>
<td>Chrysotile (2%)</td>
<td></td>
</tr>
<tr>
<td>18-0250-68828-010</td>
<td>First Floor- Greenhouse, Siding</td>
<td>Transite Board (White)</td>
<td>Chrysotile (30%)</td>
<td>~500 sqft</td>
</tr>
</tbody>
</table>

Lead

Sampling results identified seven (7) paint samples collected to have a concentration above 90µg/g lead (Table 2). The Canada Consumer Products Containing Lead (Contact with Mouth) Regulations defines lead containing paint as paint that contains in excess of 90 mg/kg (µg/g) of lead. Therefore, this paint sample is considered to be lead containing. For a site plan showing sample locations, see Appendix C.
<table>
<thead>
<tr>
<th>Sample No.</th>
<th>Location</th>
<th>Material</th>
<th>Lead Concentration µg/g</th>
<th>Photos</th>
</tr>
</thead>
<tbody>
<tr>
<td>Pb1-A</td>
<td>Garage Art Studio- Exterior, East Side, on Siding</td>
<td>Paint (White, on Wood)</td>
<td>16,200</td>
<td></td>
</tr>
<tr>
<td>Pb2-A</td>
<td>Garage Art Studio, Main Floor, East Room, North Wall</td>
<td>Paint (White, on Wood)</td>
<td>1,360</td>
<td></td>
</tr>
<tr>
<td>L1</td>
<td>Artists House, Main Floor, Studio Wall</td>
<td>Paint (White, on plaster)</td>
<td>159</td>
<td></td>
</tr>
<tr>
<td>L2</td>
<td>Artists House, Main Floor, Studio, Window Sill</td>
<td>Paint (White, on Wood)</td>
<td>618</td>
<td></td>
</tr>
<tr>
<td>L3</td>
<td>Artists House, Exterior, on Wood Shingles</td>
<td>Paint (White Texture, on Wood)</td>
<td>64,200</td>
<td></td>
</tr>
<tr>
<td>----</td>
<td>------------------------------------------</td>
<td>-------------------------------</td>
<td>-------</td>
<td></td>
</tr>
<tr>
<td>250-Pb1</td>
<td>Workshop- Cinder Block Walls</td>
<td>Paint (Blue, on Cement)</td>
<td>116</td>
<td></td>
</tr>
<tr>
<td>250-Pb2</td>
<td>Workshop- Drywall/Wood Walls</td>
<td>Paint (Blue, on Wood)</td>
<td>16</td>
<td></td>
</tr>
<tr>
<td>250-Pb3</td>
<td>Workshop- Exterior Wood Siding</td>
<td>Paint (Purple-grey on Wood and Cinder Block)</td>
<td>1,970</td>
<td></td>
</tr>
</tbody>
</table>

**Mercury**

Mercury thermostats were observed in the areas surveyed. Fluorescent light tubes and compact bulbs, which contain mercury, were observed throughout all the areas surveyed.
Ozone Depleting Substances (ODS)
Refrigerator, freezer, air conditioner and HVAC units, which may contain ozone depleting substances such as Chlorofluorocarbons (CFCs), were observed throughout all areas surveyed.

Polychlorinated Biphenyls (PCBs)
Fluorescent light fixtures, which may contain PCBs in the ballasts, were observed throughout all areas surveyed.

Radioactive Materials
Smoke detectors, which may contain radioactive materials, were observed in the areas surveyed.

Rodent/Avian Feces
Rodent feces were observed in the areas surveyed.

Mould
Mould contaminated building materials were observed in the areas surveyed, including most of the walls of the Artists House.

Silica
Silica is present in concrete and may be present in drywall and plaster, all of which were observed in the areas surveyed.

Chemicals
Various chemicals, such as sodium hypochlorite, paints, paint thinners, varnishes, and cleaners were present in the areas surveyed.

Discussion and Recommendations

Asbestos Containing Materials

Garage Art Studio
One (1) sample of drywall joint compound sampled from the interior wood walls of the Garage Art Studio was found to contain asbestos. As there is no apparent pattern of usage for this material, Total Safety must consider all drywall joint compound in the Art Studio to be homogenous and therefore asbestos containing. This material can be removed using power tools equipped with a HEPA vacuum and moderate risk work procedures.

One (1) sample of vermiculite from the Garage Art Studio attic was found to contain asbestos. Total Safety considers all vermiculite to contain asbestos. This material can be removed manually or by vacuum using high risk work procedures.

Artists House
One (1) sample of grey grout from the fireplace in the Artists House Studio was found to contain asbestos. This material may be removed using moderate risk procedures involving the use of a glove bag.
One (1) sample of butyl tape from a window from the Artists House was found to contain asbestos. Total Safety considers all black butyl tape to be asbestos containing. This material can be removed using hand tools and moderate risk work procedures.

Three (3) samples of texture coat on the exterior wood shingle siding and trim of the Artists House were found to contain asbestos. Total Safety considers all exterior texture coats to contain asbestos. This material can be removed using hand tools and moderate risk safe work procedures if removal involves removing shingles whole and bagging them without significant disturbance to the texture coat.

One (1) sample of white duct tape from the ducting in the basement of the Artists House was found to contain asbestos. Total Safety considers all white duct tape to contain asbestos. This material can be removed using hand tools and moderate risk procedures.

One (1) sample of transite cement board from the kiln in the basement of the Artists House was found to contain asbestos. Transite cement board was also observed in the Storage Room in the basement of the Artists House. Total Safety considers all transite cement board to contain asbestos. This material can be removed using hand tools and moderate risk procedures.

One (1) sample of green vinyl floor tile on concrete from the basement South Room floor of the Artists House was found to contain asbestos. Total Safety considers all green vinyl floor tile contain asbestos. This material can be removed using power tools and high-risk procedures due to the quantity of asbestos in the tiles and glue.

Note that the vents and chimneys on the roof of the Artists House could not be accessed on the day of sampling due to safety issues. Any vent mastics and chimney mortars present should be treated as asbestos-containing until sampling indicates otherwise.

**Workshop and Greenhouses**

Three (3) samples of pipe thread compound from hot water piping in the greenhouses were found to contain asbestos. Total Safety considers greenhouse hot water piping to be asbestos containing. This material can be removed using hand tools and moderate risk procedures.

One (1) sample of transite cement board from one of the greenhouses was found to contain asbestos. Total Safety considers all transite cement board to contain asbestos. This material can be removed using hand tools and moderate risk procedures.

Materials which are known to not contain asbestos that were observed and were not sampled include fiberglass batting, cellulose insulation, ceramic tiles, and concrete. Cellulose insulation was observed in the ceiling cavity of the Artists House.

If any of the identified asbestos containing materials are likely to be disturbed they must be removed by a qualified asbestos abatement contractor prior to any renovation or demolition work being performed, using appropriate work procedures as determined by a Risk Assessment by a Qualified Person and in accordance with the BC Occupational Health and Safety Regulation (OH&S). In addition to the asbestos containing materials identified in this intrusive survey. Should materials suspected as being asbestos containing be discovered, all work should cease at that location until the material has been identified.
Disposal of asbestos containing materials must be carried out in compliance with the BC Ministry of Environment Hazardous Waste Regulation and may require the site owner obtain a waste generator number.

If any drywall is to be removed, please note that non-asbestos drywall/gypsum is banned from most BC landfills because it forms a hazardous gas when mixed with water; however, it is a recyclable product and should therefore not be mixed with other garbage or left attached to other demolition waste. Non-asbestos drywall must be disposed of separately at a qualified recycling centre.

**Mercury**
Mercury containing thermostat(s) were observed within the site. The mercury contained within the thermostat(s) is classified as a Special Waste material and must be disposed of in accordance with BC Ministry of Environment Regulations.

Fluorescent light tubes and bulbs contain mercury vapour and should be disposed of in accordance with BC Ministry of Environment Regulations. Systems are in place that can facilitate recycling of the glass and mercury in fluorescent lights while mitigating worker exposure during the disposal process.

**Lead**
Lead containing paint was identified on various surfaces within the area surveyed. In the event that the surfaces to which lead based paint has been applied are to be disturbed by cutting, sanding, grinding, burning or otherwise abraded, safe work procedures must be employed in compliance with the requirements of the WorkSafeBC Occupational Health & Safety Regulation Section 6.59.

Lead flashings, vents and other lead products can be recycled as metal construction waste.

**Ozone Depleting Substances (ODS)**
Refrigerator, freezer, air conditioning, and/or HVAC units observed may contain Chlorofluorocarbons (CFCs) and therefore must be disposed of in accordance with the B.C. Ministry of Environment’s “Ozone-Depleting Substances and Halocarbons Regulations” (2004). The fridge/freezer must be treated as CFC containing until it has been determined otherwise.

**Polychlorinated Biphenyls (PCBs)**
Fluorescent light fixtures were observed and may contain PCBs within the light ballasts. Ballasts must be inspected to determine whether or not PCBs are present prior to disposal. Non-PCB containing ballasts must have a label affixed which states they do not contain PCBs. It may also be possible to determine PCB content by using guidelines in Environment Canada’s document, “Identification of Light Ballasts Containing PCBs” (EPS 2/CC/2, revised August 1991). If no determination can be made the ballasts must be assumed to contain PCBs. If they are determined to or assumed to contain PCBs they must be disposed of at an approved disposal facility.

**Radioactive Materials**
Smoke detectors were observed within the areas surveyed. These units may be of the ionization type or photoelectric type. Ionization smoke alarms contain a small amount of a material called Americium 241, which emits alpha particles that collide with the oxygen and nitrogen in the air to create ions. Photo-electric smoke
detectors use a tiny beam of light to detect smoke particles. Compared with radioactive detectors that rely on ionized air, photoelectric detectors use no radioactive materials. As long as smoke detectors are used as directed and not opened, stored in large numbers, or damaged, they pose no radiation health risk to humans.

**Rodent Feces**

Rodent feces were observed in the areas surveyed. If the rodent feces will be disturbed by removal of contents or other work in the area they should be removed by a qualified contactor. The scope of the contaminated area suspected to be disturbed by planned renovations or demolition should be assessed by a qualified person to develop a risk assessment and clean-up procedures as required.

**Silica**

Disturbance of silica containing materials can result in the production of airborne respirable silica. Crystalline silica dust (e.g., quartz dust) is considered a carcinogen and therefore WorkSafeBC requires that exposures be kept As Low As Reasonably Achievable (ALARA). Workers must be protected from silica dust exposure during construction and demolition projects. In order to control worker exposure to silica dust, a risk assessment and work procedures must be developed, which comply with the WorkSafeBC Occupational Health & Safety Regulation.

**WorkSafeBC Regulatory Requirements (Asbestos and Lead)**

Notification in the form of a Notice of Project for Asbestos (NOPA) and/or Lead (NOPL) must be submitted to WorkSafeBC a minimum of 48 hours prior to commencement of abatement work. In conjunction with the NOPA/NOPL the contractor must submit a site specific risk assessment and safe work procedures.

To comply with Part 6 of the WorkSafeBC OH&S Regulation, specifically Section 6.32 pertaining to documentation, **District of West Vancouver** should acquire copies of the abatement contractor’s NOPA/NOPL, abatement procedures, any air monitoring results and all documentation submitted to WorkSafeBC. These documents are required to be maintained for a period of 10 years.

Note that if an abatement contractor is hired to conduct work, they must not list Total Safety as the consultant on their NOPA/NOPL and abatement procedures unless Total Safety is actually engaged as the consultant during the abatement phase. If Total Safety is engaged solely as the air monitoring agency, then this distinction must be clearly indicated.

**Limitations**

This report is intended for the exclusive use of the District of West Vancouver to determine the likely locations of hazardous materials prior to work commencing at the above referenced site. The use of this document for any other purpose is at the sole risk of the user.

Note that the roof vent and chimney could not be accessed on the day of sampling due to safety issues, and any mastics and mortars present should be assumed to be asbestos containing unless sampling shows otherwise. As well, the survey in the Workshop and Greenhouses were not destructive, as these buildings were still in use.
This report is not a Specification or Scope of Work and the use of this document as such will be at the sole risk of the user.

**Statement of Qualifications**

Total Safety has been providing consulting services in the environmental and industrial hygiene fields since 1990. Our staff includes the following:

- Certified Industrial Hygienists (CIH)
- Registered Occupational Hygienist (ROH)
- Canadian Registered Safety Professionals (CRSP)
- Certified Health and Safety Consultants (CHSC)

Total Safety also carries Environmental Errors & Omissions Liability Insurance and Comprehensive General Liability Insurance.

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

Best Regards,

**Total Safety**

Robert Tsin, MSc OEH  
*IH Consultant*  
Field Investigation and Report

Karl Hansen  
*Project Manager*  
Field Investigation and Report Review
Appendix A
Bulk Sample Report
CLIENT NAME: TSS TOTAL SAFETY SERVICES INC. DBA
102 - 4595 CANADA WAY
BURNABY, BC   V5G1J9
(604) 292-4739

ATTENTION TO: Robert Tsin

PROJECT: 18-0250, KW

AGAT WORK ORDER: 18V349738

SOIL ANALYSIS REVIEWED BY: Clarissa Muljono, Report Writer

DATE REPORTED: Jun 14, 2018

PAGES (INCLUDING COVER): 6

VERSION*: 1

Should you require any information regarding this analysis please contact your client services representative at (778) 452-4000

*NOTES

VERSION 1: Sample receipt temperature 21°C.

All samples will be disposed of within 30 days following analysis. Please contact the lab if you require additional sample storage time.
# Lead in Paint

<table>
<thead>
<tr>
<th>Parameter</th>
<th>Unit</th>
<th>Pb1-A</th>
<th>Pb2-A</th>
<th>L1</th>
<th>L2</th>
<th>L3</th>
<th>250-Pb1</th>
<th>250-Pb2</th>
<th>250-Pb3</th>
</tr>
</thead>
<tbody>
<tr>
<td>Lead - Total</td>
<td>mg/kg</td>
<td>10</td>
<td>16200</td>
<td>1360</td>
<td>159</td>
<td>618</td>
<td>64200</td>
<td>116</td>
<td>19</td>
</tr>
<tr>
<td>G / S RDL</td>
<td></td>
<td>9323084</td>
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<td>9323086</td>
<td>9323087</td>
<td>9323088</td>
<td>9323089</td>
<td>9323090</td>
<td>9323091</td>
</tr>
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</table>

**Comments:**
- RDL - Reported Detection Limit;
- G / S - Guideline / Standard
Lead in Paint

<table>
<thead>
<tr>
<th>PARAMETER</th>
<th>Sample Id</th>
<th>Batch</th>
<th>Measured Value</th>
<th>Method Blank</th>
<th>Acceptable Limits</th>
<th>Recovery</th>
<th>Lower</th>
<th>Upper</th>
<th>Acceptable Limits</th>
<th>Recovery</th>
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</thead>
<tbody>
<tr>
<td>Lead - Total</td>
<td>9324776 PbPaintL</td>
<td>106</td>
<td>107</td>
<td>0.9%</td>
<td>&lt; 10</td>
<td>113%</td>
<td>80%</td>
<td>120%</td>
<td>103%</td>
<td>85%</td>
</tr>
</tbody>
</table>

Comments: RPDs are calculated using raw analytical data and not the rounded duplicate values reported.
# Method Summary

**CLIENT NAME:** TSS TOTAL SAFETY SERVICES INC. DBA  
**PROJECT:** 18-0250, KW  
**SAMPLING SITE:**

<table>
<thead>
<tr>
<th>PARAMETER</th>
<th>AGAT S.O.P</th>
<th>LITERATURE REFERENCE</th>
<th>ANALYTICAL TECHNIQUE</th>
</tr>
</thead>
<tbody>
<tr>
<td>Soil Analysis</td>
<td>LAB-181-4020, MET-181-6104</td>
<td>Modified from NIOSH 7105 and EPA 6010 C</td>
<td>ICP/OES</td>
</tr>
</tbody>
</table>

**SAMPLING SITE:**

| Unit 120, 8600 Glenlyon Parkway  
| Burnaby, British Columbia  
| CANADA V5J 0B6  
| TEL (778)452-4000  
| FAX (778)452-4074  
| http://www.agatlabs.com |

Results relate only to the items tested and to all the items tested.
Please find enclosed our laboratory’s results for the bulk sample(s) submitted to our office for identification.

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

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

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

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

- A result of ‘Asbestos–Not detected’ means no asbestos fibres were detected;
- When asbestos is detected, the minimum quantitation limit is 1%;
- Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.
## TSS PACIFIC - RECORD OF ANALYSIS

**Report Number:** 18-0250-68828  
**Address:** 200 Keith Road, West Vancouver  
**Sampled By:** District of West Vancouver  
**Client Name:** District of West Vancouver  
**Date Sampled:** 06-Jun-18  
**Date Analyzed:** 13-Jun-18  
**Amended Report:** 14-Jun-18  
**Analyst:** TM

<table>
<thead>
<tr>
<th>NO.</th>
<th>SAMPLE INFORMATION</th>
<th>LAYER</th>
<th>ASBESTOS</th>
<th>OTHER MATERIALS</th>
</tr>
</thead>
</table>
| 18-0250-68828-001 | Cement  
First floor - workshop / chimney cement | Grey Cement Mix 80%  
Paint 20% | Not Detected | Non-Fibrous 100%  
Not Detected | Non-Fibrous 100% |
| 18-0250-68828-002 | Pipe Thread Compound  
First floor - workshop / furnace piping | Black Layer 100% | Not Detected | Non-Fibrous 98%, Cellulose 1%, Synthetic 1% |
| 18-0250-68828-003 | Drywall Joint Compound  
First floor - workshop / bathroom exterior  
west wall | Paint 10%  
White chalky mix 80%  
Paper 10% | Not Detected | Non-Fibrous 100%  
Not Detected | Non-Fibrous 100%  
Cellulose 100% |
| 18-0250-68828-004 | Drywall Joint Compound  
First floor - workshop / bathroom interior  
west wall | Paint 10%  
White Chalky Cement 80%  
Paper 10% | Not Detected | Non-Fibrous 100%  
Not Detected | Non-Fibrous 100%  
Cellulose 100% |
| 18-0250-68828-005 | Drywall Joint Compound  
First floor - workshop / bathroom exterior  
north wall | Paint 10%  
White Chalky Cement 80%  
Paper 10% | Not Detected | Non-Fibrous 100%  
Not Detected | Non-Fibrous 100%  
Cellulose 100% |
| 18-0250-68828-006 | Window Putty  
First floor - workshop / window | Beige Layer 90%  
Wood 10% | Not Detected | Non-Fibrous 99%, Cellulose 1%  
Not Detected | Cellulose 100% |
| 18-0250-68828-007 | Pipe Thread Compound  
First floor - greenhouse / hot water pipes  
center | Beige Layer 80%  
Paint 20% | YES - Chrysotile 1%  
Not Detected | Non-Fibrous 98%, Cellulose 1%  
Non-Fibrous 100% |
| 18-0250-68828-008 | Pipe Thread Compound  
First floor - greenhouse / hot water pipes  
east | Black Layer 100% | YES - Chrysotile 1% | Non-Fibrous 98%, Cellulose 1% |

*Analyzed in accordance with NIOSH METHOD 9002 – ASBESTOS (BULK) BY PLM  
AIHA BAPAT Lab #185672*

- A result of 'Asbestos–Not detected' means no asbestos fibres were detected;  
- When asbestos is detected, the minimum quantitation limit is 1%;  
- Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.
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<thead>
<tr>
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<th>LAYER</th>
<th>ASBESTOS</th>
<th>OTHER MATERIALS</th>
</tr>
</thead>
</table>
| 18-0250-68828-009 | Pipe Thread Compound  
                      | First floor - greenhouse / hot water pipes west | Brown Layer 60%  
Brown fibrous layer 30%  
White Layer 10% | YES - Chrysotile 2%  
Not Detected  
Not Detected | Non-Fibrous 98%  
Non-Fibrous 60%, Cellulose 40%  
Non-Fibrous 100% |
| 18-0250-68828-010 | Transite  
                      | First floor - greenhouse / siding | White Layer 100% | YES - Chrysotile 30%  
Not Detected | Non-Fibrous 70% |

Total Number of Samples: 10

Report Reviewed By: Roy Pescador

- A result of 'Asbestos--Not detected' means no asbestos fibres were detected;
- When asbestos is detected, the minimum quantitation limit is 1%;
- Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.
Please find enclosed our laboratory's results for the bulk sample(s) submitted to our office for identification.

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

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

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

If asbestos products are identified in this report they should be remediated safely in accordance with the requirements of Part 6.0 of the Worksafe B.C. Occupational Health and Safety Regulation. In general this will require the completion of a Risk Assessment (Part 6.6.1) completed by a “Qualified Person” as defined in Part 6.1.
REPORT NUMBER: 18-0250-68824

ADDRESS: 200 Keith Road, West Vancouver

SAMPLED BY: TSS Pacific

DATE SAMPLED: 08-Jun-18

CLIENT NAME: District of West Vancouver

DATE ANALYZED: 13-Jun-18

ANALYST: TM

AMENDED REPORT: 14-Jun-18

<table>
<thead>
<tr>
<th>NO.</th>
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<th>ASBESTOS</th>
<th>OTHER MATERIALS</th>
</tr>
</thead>
<tbody>
<tr>
<td>18-0250-68824-001</td>
<td>Sheet Vinyl Flooring</td>
<td>Blue Vinyl Sheet 30%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Kitchen flooring - top layer</td>
<td>Foam core 30%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Grey Fibrous Layer 30%</td>
<td>Not Detected</td>
<td>Non-Fibrous 60%, Cellulose 40%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Adhesive 5%</td>
<td>Not Detected</td>
<td>Non-Fibrous 90%, Cellulose 10%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wood 5%</td>
<td>Not Detected</td>
<td>Cellulose 100%</td>
</tr>
<tr>
<td>18-0250-68824-002</td>
<td>Plaster</td>
<td>Paint 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Main entranceway - ceiling</td>
<td>Beige Cement Mix 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>White Cement Mix 70%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td>18-0250-68824-003</td>
<td>Plaster</td>
<td>Paint 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Office wall</td>
<td>White Chalkey Cement 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>White Cement Mix 70%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td>18-0250-68824-004</td>
<td>Plaster</td>
<td>Paint 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Studio wall</td>
<td>White Chalkey Cement 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Grey Cement Mix 70%</td>
<td>Not Detected</td>
<td>Non-Fibrous 98%, Cellulose 2%</td>
</tr>
<tr>
<td>18-0250-68824-005</td>
<td>Plaster</td>
<td>Paint 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Kitchen wall</td>
<td>White Chalkey Cement 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Beige Cement Mix 70%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td>18-0250-68824-006</td>
<td>Plaster</td>
<td>Paint 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Classroom wall</td>
<td>White Chalkey Cement 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Beige Cement Mix 70%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td>18-0250-68824-007</td>
<td>Vinyl Floor Tile</td>
<td>White Vinyl Tile 85%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td></td>
<td>Main / Main entranceway - hallway flooring</td>
<td>Black mastic 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Wood 5%</td>
<td>Not Detected</td>
<td>Cellulose 100%</td>
</tr>
</tbody>
</table>

- A result of 'Asbestos—Not detected' means no asbestos fibres were detected;
- When asbestos is detected, the minimum quantitation limit is 1%;
- Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.
<table>
<thead>
<tr>
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</tr>
</thead>
<tbody>
<tr>
<td>18-0250-68824-008</td>
<td>Levelling Compound Main / North washroom below floor</td>
<td>Brown Layer 50% Grey Cement Layer 50%</td>
<td>Not Detected Not Detected</td>
<td>Non-Fibrous 100% Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td>18-0250-68824-009</td>
<td>Grout Main / Fire place</td>
<td>Brown fibrous layer 100%</td>
<td>YES - Chrysotile 3%</td>
<td>Non-Fibrous 88%, Cellulose 7%, Fibreglass 2%</td>
</tr>
<tr>
<td>18-0250-68824-010</td>
<td>Butyl Tape Main / Studio window</td>
<td>Black Layer 100%</td>
<td>YES - Chrysotile 5%</td>
<td>Non-Fibrous 92%, Cellulose 3%</td>
</tr>
<tr>
<td>18-0250-68824-011</td>
<td>Texture Exterior / West wall paint on shingle</td>
<td>Paint + Texture 100%</td>
<td>YES - Chrysotile 1%</td>
<td>Non-Fibrous 99%</td>
</tr>
<tr>
<td>18-0250-68824-012</td>
<td>Texture Exterior / North wall paint on shingle</td>
<td>Paint + Texture 100%</td>
<td>YES - Chrysotile 1%</td>
<td>Non-Fibrous 99%</td>
</tr>
<tr>
<td>18-0250-68824-013</td>
<td>Texture Exterior / East wall paint on shingle</td>
<td>Paint + Texture 100%</td>
<td>YES - Chrysotile 1%</td>
<td>Non-Fibrous 99%</td>
</tr>
<tr>
<td>18-0250-68824-014</td>
<td>Vinyl Floor Tile Main / wes washroom</td>
<td>White Vinyl Tile 95% Mastic 5%</td>
<td>Not Detected Not Detected</td>
<td>Non-Fibrous 99%, Cellulose 1%</td>
</tr>
<tr>
<td>18-0250-68824-015</td>
<td>Window Putty Exterior / West washroom entryway window</td>
<td>Beige layer 100%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
</tbody>
</table>

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## TSS PACIFIC - RECORD OF ANALYSIS

**Report Number:** 18-0250-68824  
**Address:** 200 Keith Road, West Vancouver  
**Sampled By:** TSS Pacific  
**Client Name:** District of West Vancouver  
**Date Sampled:** 08-Jun-18  
**Reference:** Artists House  
**Date Analyzed:** 13-Jun-18  
**Amended Report:** 14-Jun-18  
**Analyst:** TM

### SAMPLE INFORMATION

<table>
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<tr>
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</thead>
</table>
| 18-0250-68824-016 | Window Putty  
Exterior / West washroom window | White Layer 100% | Not Detected | Non-Fibrous 100% |
| 18-0250-68824-017 | Window Putty  
Exterior / West washroom entryway window | White Layer 100% | Not Detected | Non-Fibrous 99%, Cellulose 1% |
| 18-0250-68824-018 | Duct Tape  
Basement / N basement entrance duct | White fibrous layer 100% | YES - Chrysotile 40% | Non-Fibrous 40%, Cellulose 20% |
| 18-0250-68824-019 | Insulation  
Basement / NE area kiln | White fibrous layer 100% | YES - Chrysotile 40% | Non-Fibrous 40%, Cellulose 20% |
| 18-0250-68824-020 | Brick  
Basement / NE area kiln brick | Yellow Layer 100% | Not Detected | Non-Fibrous 99%, Cellulose 1% |
| 18-0250-68824-021 | Plaster  
Basement / NW room wall | Paint 10%  
Paper 10%  
White Chalky Cement 20%  
White Cement Mix 60% | Not Detected | Non-Fibrous 100% |
| 18-0250-68824-022 | Vinyl Floor Tile  
Basement / S room flooring | Green Paint 10%  
Red Layer 10%  
Black Layer 80% | Not Detected | Non-Fibrous 100% |
| 18-0250-68824-023 | Plaster  
Basement / NW room wall | Paint 10%  
Paper 10%  
White Chalky Cement 20%  
White Cement Mix 60% | Not Detected | Non-Fibrous 100% Cellulose 100% |

**Page 4 of 5**

- A result of 'Asbestos–Not detected' means no asbestos fibres were detected;  
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**Page 4 of 5**

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**TSS PACIFIC - RECORD OF ANALYSIS**

Report Number: 18-0250-68824  
Address: 200 Keith Road, West Vancouver  
Sampled By: TSS Pacific  
Date Sampled: 08-Jun-18  
Client Name: District of West Vancouver  
Date Analyzed: 13-Jun-18  
Reference: Artists House  
Amended Report: 14-Jun-18  
Analyst: TM

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</thead>
<tbody>
<tr>
<td>18-0250-68824-024</td>
<td>Tar Shingle</td>
<td>Pebble Layer 40%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Exterior / East roof</td>
<td>Black fibrous tar 60%</td>
<td>Not Detected</td>
<td>Non-Fibrous 60%, Cellulose 40%</td>
</tr>
<tr>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-0250-68824-025</td>
<td>Tar Shingle</td>
<td>Pebble Layer 50%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Exterior / West roof</td>
<td>Brown Fibrous Tar 50%</td>
<td>Not Detected</td>
<td>Non-Fibrous 60%, Cellulose 40%</td>
</tr>
</tbody>
</table>

Total Number of Samples: 25  
Report Reviewed By: Roy Pescador

- A result of 'Asbestos – Not detected' means no asbestos fibres were detected;  
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Please find enclosed our laboratory’s results for the bulk sample(s) submitted to our office for identification.

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

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

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

If asbestos products are identified in this report they should be remediated safely in accordance with the requirements of Part 6.0 of the Worksafe B.C. Occupational Health and Safety Regulation. In general this will require the completion of a Risk Assessment (Part 6.6.1) completed by a “Qualified Person” as defined in Part 6.1.
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<th>ASBESTOS</th>
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</tr>
</thead>
<tbody>
<tr>
<td>18-0250-68827-001</td>
<td>Vinyl Floor Tile</td>
<td>Hard white vinyl 98%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Black mastic 2%</td>
<td>Not Detected</td>
<td>Non-Fibrous 98%, Cellulose 2%</td>
</tr>
<tr>
<td></td>
<td>Main / Central room 2 layers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-0250-68827-002</td>
<td>Vinyl Floor Tile</td>
<td>Hard white vinyl 78%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Black mastic 2%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Brown coarse layer 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Central bathroom 2 layers</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>18-0250-68827-003</td>
<td>Drywall Joint Compound</td>
<td>Paint 90%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Central room east wall</td>
<td>White chalky mix 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td>18-0250-68827-004</td>
<td>Drywall Joint Compound</td>
<td>Paint 90%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Centre Bay north wall</td>
<td>Beige chalky mix 10%</td>
<td>YES - Chrysotile 1%</td>
<td>Non-Fibrous 99%</td>
</tr>
<tr>
<td>18-0250-68827-005</td>
<td>Drywall Joint Compound</td>
<td>Paint 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Main / Central room east wall</td>
<td>White chalky mix 70%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td></td>
<td>Beige chalky mix 10%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td>18-0250-68827-006</td>
<td>Window Putty</td>
<td>Paint 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Exterior / South side wood frame windows</td>
<td>White mix 80%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td>18-0250-68827-007</td>
<td>Window Putty</td>
<td>Paint 60%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Exterior / South side wood frame windows</td>
<td>White mix 40%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td>18-0250-68827-008</td>
<td>Window Putty</td>
<td>Paint 20%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
<tr>
<td></td>
<td>Exterior / North side wood frame windows</td>
<td>White mix 80%</td>
<td>Not Detected</td>
<td>Non-Fibrous 100%</td>
</tr>
</tbody>
</table>

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

**Report Number:** 18-0250-68827  
**Address:** 200 Keith Road, West Vancouver  
**Sampled By:** District of West Vancouver  
**Client Name:** District of West Vancouver  
**Date Sampled:** 08-Jun-18  
**Reference:** Art Studio  
**Date Analyzed:** 13-Jun-18  
**Amended Report:** 14-Jun-18  
**Analyst:** EC

<table>
<thead>
<tr>
<th>NO.</th>
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<th>LAYER</th>
<th>ASBESTOS</th>
<th>OTHER MATERIALS</th>
</tr>
</thead>
</table>
| 18-0250-68827-009 | Putty  
Exterior / North side on electrical penetrations | Soft green layer 100%            | Not Detected     | Non-Fibrous 92%, Cellulose 8%          |
| 18-0250-68827-010 | Textured Ceiling  
Exterior / South side main roof | Green-black layer 25%            | Not Detected     | Non-Fibrous 100%                        |
|               |                                                  | Black fibrous tar 40%             | Not Detected     | Non-Fibrous 70%, Cellulose 30%         |
|               |                                                  | White pebble layer 5%             | Not Detected     | Non-Fibrous 100%                        |
|               |                                                  | Black fibrous tar - 2 30%         | Not Detected     | Non-Fibrous 70%, Cellulose 30%         |
| 18-0250-68827-011 | Tar Shingle  
Exterior / North side extension roof | Black pebble layer 20%            | Not Detected     | Non-Fibrous 100%                        |
|               |                                                  | Black fibrous tar 65%             | Not Detected     | Non-Fibrous 75%, Cellulose 25%         |
|               |                                                  | Grey pebble layer 10%             | Not Detected     | Non-Fibrous 100%                        |
|               |                                                  | Black fibrous tar - 2 5%          | Not Detected     | Non-Fibrous 70%, Cellulose 30%         |
| 18-0250-68827-012 | Vermiculite  
Attic | Vermiculite 85%                   | TRACE - Actinolite   | Non-Fibrous >99%                        |
|               |                                                  | Brown fibrous layer 15%           | Not Detected     | Cellulose 100%                         |

Total Number of Samples: 12  
Report Reviewed By: Tom McGrath

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- A result of 'Asbestos–Not detected' means no asbestos fibres were detected;  
- When asbestos is detected, the minimum quantitation limit is 1%;  
- Levels of asbestos present but below 1% based on visual estimation will be described as TRACE.
Appendix B
Photographs
<table>
<thead>
<tr>
<th>Photo 1</th>
<th>Date: June 6, 2018</th>
<th>Location: Garage Art Studio- Main Floor, Central Bathroom, North Wall</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description: Asbestos-containing drywall joint compound</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo 2</th>
<th>Date: June 6, 2018</th>
<th>Location: Garage Art Studio- Attic</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description: Asbestos-containing vermiculite insulation in the attic space</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
Photo 3  Date: June 6, 2018  Location: Artists House, Main Floor Studio, Fireplace
Description: Asbestos-containing grey grout on the fireplace

Photo 4  Date: June 6, 2018  Location: Artists House, Main Floor Studio, Window
Description: Asbestos-containing black butyl tape on the window
Photo 5  
**Date:** June 6, 2018  
**Location:** Artists House, Exterior, West Wall  
**Description:** Asbestos-containing texture coat on shingles

Photo 6  
**Date:** June 6, 2018  
**Location:** Artists House, Exterior, North Wall  
**Description:** Asbestos-containing texture coat on shingles and trim
**Photo 7**  |  **Date:** June 6, 2018  |  **Location:** Artists House, Exterior, East Wall  
**Description:** Asbestos-containing texture coat on shingles

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**Photo 8**  |  **Date:** June 6, 2018  |  **Location:** Artists House, Basement, North Side Entrance Duct  
**Description:** Asbestos-containing white duct tape on ducting
**Photo 9**  
**Date:** June 6, 2018  
**Location:** Artists House, Basement, NE Area, Kiln  
**Description:** Asbestos-containing transite cement board inside kiln

**Photo 10**  
**Date:** June 6, 2018  
**Location:** Artists House, Basement, South Room Flooring  
**Description:** Asbestos-containing green vinyl floor tile
### Photo 11
**Date:** June 6, 2018  
**Location:** Artists House, Basement, East Storage Room  
**Description:** Asbestos-containing transite cement board was stored in the basement east storage room

### Photo 12
**Date:** June 6, 2018  
**Location:** Greenhouse, Hot Water Pipes, Center  
**Description:** Asbestos-containing pipe thread compound
<table>
<thead>
<tr>
<th>Photo 13</th>
<th>Date: June 6, 2018</th>
<th>Location: Greenhouse, Hot Water Pipes, East</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description: Asbestos-containing pipe thread compound</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Photo 14</th>
<th>Date: June 6, 2018</th>
<th>Location: Greenhouse, Hot Water Pipes, West</th>
</tr>
</thead>
<tbody>
<tr>
<td>Description: Asbestos-containing pipe thread compound</td>
<td></td>
<td></td>
</tr>
</tbody>
</table>
**Photo 15**  
**Date:** June 6, 2018  
**Location:** Greenhouse NW of Workshop, Siding  
**Description:** Asbestos-containing transite cement board siding on the small greenhouse

**Photo 16**  
**Date:** June 6, 2018  
**Location:** Main Floor, Artists House  
**Description:** Cellulose insulation above lath and plaster ceiling in the Artists House
Description: Example of the hollow cement blocks some of the greenhouses were constructed with
Appendix C
Sampling Locations
Warning:
In addition to the materials identified in this drawing some hazardous materials may not have been accessible on the day of our survey, and may remain unidentified following our survey.

Legend:

☐ or □ = Lead Sample Location
☐ or ○ = Asbestos Sample Location

Client Name: District of West Vancouver
Site Address: 200 Keith Road, West Vancouver

Project No: 18-0250 | Scale: Not to Scale | Drawn By: RT | Date: Jan 22, 2019

112 – 4595 Canada Way,
Burnaby, BC
V5G 1J9
Phone: 604.292.4700
TotalSafety.com
Warning:
In addition to the materials identified in this drawing some hazardous materials may not have been accessible on the day of our survey, and may remain unidentified following our survey.

Legend:

- □ or □ = Lead Sample Location
- ○ or ○ = Asbestos Sample Location

Client Name: District of West Vancouver
Site Address: 200 Keith Road, West Vancouver

Project No: 18-0250
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Drawn By: RT
Date: Jan 22, 2019
Warning: In addition to the materials identified in this drawing some hazardous materials may not have been accessible on the day of our survey, and may remain unidentified following our survey.

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Client Name: District of West Vancouver
Site Address: 200 Keith Road, West Vancouver

Project No: 18-0250  Scale: Not to Scale  Drawn By: RT  Date: Jan 22, 2019
Warning:
In addition to the materials identified in this drawing some hazardous materials may not have been accessible on the day of our survey, and may remain unidentified following our survey.

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- □ or □ = Lead Sample Location
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Client Name: District of West Vancouver
Site Address: 200 Keith Road, West Vancouver

Project No: 18-0250 | Scale: Not to Scale | Drawn By: RT | Date: Jan 22, 2019

112 – 4595 Canada Way, Burnaby, BC V5G 1J9
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