

HAZARDOUS MATERIALS SURVEY REPORT

Site Address:

585 North Road

Gabriola Island

Nanaimo, BC

Prepared For:

Regional District of Nanaimo

Recreation & Parks

July 2023

File No.: E0434-389

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1.0 Introduction

This report presents the results of the demolition hazardous materials survey conducted on the property located at 585 North Road on Gabriola Island in Nanaimo, BC, by LEA Environmental Health & Safety. The field work was conducted by Johanne Picard B.Sc., RPIH (EPA-AHERA #13-0407) and Mikayla Drapeau B.Sc. (AHERA #R23-0798-AI-O). The purpose of this investigation is to identify and quantify hazardous building materials as described in Section 5.0 of this report, and to assess related occupational health and environmental hazards potentially presented during renovation, demolition, or relocation of the structure. All work was conducted in accordance with the requirements of BC OHS Regulation Section 20.112 & related Guidelines.

1.1 Summary of Findings: Hazardous materials present on the site are summarized in the following table:

Table 1.1.1 – Summary of Hazardous Materials

Material Type	Location(s)	Report Section
Asbestos	None	5.1
Lead	None	5.2
Arsenic	Pressure Treated Lumber	5.3
Mercury	None	5.4
PCBs	None	5.5
Petroleum	None	5.6
Hazardous Products	None	5.6
UFFI	None	5.7
Ozone-Depleting	None	5.8
Silica	None	5.9
Radioactive	None	5.10
Bio-Hazard	None	5.11

All of these materials must be removed or contained prior to general demolition or commencement of construction work. General Risk Assessments and recommendations for handling and disposal are discussed in Section 6.0 of this report.

2.0 Scope of Report

An assessment was conducted on one structure located on the site. The scope of research for this report was limited to:

- a review of available information respecting the history and uses of the building;
- a visual reconnaissance of the site and inspection of the building;
- screening of three paint samples for Lead content via XRF.

We note that the scope of our investigation was limited to the areas and materials affected by the proposed renovation work, and therefore included only the tennis club storage shed. The remainder of the buildings were not investigated.



3.0 Site Description

The structure is a single-storey, wood-frame constructed recreational building dating from ca. 1990s¹. Occupied area of the building is 10± m². The building HVAC consists of electric baseboard heating. Floors, walls, and ceilings are all finished with OSB and plywood. The exterior finish is wood siding. Soffits and exterior detail are wood construction. Roofing consists of sheet metal.

The building is connected to hydro.

4.0 Site Survey

We attended the site on July 13th, 2023. The purpose of this visit was to:

- conduct a visual reconnaissance of structures on the property;
- obtain samples of suspect materials for laboratory analysis;
- obtain photo documentation.

The building interior and exterior were visually inspected. At the time of our inspection the building was occupied and in good condition, with walls, ceilings, and floors intact. As such, our inspection can be characterized as 'non-intrusive' in nature.

5.0 Survey Results

5.1 Asbestos-Containing Materials (ACM): Based on the absence of suspect Asbestos-containing materials, sampling of suspect ACM was not undertaken.

Asbestos containing cement pipes may be present underground in older buildings and have not been investigated.

5.2 Lead-Containing Materials: Based on the age of the building, it is possible that coatings containing Lead in excess of 90 ppm are present. Analysis for Lead content in paints and ceramic tile was therefore undertaken.

Lead-containing materials were not identified in the samples analyzed.

5.3 Arsenic-Containing Materials: Arsenic-containing or CCA treated lumber was observed on the site.

5.4 Mercury-Containing Products: Mercury-containing thermostats and fluorescent lights/bulbs were not observed in the subject building.

5.5 Polychlorinated Biphenyl Products (PCBs): Transformers, light ballasts and electrical apparatus containing PCBs were not observed.

5.6 Bulk Petroleum and Hazardous Products: Bulk Petroleum and Hazardous Products were not present in the subject area.

¹ Source: BC Assessment and/or City Building Permit data, Anecdotal (Owner/Contractor)



5.7 Urea Formaldehyde Foam Insulation (UFFI): Based on visual (non-invasive) inspection of the structure, UFFI is not expected to be present.

5.8 Ozone-Depleting Substances: Potential sources of ozone-depleting substances (ODS) were not observed in the subject area.

5.9 Silica Products: Potential Silica-containing materials on site will not be affected by the proposed demolition.

5.10 Radioactive Materials: Smoke alarms containing a radioactive source were not observed in the building.

5.11 Bio-Hazardous Substances and Materials: Fungal contamination was not evident in the building. Contamination may however be present on hidden building fabric and components, or occur in exposed areas where chronic water incursions occur.

6.0 Risk Assessment and Hazard Management

Note: The Risk Assessment provided here is general in nature. Further risk assessment based on the specific material(s), area(s) and proposed method(s) of remediation must be obtained before proceeding with remediation.

6.1 Arsenic-Containing Materials: Pressure-treated lumber containing arsenic should be removed intact and separated from general waste for proper disposal. Dry stripping of paints or coatings containing arsenic should be avoided. If undertaken, an Exposure Control Plan and related Safe Work Procedures will be required for these activities. (Occupational safety hazard assuming no dry stripping – Low)

6.2 Additional Regulatory Requirements (as required):

6.2.1 Notice of Project: As required by Section 20.2 of the Occupational Health and Safety (OHS) Regulation (B.C. Reg. 296/97), a Notice of Project must be filed with WorkSafe BC at least 48 hours prior to commencement of work.

This can be completed online at: <https://online.worksafebc.com/anonymous/NOP/default.asp>

Supporting documentation for the NOP must include: (1) this Hazardous Materials Survey Report (2) site-specific Risk Assessments; (3) Safe Work Procedures (SWP's) for the proposed work as described in Part 6 of the Regulation; (4) a site Asbestos Exposure Control Plan (AECp); (5) a site Lead Exposure Control Plan (LECP); (6) a Mould ECP; and (7) a site Silica Exposure Control Plan (SECP).

6.2.2 Confirmation Letter: As required by Section 20.112 (8) of the BC OHS Regulations, a Confirmation Letter completed by a 'Qualified Person' may be required to certify proper removal or containment and final disposition of hazardous waste.

The foregoing must be completed before commencement of general demolition & may be required by the governing municipal authority before issuance of a Demolition Permit.



WARNING

Should work expose new suspect or confirmed ACM or other hazardous materials or conditions, work must stop subject to additional investigation and confirmatory sampling.

7.0 Report Use and Limitations

In preparing this report LEA Environmental Health & Safety reviewed historical records, conducted interviews with certain private and public officials, and conducted an on-site visual inspection of the property. We examined and relied upon documents referenced in the report and have relied on oral statements made by certain individuals but we have not conducted an independent examination of the facts contained in referenced materials and statements.

LEA Environmental Health & Safety assumes the genuineness of the documents and that the information provided in documents or statements is true and accurate.

LEA Environmental Health & Safety has prepared this report in a professional manner, using that level of skill and care normally exercised for similar projects under similar conditions by reputable and competent consultants and in accordance with our normal terms and conditions.

LEA Environmental Health & Safety shall not be responsible for conditions or consequences arising from relevant facts that were concealed, withheld, or not fully disclosed at the time the report was prepared.

We also note that the facts and conditions referenced in this report may change over time and the conclusions and recommendations set forth here are applicable only to the facts and conditions as described at the time of this report.

The methods employed for collection and analysis of samples are those of the American Conference of Governmental Industrial Hygienists (ACGIH), the National Institute for Occupational Safety and Health (NIOSH), provincial WCB, and/or other accepted scientific practices.

The data and commentary presented herein reflects these standards, however no other warranty is offered or implied respecting the acceptance of this report by any Regulatory authority.

Conclusions and recommendations were made within the operative constraints of the scope, budget, and schedule for this project. We believe the conclusions stated herein to be factual, but no guarantee is made or implied.

Lewkowich Engineering Associates Ltd., or LEA Environmental Health & Safety (LEA) shall not be named as the 'Consulting Firm' on any WSBC Notice of Project (NOP) and/or Risk Assessment(s) and/or Safe Work Procedure(s) unless we are actually engaged as the Project Consultant prior to commencement of work.



If LEA is engaged solely as the air monitoring agency, this distinction must be clearly indicated in the project documentation.

The information and opinions expressed in the Report, or any document forming part of the Report, are for the sole benefit of the Client. NO OTHER PARTY MAY USE OR RELY UPON THE REPORT OR ANY PORTION THEREOF WITHOUT OUR WRITTEN CONSENT AND SUCH USE SHALL BE ON SUCH TERMS AND CONDITIONS AS WE MAY EXPRESSLY APPROVE. The contents of the Report remain our copyright property. Any use which a third party makes of the Report, are the sole responsibility of such third parties.

We accept no responsibility for independent conclusions, interpretations, interpolations and/or decisions of the Client, or others who may come into possession of the Report, or any part thereof, which may be based on information contained in the Report, or for damages suffered by any third party resulting from use of the Report without our express written permission.

Preparation of this HMS Report is a limited undertaking, and does not constitute our automatic acceptance of responsibility for any project work beyond the provision of this report. LEA accepts no responsibility or liability for actions, interpretations, or abatement, demolition, disposal or construction activities by the Client or any other party, whether based on this report or not, unless we are specifically engaged at the outset of work as Project Consultant.

7.1 Professional Statement

Lewkowich Engineering Associates Ltd. (LEA Environmental Health & Safety) certifies that the persons signing this statement have demonstrable relevant experience, are 'qualified persons' as defined under BC OHSR Section 6.1, and are familiar with the work carried out on the site.

8.0 Closure

We thank you for the opportunity to be of service. Should you have any questions, or require further information, please contact the undersigned at (250) 756-0355.

Yours truly,

LEA ENVIRONMENTAL HEALTH & SAFETY

Prepared by:

A handwritten signature in black ink, appearing to read 'Mikayla Drapeau', written over a light blue grid background.

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Appendix I

Potential Contaminants and Physical Hazards

i) Asbestos-Containing Materials: Asbestos containing building materials (ACBM or ACM) – defined by WorkSafe BC as containing at least 0.5% Asbestos, and >0% in vermiculite insulation may potentially be present in structural and mechanical components of the structure.

The common use of potential friable ACM in construction decreased dramatically in the mid-1980's due to public pressure, although ACM is occasionally found in building materials and equipment installed as late as 1990.

Also, the sale and use of products containing Asbestos (except the crocidolite form) remains legal in Canada. Typical suspect building products include vinyl flooring, plaster, drywall joint compound, ceiling texture, ceiling tiles and Transite board. Typical mechanical products include pipe insulation, duct tape, duct mastic, gaskets in cast iron bell and spigot pipe joints, and Transite cement pipe.

These materials do not typically pose any great hazard except during removal, demolition or work that requires disturbance of the material.

ii) Lead-Containing Materials: Prior to 1976, Lead content in consumer coatings was unregulated. After that date, Lead content in interior paint was limited to <5000 ppm (0.5%) by weight under the federal Hazardous Products Act (HPA).

Exterior paint however was not regulated until 2005, when the HPA was amended to limit Lead in all paint to <600 ppm (0.06%) by weight.

In late 2011 the HPA was again amended to limit Lead content in all consumer coatings to <90 ppm (0.009%).

Other potential Lead-containing building materials include plumbing solder, old pipes, tile glazing and roof and window flashing. The National Plumbing Code of Canada allowed the use of Lead solder in pipes until 1986. Brass fittings may also contain Lead.

Lead is an ALARA substance and is listed as a 2A and 2B carcinogen (probably and possibly, respectively, carcinogenic to humans) by the International Agency for Research on Cancer (IARC). ALARA means 'as low as reasonably achievable'. The ALARA principle applies to Lead, which means that although the BC Occupational Health & Safety Regulation specifies exposure limits for Lead, worker exposures to Lead in paints and coatings must be kept as low as reasonably achievable.

iii) Arsenic-Containing Materials: Arsenic has a long history of use as a pesticide due to its toxic properties. Arsenical pesticides including Chromated Copper Arsenate (CCA), when applied with high pressure to wood, serve to extend the structural life of the material by making it resistant to mould, rot and insect infestation. These materials have the potential to leach arsenic into the soil. Arsenic may also be found in paints.

Workers should be protected when handling treated wood containing arsenic to minimize the potential for exposure through direct skin contact or inhalation of dusts and fumes. Arsenic-containing materials must be disposed of in accordance with the BC Ministry of Environment Regulations.



iv) Mercury-Containing Products: Mercury may be present in electrical apparatus including Mercury switches in thermostats, high-output fluorescent lighting, and compact fluorescent light bulbs. These devices present a low risk of exposure to workers, assuming that the component is undamaged.

v) Polychlorinated Biphenyl Products: Polychlorinated biphenyls (PCBs) are a family of 209 compounds, called congeners, produced commercially as Aroclors by chlorination of biphenyl. The Aroclor mixtures were marketed for use in electrical transformers, capacitors, heat transfer systems, and hydraulic systems. Lower quantities were used in voltage regulators, adhesives, caulking compounds, inks, lubricants, paints, sealants, carbonless copy paper, coatings, electrical switches, plasticizers, circuit breakers, dust control agents, and older fluorescent lighting fixtures. Aroclors were used in paint formulations as drying oils (resins) and plasticizer or softening agents (liquids).²

The federal Environmental Contaminants Act, 1976, prohibited the use of PCBs in heat transfer and electrical apparatus installed after September 1, 1977, and in transformers and capacitors installed after July 1, 1980.

In addition, storage and disposal of PCB waste materials is regulated. The current Canadian Environmental Protection Act limits permissible levels of PCB releases to 2 mg/kg (2 ppm) for a liquid containing PCB's, and 50 mg/kg (50 ppm) for a solid containing PCB's.

For paints and coatings, "a person may manufacture, export, import, offer for sale, sell, process and use a colouring pigment containing PCBs produced incidentally if the concentration of the PCBs is less than 50 mg/kg."³

vi) Bulk Petroleum and Hazardous Products: Above-ground and under-ground storage tanks (ASTs & USTs respectively) containing petroleum product, may introduce contamination into soil and groundwater through leaks or spills. These tanks must be observed and checked over time to ensure that these events do not occur. Evidence of leaks must be investigated, and any potential contamination remediated. Aside from the environmental impacts, petroleum vapours emanating from contaminated soils and/or groundwater may percolate through soils beneath building slabs and foundations, entering the building and exposing occupants to airborne hydrocarbon contaminants.

The Canadian Council of Ministers of the Environment (CCME) publishes a Code of Practice for the safe management of ASTs and USTs.

Products and substances defined as 'hazardous' under the Hazardous Products Act and Hazardous Products Regulations (HPR) are regulated under federal and provincial WHMIS 2015 Regulations.

vii) Urea Formaldehyde Foam Insulation (UFFI): UFFI is a type of insulation that was widely used in the 1970's for insulating and retrofitting industrial, commercial, and older residential buildings. UFFI is a low-density foam that has the appearance and consistency of shaving cream and becomes stiff and self-supporting when it dries or cures (hardens).

² 'Inadvertent Polychlorinated Biphenyls in Commercial Paint Pigments', 2009, Dingfei Hu & Keri C. Hornbuckle

³ SOR/2008-273 Section 11 (1)



The insulation is typically made on-site where the urea formaldehyde-based resin is mixed with a catalyst and water and foamed in place in walls or used for block fill. The foam can be forced through small openings and delivered to the entire area of any cavity before it cures.

The use of a urea formaldehyde-based resin in the manufacture of UFFI can lead to the release of formaldehyde gas during the curing process and afterwards. Formaldehyde emissions do, however, decrease over time.

UFFI may also deteriorate when wet, can release increased amounts of formaldehyde if installed incorrectly. As well, there is a related concern that the moist foam could support mould growth, which could in turn adversely affect the health of the occupants.

Urea Formaldehyde Foam Insulation has been prohibited from installation, and sale or importation into Canada under the Hazardous Products Act since December 1980. The prohibition includes all urea formaldehyde-based thermal insulation, melamine urea, and other urea formaldehyde resins.

viii) Ozone-Depleting Substances: Ozone-depleting substances (ODS) are commonly found as refrigerants, aerosol propellants, cleaning solvents, and in some polyurethane building products. The federal Ozone-Depleting Substances Regulations (1998) amended controls on production and consumption of chlorofluorocarbons, halons, carbon tetrachloride and methyl chloroform.

In 2016, these regulations were replaced by the Ozone-Depleting Substances and Halocarbon Alternatives Regulations (ODSHAR). Ozone-depleting substances are also regulated provincially under the Ozone Depleting Substances and Other Halocarbons Regulation.

ix) Silica Products: Silica is the basic component of sand and rock. The best known and most abundant type of crystalline silica is quartz.

Prolonged breathing of crystalline silica dust may lead to pulmonary disease including Silicosis, a scarring and hardening of lung tissue caused when particles of crystalline silica are inhaled and become embedded in the lung. Initially, workers with silicosis may have no symptoms. However, as the disease progresses a worker may experience shortness of breath, severe cough, or weakness. These symptoms can worsen over time and lead to progressive debilitation and death.

Crystalline silica is found in a wide variety of products, however the activities where exposure to airborne respirable silica dust are of most concern include: ⁴

- Mining, drilling, blasting, crushing, excavation or disruption of rock, sand, dirt or soil;
- Cutting, grinding, sanding, jackhammering, chipping, demolition or blasting of silica-containing construction materials such as concrete, cement, asphalt, mortar, grout, plaster & drywall, masonry, tiles, brick, and refractory brick;
- Abrasive blasting with silica-containing materials.

Silica is an ALARA substance and is listed as an ACGIH A2, and International Agency for Research on Cancer (IARC) Notation 1 carcinogen (respectively 'confirmed' and 'carcinogenic to humans').

⁴ Source: ARHCA Code of Practice for Respirable Crystalline Silica



The ALARA principle applies to Silica, which means that although the B. C. Occupational Health & Safety Regulation specifies an eight-hour Exposure Limit (EL) of 0.025 mg/m³ for Silica, worker exposures must be kept as low as reasonably achievable.

x) Radioactive Materials: Smoke alarms commonly contain small sealed radioactive sources in the form of Americium (Am²⁴¹). These materials are sealed into a metal case within the smoke detector and must not be damaged or tampered with. The Canadian Nuclear Safety Commission (CNSC) and the Canadian *Nuclear Safety Act* regulate radioactive materials. Smoke detectors intended for disposal must be handled in accordance with CNSC regulations, and are considered to pose a hazard if disposed of as, or with, common rubbish.

xi) Bio-Hazardous Substances and Materials: Bio-hazards can include any organism or their byproducts that may present a health hazard to workers who come in contact with them.

One such hazard is the presence of pathogenic fungus ('mould') on wet building fabrics and materials, within voids and/or in areas with above normal Relative Humidity. One pathogenic genera, *Histoplasma capsulatum* occurs in bird roosts and areas inhabited by bats.

The related disease, Histoplasmosis primarily affects the lungs. Occasionally, other organs are affected (disseminated histoplasmosis), which can be fatal if untreated.

Hantavirus may be present in rodent-infected areas. Hantavirus pulmonary syndrome (HPS) is a deadly disease which can be contracted by persons in contact with infected rodents or their urine and droppings.

Baylisascaris procyonis is an intestinal roundworm commonly found in raccoon feces, with wide distribution across North America. A recent study in southwestern BC indicated that the number of raccoons infected with *B. procyonis* was 61%. The parasite can cause severe human neurological disease or even death if ingested.

Adult raccoons infected with *Baylisascaris* shed eggs that mature into infective larvae; these larvae remain viable for years, and can withstand harsh weather and decontamination. After ingestion, larvae migrate through the host to the brain in particular, but also the eyes and viscera. The most common vehicles for ingestion include soil, wood, leaves, bark, sand and stones, in addition to direct ingestion of raccoon feces.

Finally, substances and paraphernalia associated with the manufacture or use of contraband narcotics can present a health risk to workers. Potential hazards may include exposure to sharps (e.g. needles and syringes), as well as infectious exposure to blood borne diseases (e.g. HIV and Hepatitis), and contact with acutely or chronically toxic chemical substances.



Appendix II

Excerpt from WorkSafeBC Safe Work Practices for Handling Asbestos (BK27)

Bulk material sample collection guide

Type of material	Area of homogeneous material*	Minimum number of bulk samples to be collected**	Minimum recommended quantity per sample
Surfacing materials, including textured coatings, drywall mud, plasters, and stucco	Less than 90 m ² (approximately 1,000 sq. ft.)	At least 3 samples of each type of surfacing material	50 cm ³ (3 cu. in.); for drywall mud, sample the mud only—do not include the drywall or tape
	Between 90 and 450 m ² (approx. 5,000 sq. ft.)	At least 5 samples of each type of surfacing material	
	Greater than 450 m ²	At least 7 samples of each type of surfacing material	
Sprayed insulation and blown-in insulation, including sprayed fireproofing	Less than 90 m ² (approx. 1,000 sq. ft.)	At least 3 samples	50 cm ³ (3 cu. in.)
	Between 90 and 450 m ² (approx. 5,000 sq. ft.)	At least 5 samples	
	Greater than 450 m ²	At least 7 samples	
Loose vermiculite insulation (including vermiculite insulation within concrete masonry units, or CMUs)	Less than 90 m ² (approx. 1,000 sq. ft.)	At least 3 samples	4 L (1 gal.); collect from the top to the bottom of the application to get a representative sample
	Between 90 and 450 m ² (approx. 5,000 sq. ft.)	At least 5 samples	
	Greater than 450 m ²	At least 7 samples	
Ceiling tiles	Less than 90 m ² (approx. 1,000 sq. ft.)	At least 3 samples	5 cm x 5 cm (2 in. x 2 in.)
	Between 90 and 450 m ² (approx. 5,000 sq. ft.)	At least 5 samples	
	Greater than 450 m ²	At least 7 samples	
Flooring, including vinyl sheet flooring (and backing) and floor tiles	Any size	At least 1 sample per flooring type in each room (and 1 from each layer of flooring)	5 cm x 5 cm (2 in. x 2 in.)

Type of material	Area of homogeneous material*	Minimum number of bulk samples to be collected**	Minimum recommended quantity per sample
Levelling compounds and mortars	Any size	At least 3 samples	50 cm ³ (3 cu. in.)
Asbestos ropes, gaskets, wires, etc.	Any size	At least 1 sample	5 linear cm (2 linear in.) or 5 cm x 5 cm (2 in. x 2 in.)
Mechanical insulation, including duct taping, pipe insulation, elbows, and boiler/tank or vessel insulation	Any size	At least 3 samples	50 cm ³ (3 cu. in.); all layers must be collected down to the pipe, tank, or vessel
Mastics and putties, including duct mastic (around penetrations) and window putty	Any size	At least 3 samples	15 cm ³ (1 cu. in.)
Roofing materials, including felting and shingles	Less than 90 m ² (approx. 1,000 sq. ft.)	At least 1 sample (each layer of material must be sampled)	5 cm x 5 cm (2 in. x 2 in.); collect all layers, down to the sheathing
	Between 90 and 450 m ² (approx. 5,000 sq. ft.)	At least 2 samples (each layer of material must be sampled)	
	Greater than 450 m ²	At least 3 samples (each layer of material must be sampled)	
Asbestos cement (transite) board and pipe	Any size	At least 1 sample	5 cm x 5 cm (2 in. x 2 in.)
Other sprayed materials	Any size	At least 1 sample per type of material	1 full, small Ziploc bag
Other non-friable products	Any size	At least 1 sample per type of material	5 cm x 5 cm (2 in. x 2 in.)

* Homogeneous material is considered uniform in texture and appearance, was installed at one time, and is likely to be of only one type of material or formulation.

** If the material is assumed to contain asbestos, samples do not have to be collected. The professional judgment of a qualified person can be used to reduce the number of bulk samples of homogeneous materials. If fewer samples than the minimum recommended number are collected, surveyors should document the rationale for their position in the survey report.

Field Portable XRF Certificate of Analysis

Project #: E0434-389	Client: Regional District of Nanaimo (Recreation & Parks Dept.)	Site: Address: 585 North Road, Nanaimo, BC	In-situ <input checked="" type="checkbox"/>	Ex-situ <input type="checkbox"/>
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Analyzed in accordance with analytical methods adapted from EPA Method 6200 and ASTM F2853-10

Note: HPA defines lead based paint (LBP) as coating exceeding 90 ppm (0.009%) Lead content by weight

Legend:
POSITIVE Lead-content (> LOD for XRF)
ND Non Detect (< LOD for XRF)

Test #	Sample Description	Location	Date	Time	Element	Lead Content	Remarks	Analyst
2	Green Paint on Wood	Exterior Trim	13-Jul-23	8:52:18	Lead	ND	Non Detect	JP
3	Light Green Paint on Wood	Interior Walls	13-Jul-23	8:53:18	Lead	ND	Non Detect	JP
4	White Paint on Wood	Door Trim	13-Jul-23	8:54:09	Lead	ND	Non Detect	JP

Instrument	Olympus DS4000	Calibration Check	Date	13-Jul-23	Time	8:47:56	PASS	JP
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Site Photos

Project Number	E0434-389	Surveyor Name	LEA (MD/JP)
Date	13-Jul-23	Site Location	585 North Road, Gabriola, BC



Figure 1. Pressure Treated Lumber on Exterior Posts/Framing



Figure 2. Exterior of Building Showing Wood Siding and Sheet Metal Roofing