



## **Hazardous Building Materials Assessment**

Boiler Room, Landline Room  
and Electrical Room  
Wabush Airport  
2 Airport Road, Wabush, NL

Prepared for:

**HDK Consulting Incorporated**  
2633 Portage Avenue  
Winnipeg, Manitoba, R3J 0P7

December 17, 2020

Pinchin File: 285012



**Issued to:** HDK Consulting Incorporated  
**Issued on:** December 17, 2020  
**Pinchin File:** 285012  
**Issuing Office:** Labrador City, NL

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Reviewer: 

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## **EXECUTIVE SUMMARY**

HDK Consulting Incorporated (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at 2 Airport Road, Wabush, NL. Pinchin performed the assessment on November 27, 2020.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The Assessed Area consisted of the boiler room, and the adjoining electrical and landline rooms in preparation for the removal and replacement of two boilers located in the Airport Boiler Room.



## **SUMMARY OF FINDINGS**

Asbestos: Asbestos-containing materials (ACM) are present as follows:

- Parging Cement;
- Thermal Insulation; and
- Drywall Joint Compound.

Lead: Lead is present as follows:

- Paints containing elevated lead concentrations.

Silica: Crystalline silica is present in concrete, mortar, plaster where present in the Assessed Area.

Mercury: No mercury sources were identified in the Assessed Area. Polychlorinated Biphenyls (PCBs): PCBs were not identified in the Assessed Area.

Ozone Depleting Substances (ODSs): Suspect ODS-containing materials were not identified in the Assessed Area.

Mould and Water Damage: Visible mould and water damage was not observed in the Assessed Area.



## **SUMMARY OF RECOMMENDATIONS**

The following is a summary of significant recommendations; refer to the body of the report for detailed recommendations.

1. Prepare specifications for the hazardous material removal required for the planned work.
2. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
3. Remove and dispose of asbestos-containing materials if disturbed by the planned renovation work.
4. Follow appropriate safe work procedures when handling or disturbing silica and lead.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*



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## **1.0 INTRODUCTION AND SCOPE**

HDK Consulting Incorporated (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at 2 Airport Road, Wabush, NL.

Pinchin performed the assessment on November 27, 2020. The surveyor was unaccompanied during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The Assessed Area consisted of the boiler room, and the adjoining electrical and landline rooms in preparation for the removal and replacement of two boilers located in the Airport Boiler Room.

### **1.1 Scope of Assessment**

The assessment was performed to establish the location and type of specified hazardous building materials incorporated in the structure(s) and its finishes. This assessment is intended to be used for renovation purposes only and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations.

The Assessed Area was limited to the parts of the building within the area to be renovated including:

- Boiler Room
- Landline Room
- Electrical Room

The extent of the assessed area was defined by the Client.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Ozone Depleting Substances (ODSs)
- Mould



## 2.0 BACKGROUND INFORMATION

### 2.1 Building Description

| Description Item     | Details                                |
|----------------------|--|
| Use                  | Airport for the Labrador West Region   |
| Number of Floors     | The building is one story              |
| Total Area           | The assessed area is 2100 square feet. |
| Year of Construction | The building was constructed in 1980.  |
| Structure            | Structural Steel                       |
| Exterior Cladding    | Metal Siding                           |
| HVAC                 | Rooftop Units (RTUs)                   |
| Roof                 | Metal Roofing                          |
| Flooring             | Ceramic Tile & Concrete                |
| Interior Walls       | Drywall, Brick & Wood                  |
| Ceilings             | Acoustic ceiling tiles and drywall.    |

### 2.2 Existing Reports

No existing reports were provided for reference.

## 3.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations. For details on approximate quantities, assessment and locations of hazardous materials; refer to the Hazardous Material Summary Report and All Data Report in Appendix V and VI.

### 3.1 Asbestos

#### 3.1.1 Pipe Insulation

Parging cement, containing chrysotile asbestos, is present on a pipe elbow located on boiler # 2, an elbow on the domestic water supply pipe, and an elbow located on the cold-water domestic water supply piping in the boiler room (reference samples 285012-S003, 285012-S008 & 285012-S009 respectively). Parging cement containing chrysotile asbestos was also found on the heating return pipe (reference sample 285012-S006). The heating pipe return is 12" in diameter (10" pipe with 2" jacket) and is approximately 16 feet long. Parging cement is a friable insulation, jacketed with canvas and is in good condition.

The remaining pipes and boilers are insulated with non-asbestos containing insulation. Insulation samples were collected from the boiler (reference sample 285012-S002), boiler exhaust piping (reference sample 285012-S004) and the domestic cold water straight run piping (reference sample 285012-S010). All samples collected did not detect the presence of asbestos.



View of Boiler #2 pipe elbow sample location (S003)



View of Heating return pipe sample location (S006)

### 3.1.2 Duct Insulation and Mastic

White duct insulation present on the main ductwork throughout the boiler room was collected for analysis and did not identify the presence of asbestos (reference sample 285012-S005).



View of main duct work inside boiler room



View of sample location (S005) of the main ductwork covering

### 3.1.3 Mechanical Equipment Insulation

Boiler insulation was collected for analysis and did not identify the presence of asbestos (reference sample 285012-S002).



View of sample collection location (S002) for boiler insulation.



View of the access hatch where sample S002 was collected

### 3.1.4 Drywall Joint Compound

Drywall joint compound, containing chrysotile asbestos, is present on wall and ceiling finishes in the boiler room and landline room (reference samples 285012-S001 & 285012-S012). Assume all drywall joint compounds to be asbestos containing. Drywall joint compound is a non-friable material, painted and is in good condition in the boiler room. Approximately fifty-two square feet (52 ft<sup>2</sup>) of drywall joint compound was observed in poor condition in the landline room.



View of Boiler room drywall-joint compound sample location (S001)



View of sample location S012. Landline room. Drywall -joint compound.

### 3.1.5 Firestopping

Spray fireproofing present on upper wall in the boiler room was collected for analysis and did not identify the presence of asbestos (reference sample 285012-S011).



Spray fireproofing signage placed during firestop install



View of fireproofing on upper wall of boiler room

### 3.1.6 Paper and Textile Products

Off- white paper, on straight run piping for the domestic cold-water was collected for analysis and did not identify the presence of asbestos (reference sample 285012-S010).

### 3.1.7 Presumed Asbestos Materials

The following is a list of materials which may contain asbestos, which were not observed and/or not sampled during the assessment; these materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Electrical components
- Refractory materials in boilers
- Mechanical packing, ropes and gaskets
- Caulking and putties
- Fibre-reinforced paints and coatings
- Fire resistant doors
- Vibration dampers on HVAC equipment

## 3.2 Lead

### 3.2.1 Paints and Surface Coatings

The following table summarizes the analytical results for paints sampled and location.

| Sample Number | Colour, Substrate Description | Location (Location #) | Lead (%) |
|---------------|-------------------------------|-----------------------|----------|
| L0001         | White paint on Metal Corner   | Boiler Room           | 0.026    |



| Sample Number | Colour, Substrate Description      | Location (Location #) | Lead (%)    |
|---------------|------------------------------------|-----------------------|-------------|
| L0002         | Grey Floor Paint                   | Boiler Room           | 0.0064      |
| L0003         | Blue Paint on boiler #2            | Boiler Room           | <b>0.17</b> |
| L0004         | Red paint on pneumatic tank        | Boiler Room           | 0.0025      |
| L0005         | Black paint on metal floor plating | Boiler Room           | <b>0.27</b> |
| L0006         | Beige ceiling paint                | Landline Room         | 0.00082     |

Analysis of three (3) paint samples (285012-L0001, 285012-L0003 and 285012-L0005) exceeded lead levels over 0.009% (90 mg/kg) and are considered a potential risk to works during disturbances caused by maintenance, renovation or demolition activities. None of the paints exceed the criteria for disposal with lead levels exceeding 0.5% (5,000 mg/kg) and therefore do not require lead leachate testing to determine if additional disposal measures are necessary.

All lead paints determined to be lead-based were found to be in good condition and not flaking, peeling or delaminating.

### 3.2.2 Presumed Lead Materials

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections
- Batteries in emergency lighting
- Fire Alarm control panels

### 3.3 Silica

Crystalline silica is a presumed component of the following materials:

- Poured or pre-cast concrete
- Masonry and mortar
- Plaster
- Refractory or ceramic materials in high temperature mechanical or production equipment

### 3.4 Mercury

#### 3.4.1 Lamps

No fluorescent lamps were observed throughout the Assessed Area.



### 3.4.2 *Mercury-Containing Devices*

Mercury-containing devices were not identified during the assessment.

## 3.5 **Polychlorinated Biphenyls**

### 3.5.1 *Lighting Ballasts*

The assessed area has been comprehensively re-lamped with new energy efficient light ballasts and lamps.

### 3.5.2 *Transformers*

Transformers were not identified during the assessment.

### 3.5.3 *Presumed PCB Materials*

- Oil impregnated cables
- Voltage regulators and capacitors
- Hydraulic fluids
- Lubricants

## 3.6 **Ozone Depleting Substances**

Ozone Depleting Substances were not observed in the Assessed Area.

## 3.7 **Mould**

Visible mould growth and water damage was not observed in the Assessed Area.

## 4.0 **RECOMMENDATIONS**

### 4.1 **General**

1. Prepare specifications for the hazardous material removal required for the planned work.
2. Do not disturb suspected hazardous building materials discovered during the planned work, which have not been identified in this report and arrange for further evaluation and testing.
3. Remove and dispose of asbestos-containing materials if disturbed by the planned renovation work.
4. Follow appropriate safe work procedures when handling or disturbing silica and lead.



## **4.2 Building Demolition or Renovation Work**

The following recommendations are made regarding renovation involving the hazardous materials identified.

### *4.2.1 Asbestos*

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work.

If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

### *4.2.2 Lead*

Construction disturbance of lead in paint and coatings (or other materials) may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment will need to be assessed on a project-by-project basis and must comply with provincial standards or guidelines.

### *4.2.3 Silica*

Construction disturbance of silica-containing products may result in excessive exposures to airborne silica, especially if performed indoors and dry. Cutting, grinding, drilling or demolition of materials containing silica should be completed only with proper respiratory protection and other worker safety precautions that comply with provincial standards or guidelines.

### *4.2.4 Mould*

No mould was observed; if mould is uncovered inside wall cavities during hand demolition, use appropriate precautions and protect workers using methods that comply with provincial guidelines.

## **5.0 TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties.



Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## **6.0 REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

### Federal

1. Canada Occupational Health and Safety Regulation, SOR/86-304.
2. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
3. Surface Coating Materials Regulations, SOR/2005-109, Hazardous Products Act.
4. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
5. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.
6. Newfoundland Occupational Safety General Regulation 5/12.

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Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, February 26, 2020

**APPENDIX I**  
**Drawings**



**APPENDIX II-A**  
**Asbestos Analytical Certificates**



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

|                           |   |                             |    |
|---------------------------|---|-----------------------------|----|
| <b>Project Name:</b>      | HDK Consulting Incorporated, Wabush Airport<br>2 Airport Rd, Wabush NL, A0R 1B0 |                             |    |
| <b>Project No.:</b>       | 0285012.000   |                             |    |
| <b>Prepared For:</b>      | K. Pinksen / R. O'Keefe   |                             |    |
| <b>Lab Reference No.:</b> | b242488   |                             |    |
| <b>Analyst(s):</b>        | M. Jakubiak   |                             |    |
| <b>Date Received:</b>     | December 4, 2020  | <b># Samples submitted:</b> | 12 |
| <b>Date Analyzed:</b>     | December 4, 2020  | <b># Phases analyzed:</b>   | 15 |

**Method of Analysis:**

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

| Provincial Jurisdiction  | Regulatory Threshold | Provincial Jurisdiction | Regulatory Threshold        |
|--|----------------------|-------------------------|-----------------------------|
| Ontario, British Columbia,<br>Nova Scotia                                    | 0.5%                 | Alberta                 | Undefined                   |
| Quebec   | 0.1%                 | Saskatchewan            | 0.5% friable 1% non-friable |
| PEI, NWT, Yukon, Nunavut,<br>Newfoundland and Labrador,<br>and New Brunswick | 1%                   | Manitoba                | 0.1% friable 1% non-friable |

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

The Pinchin Ltd. Dartmouth asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 201032-0) for the 'EPA -- 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** HDK Consulting Incorporated, Wabush Airport  
 2 Airport Rd, Wabush NL, A0R 1B0  
**Project No.:** 0285012.000  
**Prepared For:** K. Pinksen / R. O'Keefe  
  
**Lab Reference No.:** b242488  
**Date Analyzed:** December 4, 2020

### BULK SAMPLE ANALYSIS

| SAMPLE IDENTIFICATION  | SAMPLE DESCRIPTION  | % COMPOSITION (VISUAL ESTIMATE) |        |                          |        |
|--|---|---------------------------------|--------|--------------------------|--------|
|  |   | ASBESTOS                        |        | OTHER                    |        |
| 285012S0001<br>DWJC from Boiler Room                           | Homogeneous, beige, drywall joint compound.                             | Chrysotile                      | 1-5%   | Non-Fibrous Material     | > 75%  |
| 285012S0002<br>Boiler Insulation collected around access hatch | Homogeneous, brown, fibrous material.                                   | None Detected                   |        | Man-made Vitreous Fibres | > 75%  |
|  |   |                                 |        | Non-Fibrous Material     | 1-5%   |
| 285012S0003<br>Boiler #2 Rear elbow-Thermal insulation         | Homogeneous, grey, soft, parging cement.                                | Chrysotile                      | 25-50% | Synthetic Fibres         | 5-10%  |
|  |   |                                 |        | Non-Fibrous Material     | 25-50% |
| Comments:  | Synthetic fibre reinforcement is present on the surface of this sample. |                                 |        |                          |        |
| 285012S0004<br>Boiler #2 Exhaust pipe insulation               | Homogeneous, white, fibrous material.                                   | None Detected                   |        | Man-made Vitreous Fibres | > 75%  |
|  |   |                                 |        | Non-Fibrous Material     | 5-10%  |
| 285012S0005<br>Duct work covering                              | 3 Phases:   | None Detected                   |        | Man-made Vitreous Fibres | > 75%  |
|  | a) Homogeneous, black, fibrous material.                                |                                 |        | Non-Fibrous Material     | 5-10%  |
|  | b) Homogeneous, off-white, compressed fibrous material.                 |                                 |        | Cellulose                | > 75%  |
|  | c) Homogeneous, brown, fibrous material.                                | None Detected                   |        | Non-Fibrous Material     | 5-10%  |
|  |   | None Detected                   |        | Man-made Vitreous Fibres | > 75%  |
|  |   |                                 |        | Non-Fibrous Material     | 5-10%  |



## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** HDK Consulting Incorporated, Wabush Airport  
 2 Airport Rd, Wabush NL, A0R 1B0  
**Project No.:** 0285012.000  
**Prepared For:** K. Pinksen / R. O'Keefe  
  
**Lab Reference No.:** b242488  
**Date Analyzed:** December 4, 2020

### BULK SAMPLE ANALYSIS

| SAMPLE IDENTIFICATION   | SAMPLE DESCRIPTION  | % COMPOSITION (VISUAL ESTIMATE)    |  |
|---|---|------------------------------------|--|
|   |   | ASBESTOS                           | OTHER  |
| 285012S0006<br>Heating return pipe covering                   | Homogeneous, grey, soft, parging cement.  | Chrysotile 50-75%                  | Non-Fibrous Material 25-50%  |
| Comments:   | Synthetic fibre reinforcement is present on the surface of this sample.                                 |                                    |  |
| 285012S0007<br>Straight run. Heat return pipe covering        | Homogeneous, white, soft, chalky material with fibres.  | None Detected                      | Man-made Vitreous Fibres 5-10%<br>Non-Fibrous Material > 75%         |
| Comments:   | Synthetic fibre reinforcement is present on the surface of this sample.                                 |                                    |  |
| 285012S0008<br>Elbow from domestic water supply pipe          | Homogeneous, grey, soft, parging cement.  | Chrysotile 25-50%                  | Non-Fibrous Material 50-75%  |
| Comments:   | Synthetic fibre reinforcement is present on the surface of this sample.                                 |                                    |  |
| 285012S0009<br>Domestic cold water supply pipe elbow          | Homogeneous, grey, soft, parging cement.  | Chrysotile 50-75%                  | Brucite 5-10%<br>Non-Fibrous Material 10-25%                         |
| Comments:   | Synthetic fibre reinforcement is present on the surface of this sample.                                 |                                    |  |
| 285012S0010<br>Straight run covering domestic cold water pipe | 2 Phases:<br>a) Homogeneous, yellow, fibrous material.<br><br>b) Homogeneous, off-white, layered paper. | None Detected<br><br>None Detected | Man-made Vitreous Fibres > 75%<br><br>Cellulose > 75%                |
| Comments:   | Synthetic fibre reinforcement and foil paper are present on the surface of this sample.                 |                                    |  |
| 285012S0011<br>Spray Fireproofing                             | Homogeneous, beige, soft, parging cement.   | None Detected                      | Cellulose 5-10%<br>Vermiculite 10-25%<br>Non-Fibrous Material 50-75% |



**Pinchin Ltd. Asbestos Laboratory  
Certificate of Analysis**

**Project Name:** HDK Consulting Incorporated, Wabush Airport  
2 Airport Rd, Wabush NL, A0R 1B0  
**Project No.:** 0285012.000  
**Prepared For:** K. Pinksen / R. O'Keefe  
**Lab Reference No.:** b242488  
**Date Analyzed:** December 4, 2020

**BULK SAMPLE ANALYSIS**

| SAMPLE IDENTIFICATION                              | SAMPLE DESCRIPTION                             | % COMPOSITION (VISUAL ESTIMATE) |                               |
|--|--|---------------------------------|-------------------------------|
|  |  | ASBESTOS                        | OTHER                         |
| 285012S0012<br>Drywall Compound- Land<br>Line Room | Homogeneous, beige,<br>drywall joint compound. | Chrysotile<br>1-5%              | Non-Fibrous Material<br>> 75% |

**Reviewed by:**

**Reporting Analyst:**

**APPENDIX II-B**  
**Lead Analytical Certificates**



Your P.O. #: 285012  
 Your Project #: 285012  
 Site Location: WABUSH AIRPORT  
 Your C.O.C. #: N/A

**Attention: Kristi Pinksen**

Pinchin Ltd.  
 Labrador City - Standing Offer  
 30 Circular Rd  
 Labrador City, NL  
 CANADA A2V 2K3

**Report Date: 2020/12/09**  
 Report #: R6442511  
 Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: C0W4233**

**Received: 2020/12/03, 13:24**

Sample Matrix: Paint  
 # Samples Received: 6

| <b>Analyses</b>               | <b>Quantity</b> | <b>Date Extracted</b> | <b>Date Analyzed</b> | <b>Laboratory Method</b> | <b>Analytical Method</b> |
|-------------------------------|-----------------|-----------------------|----------------------|--------------------------|--------------------------|
| Metals Paint Acid Extr. ICPMS | 6               | 2020/12/08            | 2020/12/08           | ATL SOP 00058            | EPA 6020B R2 m           |

**Remarks:**  
 Bureau Veritas Laboratories are accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by BV Labs are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in BV Labs profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and BV Labs in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

BV Labs liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. BV Labs has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by BV Labs, unless otherwise agreed in writing. BV Labs is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by BV Labs, results relate to the supplied samples tested.  
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 Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.  
 \* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.



Your P.O. #: 285012  
Your Project #: 285012  
Site Location: WABUSH AIRPORT  
Your C.O.C. #: N/A

**Attention: Kristi Pinksen**

Pinchin Ltd.  
Labrador City - Standing Offer  
30 Circular Rd  
Labrador City, NL  
CANADA A2V 2K3

**Report Date: 2020/12/09**  
Report #: R6442511  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BV LABS JOB #: C0W4233**  
**Received: 2020/12/03, 13:24**

Encryption Key

Please direct all questions regarding this Certificate of Analysis to your Project Manager.  
Marie Muise, Key Account Specialist  
Email: Marie.MUISE@bvlab.com  
Phone# (902)420-0203 Ext:253

=====

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BUREAU  
VERITAS

BV Labs Job #: COW4233  
Report Date: 2020/12/09

Pinchin Ltd.  
Client Project #: 285012  
Site Location: WABUSH AIRPORT  
Your P.O. #: 285012  
Sampler Initials: KP

### ELEMENTS BY ATOMIC SPECTROSCOPY (PAINT)

|                      |              |  |            |  |  |            |                 |
|----------------------|--------------|--|------------|--|--|------------|-----------------|
| <b>BV Labs ID</b>    |              | OIM868   |            | OIM869   | OIM870                                   |            |                 |
| <b>Sampling Date</b> |              | 2020/11/27<br>09:00  |            | 2020/11/27<br>09:00                                | 2020/11/27<br>09:00                      |            |                 |
| <b>COC Number</b>    |              | N/A  |            | N/A  | N/A                                      |            |                 |
|                      | <b>UNITS</b> | <b>L001- WHITE PAINT<br/>ON METAL<br/>CORNER-BOILER<br/>ROOM</b> | <b>RDL</b> | <b>L002- GREY FLOOR<br/>PAINT- BOILER<br/>ROOM</b> | <b>L003- BLUE PAINT<br/>ON BOILER #2</b> | <b>RDL</b> | <b>QC Batch</b> |

|  |       |     |     |    |      |     |         |
|--|-------|-----|-----|----|------|-----|---------|
| <b>Metals</b>  |       |     |     |    |      |     |         |
| Acid Extractable Lead (Pb)   | mg/kg | 260 | 6.0 | 64 | 1700 | 5.0 | 7097065 |
| RDL = Reportable Detection Limit<br>QC Batch = Quality Control Batch |       |     |     |    |      |     |         |

|                      |              |   |            |  |                     |   |                     |
|----------------------|--------------|---|------------|--|---------------------|---|---------------------|
| <b>BV Labs ID</b>    |              | OIM871  |            | OIM872   | OIM873              |   |                     |
| <b>Sampling Date</b> |              | 2020/11/27<br>09:00   |            | 2020/11/27<br>09:00  | 2020/11/27<br>09:00 |   |                     |
| <b>COC Number</b>    |              | N/A   |            | N/A  | N/A                 |   |                     |
|                      | <b>UNITS</b> | <b>L004- RED PAINT<br/>ON PNEUMATIC<br/>TANK- BOILER<br/>ROOM</b> | <b>RDL</b> | <b>L005- BLACK PAINT<br/>ON METAL FLOOR<br/>PLATTING-BOILER<br/>ROOM</b> | <b>RDL</b>          | <b>L006- BEIGE<br/>CEILING<br/>PAINT-LAND LINE<br/>ROOM</b> | <b>RDL QC Batch</b> |

|  |       |    |    |      |     |     |             |
|--|-------|----|----|------|-----|-----|-------------|
| <b>Metals</b>  |       |    |    |      |     |     |             |
| Acid Extractable Lead (Pb)   | mg/kg | 25 | 22 | 2700 | 7.5 | 8.2 | 5.0 7097065 |
| RDL = Reportable Detection Limit<br>QC Batch = Quality Control Batch |       |    |    |      |     |     |             |

|                      |              |   |            |                 |
|----------------------|--------------|---|------------|-----------------|
| <b>BV Labs ID</b>    |              | OIM873  |            |                 |
| <b>Sampling Date</b> |              | 2020/11/27<br>09:00   |            |                 |
| <b>COC Number</b>    |              | N/A   |            |                 |
|                      | <b>UNITS</b> | <b>L006- BEIGE<br/>CEILING<br/>PAINT-LAND LINE<br/>ROOM<br/>Lab-Dup</b> | <b>RDL</b> | <b>QC Batch</b> |

|  |       |     |     |         |
|--|-------|-----|-----|---------|
| <b>Metals</b>  |       |     |     |         |
| Acid Extractable Lead (Pb)   | mg/kg | 7.3 | 5.0 | 7097065 |
| RDL = Reportable Detection Limit<br>QC Batch = Quality Control Batch<br>Lab-Dup = Laboratory Initiated Duplicate |       |     |     |         |



BUREAU  
VERITAS

BV Labs Job #: COW4233  
Report Date: 2020/12/09

Pinchin Ltd.  
Client Project #: 285012  
Site Location: WABUSH AIRPORT  
Your P.O. #: 285012  
Sampler Initials: KP

### GENERAL COMMENTS

Each temperature is the average of up to three cooler temperatures taken at receipt

|           |        |
|-----------|--------|
| Package 1 | 16.7°C |
|-----------|--------|

Sample OIM868 [L001- WHITE PAINT ON METAL CORNER-BOILER ROOM] : Elevated reporting limits for trace metals due to a low sample weight used in the digestion.

Sample OIM871 [L004- RED PAINT ON PNEUMATIC TANK- BOILER ROOM] : Elevated reporting limits for trace metals due to a low sample weight used in the digestion.

Sample OIM872 [L005- BLACK PAINT ON METAL FLOOR PLATTING-BOILER ROOM] : Elevated reporting limits for trace metals due to a low sample weight used in the digestion.

**Results relate only to the items tested.**



BUREAU  
VERITAS

BV Labs Job #: COW4233  
Report Date: 2020/12/09

Pinchin Ltd.  
Client Project #: 285012  
Site Location: WABUSH AIRPORT  
Your P.O. #: 285012  
Sampler Initials: KP

### QUALITY ASSURANCE REPORT

| QA/QC<br>Batch | Init | QC Type                  | Parameter                  | Date Analyzed | Value | Recovery | UNITS | QC Limits |
|----------------|------|--------------------------|----------------------------|---------------|-------|----------|-------|-----------|
| 7097065        | BAN  | Matrix Spike [OIM873-01] | Acid Extractable Lead (Pb) | 2020/12/08    |       | 103      | %     | 75 - 125  |
| 7097065        | BAN  | Spiked Blank             | Acid Extractable Lead (Pb) | 2020/12/08    |       | 101      | %     | 75 - 125  |
| 7097065        | BAN  | Method Blank             | Acid Extractable Lead (Pb) | 2020/12/08    | <5.0  |          | mg/kg |           |
| 7097065        | BAN  | RPD [OIM873-01]          | Acid Extractable Lead (Pb) | 2020/12/08    | 12    |          | %     | 35        |

Duplicate: Paired analysis of a separate portion of the same sample. Used to evaluate the variance in the measurement.

Matrix Spike: A sample to which a known amount of the analyte of interest has been added. Used to evaluate sample matrix interference.

Spiked Blank: A blank matrix sample to which a known amount of the analyte, usually from a second source, has been added. Used to evaluate method accuracy.

Method Blank: A blank matrix containing all reagents used in the analytical procedure. Used to identify laboratory contamination.



BUREAU  
VERITAS

BV Labs Job #: COW4233  
Report Date: 2020/12/09

Pinchin Ltd.  
Client Project #: 285012  
Site Location: WABUSH AIRPORT  
Your P.O. #: 285012  
Sampler Initials: KP

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by the following individual(s).

A handwritten signature in cursive script, appearing to read 'Eric Dearman', written in black ink.

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Eric Dearman, Scientific Specialist

---

BV Labs has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



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CHAIN OF CUSTODY RECORD

COC #: Page 1 of 1

| Invoice Information   |   |                           | Report Information (if differs from invoice) |                                |                            | Project Information (where applicable) |                         |   | Turnaround Time (TAT) Required   |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
|---|---|---------------------------|--|--------------------------------|----------------------------|--|-------------------------|---|--|--|----------------------------|------------------------------------|------------------|---|--|-------------------------------------|--|---------------------------------|---|-------------------------------|-----------------------------|------|------|--|-------------------------------|---------------|----------------------|----------|--|--|
| Company Name: #15605 Pinchin Ltd  |   |                           | Company Name: As per Invoice                 |                                |                            | Quotation #:                           |                         |   | <input checked="" type="checkbox"/> Regular TAT (5 business days) Most analyses<br>PLEASE PROVIDE ADVANCE NOTICE FOR RUSH PROJECTS<br>IF RUSH please specify date (Surcharges will be applied)<br>DATE REQUIRED: |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Contact Name: Kristi Pinksen  |   |                           | Contact Name:                                |                                |                            | P.O. #: PO # 285012                    |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Address: 30 Circular Rd, Labrador City, NL  |   |                           | Address:                                     |                                |                            | Project #: Proj # 285012               |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Postal Code: A2V 2K3  |   |                           | Postal Code:                                 |                                |                            | Site Location: Wabush Airport          |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Phone: (709)944-6766 Fax: (709)944-6764   |   |                           | Phone: Fax:                                  |                                |                            | Site #:                                |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Email: kpinksen@pinchin.com   |   |                           | Email:                                       |                                |                            | Sampled By: KP/ROK                     |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Laboratory Use Only   |   |                           |  | Analysis Requested             |                            |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| CUSTODY SEAL  |   | COOLER TEMPERATURES       |  | COOLER TEMPERATURES            |                            | Metals (Water)                         |                         | Metals (Soil)                               |  | Regulatory Requirements (Specify)                            |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Present   | Intact  | 16, 17, 17                |  |                                |                            |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| COOLING MEDIA PRESENT Y / N   |   |                           |  |                                |                            |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| SAMPLES MUST BE KEPT COOL (< 10 °C) FROM TIME OF SAMPLING UNTIL DELIVERY TO BUREAU VERITAS  |   |                           |  |                                |                            |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| SAMPLE IDENTIFICATION   |   | DATE SAMPLED (YYYY/MM/DD) | TIME SAMPLED (HH:MM)                         | MATRIX                         | # OF SAMPLE BAGS SUBMITTED | FIELD FILTERED & PRESERVED             | LAB FILTRATION REQUIRED | RCAP-MS (Total Metals) Well / Surface water | RCAP-MS (Dissolved Metals) Ground waters   | Total Digest (Default Method) for well water & surface water | Dissolved for ground water | Mercury (CIRCLE) TOTAL / DISSOLVED | Metals & Mercury | Default Acid Extractable (Available) Digest | Metals Total Digest -for Green sediments (HNO3/HF/HClO4) | Mercury low level by Cold Vapour AA | Hot Water Soluble Boron (required for COME Agricultural/ Landfill) | RBCA Hydrocarbons (BTEX, GC-C8) | COM Hydrocarbons (CV-PPHC (BTEX, F2-H4) | PAHs (Default for water/soil) | PAHs (FWAL / COME Sediment) | PCBs | VOCS | Total Coliform/E.coli (Presence/Absence) | Total Coliform/E.coli (Count) | Lead in Paint | HOLD- DO NOT ANALYZE | COMMENTS |  |  |
| 1   | L001- White Paint on Metal Corner- Boiler Room        | 11/27/2020                | 9:00   |                                | 1                          |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          | ** Some samples may be a low weight. Please proceed with analysis and adjust DL as required. |  |
| 2   | L002- Grey Floor Paint- Boiler Room                   | 11/27/2020                | 9:00   |                                | 1                          |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| 3   | L003- Blue Paint on Boiler #2                         | 11/27/2020                | 9:00   |                                | 1                          |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| 4   | L004- Red paint on pneumatic tank- Boiler Room        | 11/27/2020                | 9:00   |                                | 1                          |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| 5   | L005- Black Paint on Metal Floor Plating- Boiler Room | 11/27/2020                | 9:00   |                                | 1                          |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| 6   | L006- Beige Ceiling Paint- Land line Room             | 11/27/2020                | 9:00   |                                | 1                          |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| RELINQUISHED BY: (Signature/Print)  |   | DATE: (YYYY/MM/DD)        | TIME: (HH:MM)                                | RECEIVED BY: (Signature/Print) |                            | DATE: (YYYY/MM/DD)                     | TIME: (HH:MM)           | BV JOB #                                    |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Kristi Pinksen  |   | 11/30/2020                | 10:00  | K. Tomlinson                   |                            |  |                         | COW 4233                                    |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |
| Unless otherwise agreed to in writing, work submitted on this Chain of Custody is subject to Bureau Veritas Laboratories' standard Terms and Conditions. Signing of this Chain of Custody document is acknowledgment and acceptance of our terms which are available for viewing at <a href="http://www.bvlabs.com/terms-and-conditions">http://www.bvlabs.com/terms-and-conditions</a> |   |                           |  |                                |                            |  |                         |   |  |  |                            |                                    |                  |   |  |                                     |  |                                 |   |                               |                             |      |      |  |                               |               |                      |          |  |  |

2020 DEC 3 13:24

White: Maxxam

Pink: Client

**APPENDIX III**  
**Methodology**



## **1.0 GENERAL**

Pinchin conducts a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined by the scope of work. All work is conducted in accordance with our own internal Standard Operating Procedures.

Information regarding the location and condition of hazardous building materials encountered and visually estimated quantities are recorded. The locations of any samples collected are recorded on small-scale plans.

As-built drawings and previous reports are referenced where provided.

### **1.1 Limitations on Scope**

The assessment excludes the following:

- Articles belonging to the owner, tenant or occupant (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property;
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

The assessment includes demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Destructive testing of flooring is conducted where possible (under carpets or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural items is conducted as permitted by the current building use.

## 1.2 Asbestos

An inspection is conducted for the presence of friable and non-friable asbestos-containing materials (ACM). A friable material is a material that when dry can be crumbled, pulverized or powdered by hand pressure.

A separate set of samples is collected of each type of homogenous material suspected to contain asbestos. A homogenous material is defined by the US EPA as material that is uniform in texture and appearance, was installed at one time, and is unlikely to consist of more than one type or formulation of material. The homogeneous materials are determined by visual examination and available information on the phases of construction and prior renovations.

Samples are collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy is also based on known ban dates and phase out dates of the use of asbestos; sampling of certain building materials is not conducted after specific construction dates. In addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM.

In some cases, manufactured products such as asbestos cement pipe are visually identified without sample confirmation.

Sampling of roofing felts is conducted at the client's request. A temporary repair would be responsibility of client. A more permanent repair is required if the roofing or the building is to remain in use for any extended period of time. Pinchin is not responsible or liable for leaks or water damage caused by sampling and or repair.

Drywall joint compound is sampled at representative locations such as walls, ceilings, columns, bulkheads or other building components. Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound that is known to have been installed after 1986 (1980 plus a reasonable non-compliance period based on our experience) is presumed to non-asbestos and is not sampled.

Flooring mastic or adhesive is sampled and analyzed if present on the underside of flooring samples (vinyl floor tile and vinyl sheet flooring).

Limited demolition of masonry block walls (core holes) is conducted to investigate for loose fill vermiculite insulation. The core holes are temporarily patched with a suitable product.

The following materials (if present) are not sampled and will be presumed to contain asbestos.

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound

- Elevator and lift brakes
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Vermiculite
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards
- Fire resistant doors
- Metal clad finishes
- Vibration dampers on HVAC equipment

The bulk samples are submitted to an accredited laboratory for analysis. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

Analytical results are compared to the following criteria.

| <b>Jurisdiction</b>  | <b>Friable</b>          | <b>Non-Friable</b>      |
|--|-------------------------|-------------------------|
| BC   | 0.5% <sup>1</sup>       | 0.5%                    |
| Alberta  | Any Amount <sup>2</sup> | Any Amount <sup>2</sup> |
| Saskatchewan   | >0.5% <sup>1</sup>      | >1%                     |
| Manitoba   | 0.1% <sup>1</sup>       | 1%                      |
| Ontario  | 0.5%                    | 0.5%                    |
| Nova Scotia  | 0.5% <sup>1</sup>       | 0.5%                    |
| New Brunswick, Prince Edward Island, Newfoundland & Labrador | 1%                      | 1%                      |
| Yukon, Nunavut, Northwest Territories                        | 1%                      | 1%                      |
| Federal  | 1%                      | 1%                      |

<sup>1</sup> Or any amount if vermiculite

<sup>2</sup> The Government of Alberta in their guideline document entitled the "Alberta Asbestos Abatement Manual" (August 2019), defines an Asbestos-Containing Material as a product or building material that contains asbestos in any quantity or percentage.

Where building materials are described in the report as “non-asbestos” or “does not contain asbestos”, this means that either no asbestos was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable);
- Condition (good, fair, poor, debris);
- Accessibility (ranking from accessible to all building users to inaccessible);
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

### **1.3 Lead**

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible is collected. The samples are collected by scraping the painted finish to include base and covering applications. Drawings included show sample locations.

Analysis for lead in paints or surface coatings is performed at an accredited laboratory in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

For this report, all paints containing lead at a concentration of 0.009% (90 ppm) or greater are discussed. Paint and surface coatings are evaluated for condition such as flaking, chipping or chalking.

Other lead building products (e.g. batteries, lead sheeting, flashing) are identified by visual observation only.

Pinchin reviews the bulk samples results for elevated concentrations of lead. Where elevated concentrations are present, paint samples including the substrate (e.g., wood, concrete, plaster) are submitted for Toxicity Characteristic Leaching Procedure (TCLP) analysis. Analytical results are compared against local provincial requirements for waste characterization.

### **1.4 Silica**

Building materials known to contain crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) is identified by visual inspection only. Pinchin does not perform sampling of these materials for laboratory analysis of crystalline silica content.



### **1.5 Mercury**

Building materials/products/equipment (e.g. thermostats, barometers, pressure gauges, light tubes), suspected to contain mercury are identified by visually inspection only. Dismantling of equipment suspected of containing mercury is not performed. Sampling of these materials for laboratory analysis of mercury content is not performed.

### **1.6 Polychlorinated Biphenyls**

The potential for light ballast and wet transformers to contain PCBs is based on the age of the building, a review of maintenance records and examination of labels or nameplates on equipment, where present and accessible. The information is compared to known ban dates of PCBs and Environment Canada publications.

Dry type transformers are presumed to be free of dielectric fluids and hence non-PCB.

Fluids (mineral oil, hydraulic, Aroclor or Askarel) in transformers or other equipment are not sampled for PCB content.

Non-liquid forms of PCBs (i.e. sealants or caulking) are not sampled for PCB content.

### **1.7 Visible Mould**

The presence of mould is determined by visual inspection of exposed building surfaces. If any mould growth is concealed within building cavities it is not addressed in this assessment.

**APPENDIX IV**  
**Location Summary Report**

**Client:**Wabush Airport  
**Building Name:** Wabush Airport  
**Surveyor:** Kristi Pinksen & Ross O'Ke  
**Reassessment Surveyor:**

**Site:** P.O Box 880, Wabush, NL, Wabush, NL

**Survey Date:** 2020-11-27

**Last Re-Assessment:**

| Location No. | Name or Description           | ft <sup>2</sup> | Floor No. | Notes  |
|--------------|-------------------------------|-----------------|-----------|--|
| 1            | Boiler Room, room no. 1       | 0               | 1         | 22ft 6 in by 32ft 6 in. Interior wall investigation using scope. Photos taken. |
| 2            | Landline Room, room no. 132   | 0               | 1         | 13 ft x 8ft  |
| 3            | Electrical Room, room no. 131 | 0               |           | 32 ft x 16ft subtract land line room   |

**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**

Client: Wabush Airport Site: , Wabush, NL

Building Name: Wabush Airport

Surveyor: Kristi Pinksen and  
amp; Ross O'Ke

Survey Date: 2020-11-27

| HAZMAT   | Sample No | System/Material/Sample Description  | Locations | LF | SF  | EA | % | Type          | Positive |
|----------|-----------|---|-----------|----|-----|----|---|---------------|----------|
| Asbestos | S0001     | WALL   DRYWALL AND JOINT COMPOUND   DRYWALL JOINT COMPOUND                                  | 1         | 0  | 50  | 0  | 0 | Chrysotile    | Yes      |
| Asbestos | S0002     | MECHANICAL EQUIPMENT   THERMAL INSULATION   BOILER INSULATION COLLECTED AROUND ACCESS HATCH | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0003     | PIPING   METAL   BOILER 2 REAR ELBOW  | 1         | 0  | 0   | 1  | 0 | Chrysotile    | Yes      |
| Asbestos | S0004     | MECHANICAL EQUIPMENT   ALUMINUM   BOILER 2 EXHAUST PIPE INSULATION                          | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0005     | DUCT   ALUMINUM   DUCT WORK COVERING. EAST SIDE BOILER 2                                    | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0006     | PIPING   METAL   HEATING RETURN PIPE COVERING   | 1         | 0  | 0   | 1  | 0 | Chrysotile    | Yes      |
| Asbestos | S0007     | DUCT   METAL   STRAIGHT RUN . HEAT RETURN PIPE COVERING                                     | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0008     | PIPING   METAL   ELBOW FROM DOMESTIC WATER SUPPLY PIPE                                      | 1         | 0  | 0   | 1  | 0 | Chrysotile    | Yes      |
| Asbestos | S0009     | PIPING   METAL   DOMESTIC COLD WATER SUPPLY PIPE ELBOW. BEHIND BOILERS                      | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0010     | PIPING   METAL   STRAIGHT RUN COVERING DOMESTIC COLD WATER PIPE                             | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0011     | WALL   FIRESTOPPING (FRIABLE)   SILICA  | 1         | 0  | 0   | 0  | 0 | None Detected | No       |
| Asbestos | S0012     | CEILING   DRYWALL COMPOUND   DWJC FROM CEILING LAND LINE ROOM                               | 2         | 0  | 52  | 0  | 0 | Chrysotile    | Yes      |
| Paint    | L0001     | WALL   METAL   WHITE PAINT ON METAL CORNER  | 1         | 0  | 731 | 0  | 0 | Lead (High)   | Yes      |
| Paint    | L0002     | FLOOR   CONCRETE (POURED)   GREY FLOORING PAINT   | 1         | 0  | 731 | 0  | 0 | Lead (Low)    | Yes      |
| Paint    | L0003     | MECHANICAL EQUIPMENT   METAL   BLUE PAINT ON BOILER #2                                      | 1         | 0  | 196 | 0  | 0 | Lead (High)   | Yes      |
| Paint    | L0004     | MECHANICAL EQUIPMENT   METAL   RED PAINT SOUTH WALL PNEUMATIC TANK                          | 1         | 0  | 71  | 0  | 0 | Lead (Low)    | Yes      |
| Paint    | L0005     | FLOOR   METAL   BLACK PAINT ON METAL FLOOR PLATING  | 1         | 0  | 46  | 0  | 0 | Lead (High)   | Yes      |
| Paint    | L0006     | CEILING   DRYWALL AND JOINT COMPOUND   BEIGE PAINT LAND LINE ROOM                           | 2         | 0  | 52  | 0  | 0 | Lead (Low)    | Yes      |

## Legend:

| Sample number |  |
|---------------|--|
| S####         | Asbestos sample collected                              |
| L####         | Paint sample collected                                 |
| P####         | PCB sample collected                                   |
| M####         | Mould sample collected                                 |
| V####         | Material visually similar to numbered sample collected |
| V0000         | Known non Hazardous Material                           |
| V9000         | Material is visually identified as Hazardous Material  |
| V9500         | Material is presumed to be Hazardous Material          |

| Units |             |
|-------|-------------|
| SF    | Square feet |
| LF    | Linear feet |
| EA    | Each        |
| %     | Percentage  |

**APPENDIX VI**  
**HMIS Data Report**

**Client: Wabush Airport**  
**Location: #1 : Boiler Room**  
**Surveyor: Kristi Pinksen & Ross O'Ke**

**Site: , Wabush, NL**  
**Floor: 1**  
**Survey Date: 2020-11-27**

**Building Name: Wabush Airport**  
**Room #: 1**  
**Reassessment Surveyor:**

**Area (sqft): 731**  
**Last Re-Assessment:**

| ASBESTOS                          |                   |   |                         |                            |    |    |     |       |      |      |      |        |               |        |                        |
|-----------------------------------|-------------------|---|-------------------------|----------------------------|----|----|-----|-------|------|------|------|--------|---------------|--------|------------------------|
| System                            | Component         | Material  | Item                    | Covering                   | A* | V* | AP* | Good  | Fair | Poor | Unit | Sample | Asbestos Type | Amount | Hazard                 |
| Duct <sup>1</sup>                 | Duct Connector    | Aluminum, Duct work covering. East side boiler 2  | Exterior                | Canvas                     |    |    |     |       |      |      | SF   | S0005  | None Detected | N.D.   | None                   |
| Duct <sup>2</sup>                 | Return Air        | Metal, Straight run . Heat return pipe covering   | Pipe Jacket or Covering | Thermal Insulation         |    |    |     |       |      |      |      | S0007  | None Detected | N.D.   | None                   |
| Mechanical Equipment <sup>3</sup> | Boiler            | Thermal Insulation, Boiler insulation collected around access hatch                                       | Exterior                | Metal                      |    |    |     |       |      |      |      | S0002  | None Detected | N.D.   | None                   |
| Mechanical Equipment <sup>4</sup> | Exhaust           | Aluminum, Boiler 2 exhaust pipe insulation  | Insulation              | Aluminum                   |    |    |     |       |      |      |      | S0004  | None Detected | N.D.   | None                   |
| Piping <sup>5</sup>               |                   | Metal, Heating return pipe covering   | Elbow                   | Parging Cement             |    |    |     | 1(7)  |      |      | EA   | S0006  | Chrysotile    | 50-75% | Confirmed Asbestos(NF) |
| Piping <sup>6</sup>               | Boiler Feed Water | Metal, Boiler 2 rear elbow  | Elbow                   | Parging Cement             |    |    |     | 1(7)  |      |      | EA   | S0003  | Chrysotile    | 25-50% | Confirmed Asbestos(NF) |
| Piping <sup>7</sup>               | Boiler Feed Water | Metal, Elbow from domestic water supply pipe  | Elbow                   | Thermal Insulation         |    |    |     | 1(7)  |      |      | EA   | S0008  | Chrysotile    | 25-50% | Confirmed Asbestos(NF) |
| Piping <sup>8</sup>               | Boiler Feed Water | Metal, Domestic cold water supply pipe elbow. Behind boilers  | Elbow                   | Thermal Insulation         |    |    |     |       |      |      |      | S0009  | None Detected | N.D.   | None                   |
| Piping <sup>9</sup>               | Cold Water Return | Metal, Straight run covering domestic cold water pipe   | Pipe Jacket or Covering | Thermal Insulation         |    |    |     |       |      |      |      | S0010  | None Detected | N.D.   | None                   |
| Piping <sup>10</sup>              | Glycol            | Metal, No parging   | Pipe Jacket or Covering | Textile                    |    |    |     |       |      |      |      |        |               |        |                        |
| Wall                              |                   | , Spray Fireproofing insulation observed between concrete and drywall components south most wall observed |                         |                            |    |    |     |       |      |      |      | V0011  | None Detected | N.D.   | None                   |
| Wall <sup>11</sup>                |                   | Drywall (no compound)   |                         |                            |    |    |     |       |      |      |      | V      | Chrysotile    | 1-5%   |                        |
| Wall                              | Fireproofing      | Firestopping (friable), Silica  | Fire stop               |                            |    |    |     |       |      |      |      | S0011  | None Detected | N.D.   | None                   |
| Wall <sup>12</sup>                | Interior          | Drywall and joint compound, Drywall joint compound  | Corner                  | Drywall and joint compound |    | Y  |     | 50(7) |      |      | SF   | S0001  | Chrysotile    | 1-5%   | Confirmed Asbestos(NF) |
| Wall <sup>13</sup>                | Interior          | Cement Product, Internal examination for vermiculite. None observed                                       |                         |                            |    |    |     |       |      |      |      | V      | Chrysotile    | 1-5%   |                        |

22ft 6 in by 32ft 6 in. Interior wall investigation using scope. Photos taken.

- 1 - Exterior covering of duct work connection between mechanical and boiler
- 2 - Straight run of return pipe aprox 115 ft2
- 3 - Insulation of boilers
- 4 - Insulation from rear exhaust pipe on boiler 2
- 5 - Elbow material on return pipe. Between boiler 1&2. 14 inches round include insulation. Probable 10 inch pipe. Aprox 16
- 6 - Elbow from behind boiler 2
- 7 - Elbow of domestic cold water pipe

- 8 - Elbow material from domestic cold water line intake . Aprox 3 x 4in
- 9 - Straight run domestic water line. Aprox 30ft 4in 20 ft 2 inch
- 10 - Fiberglass mitered elbows no parging
- 11 - 14 ft x 2 ft observed drywall on west wall adjacent electrical room 131
- 12 - Corner or north and east wall.
- 13 - North wall. No observable vermiculite

**Client:** Wabush Airport                      **Site:** , Wabush, NL                      **Building Name:** Wabush Airport  
**Location:** #1 : Boiler Room                      **Floor:** 1                      **Room #:** 1                      **Area (sqft):** 731  
**Surveyor:** Kristi Pinksen & Ross O'Ke                      **Survey Date:** 2020-11-27                      **Reassessment Surveyor:**                      **Last Re-Assessment:**

| PAINT                             |                   |      |      |      |        |                                     |              |             |  |
|-----------------------------------|-------------------|------|------|------|--------|-------------------------------------|--------------|-------------|--|
| System                            | Item              | Good | Poor | Unit | Sample | Sample Description                  | Amount       | Hazard      |  |
| Wall <sup>1</sup>                 | Metal             | 694  | 37   | SF   | L0001  | White paint on metal corner         | Pb: 0.26 %   | Lead (High) |  |
| Floor <sup>2</sup>                | Concrete (poured) | 585  | 146  | SF   | L0002  | Grey flooring paint                 | Pb: 0.0064 % | Lead (Low)  |  |
| Mechanical Equipment <sup>3</sup> | Metal             | 196  |      | SF   | L0003  | Blue paint on boiler #2             | Pb: 0.17 %   | Lead (High) |  |
| Mechanical Equipment <sup>4</sup> | Metal             | 71   |      | SF   | L0004  | Red paint south wall pneumatic tank | Pb: 0.0025 % | Lead (Low)  |  |
| Floor <sup>5</sup>                | Metal             | 46   |      | SF   | L0005  | Black paint on metal floor plating  | Pb: 0.27 %   | Lead (High) |  |

- 22ft 6 in by 32ft 6 in. Interior wall investigation using scope. Photos taken.
- 1 - White paint from corner of north east wall
  - 2 - Grey flooring paint noted water damage and worn sections
  - 3 - Blue paint on boilers. Some rusting noted on top area. Tank is 15ft 5in round and 10 ft in long x 5ft high
  - 4 - Red paint from back pneumatics tank. 9.5 x 6' high
  - 5 - Black paint on metal floor plating . About 23 ftx2 ft area

**Client:** Wabush Airport                      **Site:** , Wabush, NL                      **Building Name:** Wabush Airport  
**Location:** #1 : Boiler Room                      **Floor:** 1                      **Room #:** 1                      **Area (sqft):** 731  
**Surveyor:** Kristi Pinksen & Ross O'Ke                      **Survey Date:** 2020-11-27                      **Reassessment Surveyor:**                      **Last Re-Assessment:**

| PCB                         |          |      |        |  |        |     |
|-----------------------------|----------|------|--------|--|--------|-----|
| Component                   | Quantity | Unit | Sample | Sample Description                         | Amount | PCB |
| LIGHT BALLASTS <sup>1</sup> |          |      | V      | Led lighting non pcb containing.6 fixtures |        | No  |

- 22ft 6 in by 32ft 6 in. Interior wall investigation using scope. Photos taken.
- 1 - All led lighting

**Client:** Wabush Airport  
**Location:** #2 : Landline Room  
**Surveyor:** Kristi Pinksen & Ross O'Ke

**Site:** , Wabush, NL  
**Floor:** 1  
**Survey Date:** 2020-11-27

**Building Name:** Wabush Airport  
**Room #:** 132  
**Reassessment Surveyor:**

**Area (sqft):** 0  
**Last Re-Assessment:**

| ASBESTOS             |           |  |       |                            |    |    |     |      |      |       |      |        |               |        |                        |
|----------------------|-----------|--|-------|----------------------------|----|----|-----|------|------|-------|------|--------|---------------|--------|------------------------|
| System               | Component | Material   | Item  | Covering                   | A* | V* | AP* | Good | Fair | Poor  | Unit | Sample | Asbestos Type | Amount | Hazard                 |
| Ceiling <sup>1</sup> |           | Drywall Compound, DWJC from ceiling land line room | Joint | Drywall and joint compound |    |    |     |      |      | 52(7) | SF   | S0012  | Chrysotile    | 1-5%   | Confirmed Asbestos(NF) |

13 ft x 8ft  
1 - Ceiling of land line room

**Client:** Wabush Airport  
**Location:** #2 : Landline Room  
**Surveyor:** Kristi Pinksen & Ross O'Ke

**Site:** , Wabush, NL  
**Floor:** 1  
**Survey Date:** 2020-11-27

**Building Name:** Wabush Airport  
**Room #:** 132  
**Reassessment Surveyor:**

**Area (sqft):** 0  
**Last Re-Assessment:**

| PAINT                |                            |      |      |      |        |                            |               |            |  | Amount | Hazard |
|----------------------|----------------------------|------|------|------|--------|----------------------------|---------------|------------|--|--------|--------|
| System               | Item                       | Good | Poor | Unit | Sample | Sample Description         | Amount        | Hazard     |  |        |        |
| Ceiling <sup>1</sup> | Drywall and joint compound |      | 52   | SF   | L0006  | Beige paint land line room | Pb: 0.00082 % | Lead (Low) |  |        |        |

13 ft x 8ft  
1 - Beige paint on drywall. Drywall in poor condition

**Client:** Wabush Airport  
**Location:** #3 : Electrical Room  
**Surveyor:** Kristi Pinksen & Ross O'Ke

**Site:** , Wabush, NL  
**Floor:**  
**Survey Date:** 2020-11-27

**Building Name:** Wabush Airport  
**Room #:** 131  
**Reassessment Surveyor:**

**Area (sqft):** 0  
**Last Re-Assessment:**

| ASBESTOS          |           |                   |      |          |    |    |     |      |      |      |      |        |               |        |        |
|-------------------|-----------|-------------------|------|----------|----|----|-----|------|------|------|------|--------|---------------|--------|--------|
| System            | Component | Material          | Item | Covering | A* | V* | AP* | Good | Fair | Poor | Unit | Sample | Asbestos Type | Amount | Hazard |
| Wall <sup>1</sup> |           | Clay Tile (block) |      |          |    |    |     |      |      |      |      |        |               |        |        |

32 ft x 16ft subtract land line room  
1 - All good condition .

**Client:** Wabush Airport  
**Location:** #3 : Electrical Room  
**Surveyor:** Kristi Pinksen & Ross O'Ke

**Site:** , Wabush, NL  
**Floor:**  
**Survey Date:** 2020-11-27

**Building Name:** Wabush Airport  
**Room #:** 131  
**Reassessment Surveyor:**

**Area (sqft):** 0  
**Last Re-Assessment:**

| PCB                         |          |      |        |                    |        |     |
|-----------------------------|----------|------|--------|--------------------|--------|-----|
| Component                   | Quantity | Unit | Sample | Sample Description | Amount | PCB |
| LIGHT BALLASTS <sup>1</sup> |          |      | V      | LED Lighting       |        | No  |

32 ft x 16ft subtract land line room  
1 - All led lighting . 4 fixtures

## Legend:

| Sample number |  | Units |             | Other |                      |
|---------------|--|-------|-------------|-------|----------------------|
| S####         | Asbestos sample collected                                | SF    | Square feet | A     | Access               |
| L####         | Paint sample collected                                   | LF    | Linear feet | V     | Visible              |
| P####         | PCB sample collected                                     | EA    | Each        | AP    | Air Plenum           |
| M####         | Mould sample collected                                   | %     | Percentage  | F     | Friable material     |
| V####         | Material is visually identified to be identical to S#### | LF    | Linear feet | NF    | Non Friable material |
| V0000         | Known non hazardous material                             |       |             |       |                      |
| V9000         | Material visually identified as a Hazardous Material     |       |             | Pb    | Lead                 |
| V9500         | Material is presumed to be a hazardous material          |       |             | Hg    | Mercury              |
|               |  |       |             | As    | Arsenic              |
|               |  |       |             | Cr    | Chromium             |

| Access |   |
|--------|---|
| A      | Accessible to all building occupants  |
| B      | Accessible to maintenance and operations staff without a ladder                                 |
| C      | Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas |
| D      | Not normally accessible   |

| Condition |   |
|-----------|---|
| Good      | No visible damage or deterioration                                    |
| Fair      | Minor, repairable damage, cracking, delamination or deterioration     |
| Poor      | Irreparable damage or deterioration with exposed and missing material |

| Action |  |     |  |     |             |
|--------|--|-----|--|-----|-------------|
| (1)    | Clean up of ACM Debris                                       | (2) | Precautions for Access Which may Disturb ACM Debris                | (3) | ACM removal |
| (4)    | Precautions for Work Which may Disturb ACM in Poor Condition | (5) | Proactive ACM removal (Minimum repair required for fair condition) | (6) | ACM repair  |
| (7)    | Management program and surveillance                          |     |  |     |             |