

BC Abatement Services

Testing & Removal



Client/Contractor: NewlinesAUD/Contracting

Subject Property Address: 37 Bracken Park Way, Squamish

Date of Inspection

06/16/26

Date of Issuance

06/25/26

Todd Good

📞 (604) 849-0860

✉️ todd@bcabatementsservices.com

Certification # ASB10003277

Worker ID # 10011663

BC Abatement Services

405-111 13th Street East
North Vancouver, B.C.,
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Iain Webley

📞 (604) 727-0940

✉️ iain@bcabatementsservices.com

Certification # ASB10002366

Worker ID # 10011653

HMS Pre-Demo Scope of Work & Recommendations

1.0 Introduction

BC Abatement Services was requested to perform a limited non-destructive hazardous material inspection and bulk sample collection at the above referenced site that is proposed for a demolition affecting multiple areas throughout structure.

The objective of the inspection is to identify suspect asbestos materials and other hazardous materials within the Scope of Work that may potentially be disturbed or impacted while conducting planned demolition activities. If the scope of work changes and other suspect materials are found they will have to be assumed to contain asbestos until sampled and tested for asbestos.

Work safe BC (Occupational Health and Safety Regulations part 20, section 20.112) requires that before demolition or renovation of any building or structure, a hazardous materials survey must be performed to identify all hazardous materials that maybe present on site.

Representative bulk samples were collected of suspect asbestos materials at selected areas by BC Abatement Services personnel. All samples are submitted for laboratory analysis to confirm the presence or absence of asbestos fibers. Laboratory analytical results are included within this report.

1.1 Disposal of hazardous waste asbestos

The Environmental Management Act (EMA) OF British Columbia prohibits the introduction of waste into the environment in a way that will cause pollution, except in accordance with a regulation, permit, approval or code of practice issued under the Act. The Hazardous Waste Regulation (HWR) address the proper handling and disposal of hazardous waste, under the EMA. See HWR Part 6- Management of Specific Hazardous Waste, Section 40- Management of Waste Asbestos in the EMA.

2.0 Scope of Work

The scope of the survey was limited to the areas/tasks listed below.

Table 1:

Project Scope
Mobile home is being demolished. All materials will be affected.

All interior and exterior surfaces inside the Scope of Work were inspected to identify and/or sample suspect asbestos-containing materials. Please note that unidentified asbestos-containing materials may be present in locations that are not included in the Project Scope or in locations that were concealed/inaccessible at the time of inspection.

A survey was performed to identify hazardous materials such as asbestos, lead, mercury, PCBs, refrigerants, and toxic, flammable or explosive materials to meet Part 20.112 of the WorkSafeBC OH&S Regulations.

3.0 Methodology

A visual inspection was conducted to determine the type, location and homogenous nature of suspect hazardous materials in the areas identified in the Scope of Work. Samples of materials suspected of containing asbestos were collected in accordance with the Bulk Sample Collection Guide referenced in the WorkSafeBC publication “Safe Work Practices for Handling Asbestos”. Reasonable attempts were made to inspect areas for concealed asbestos materials without disturbing suspect asbestos containing materials and if was safe to do so.

The survey was performed by BC Abatement Services inspectors who are certified and meet the definition of a Qualified Person as outlined in Part 6 of the OH&S Regulation.

All accessible materials suspected of containing asbestos were collected and submitted for asbestos analysis by a third-party laboratory. The samples were analyzed by polarized light microscopy accordance with NIOSH 9002 analytical method.

4.0 Site Description

The table below provides a description of the areas identified in the Project Scope.

Table 1:

Description of Areas Within Project Scope	
Building Use Type:	Single family mobile home
Vacant or Occupied:	Occupied
Original Construction Date:	1970
Size of Area Inspected:	576 sqf
Exterior Building Finish:	Cedar siding
Roofing Material:	Asphalt shingles
Heating/Cooling System:	Forced air
Interior Flooring Materials:	Sheet vinyl/carpet
Interior Wall/Ceiling Finish:	Wood panneling
Window Manufacturing Date:	Original windows
Insulation:	Batten
Other:	
Additional Comments	
All accessible areas inside the scope of work were inspected.	

Note: The square footage stated above is approximate and should not be relied on for pricing the cost of abatement work.

5.1 Asbestos Containing Materials (ACM)

The WorkSafeBC definition of Asbestos Containing Material (ACM) is a manufactured article or other material, other than vermiculite insulation, that is determined to contain at least 0.5% asbestos. Vermiculite insulation that contains any amount (trace levels) of asbestos is considered to contain asbestos.

A total of 5 representative bulk samples were collected in homogeneous areas for asbestos analysis. Inspection for suspect asbestos flooring materials were performed by lifting carpets, and inspections beneath subfloors/floor tile were performed by removing floor vents or more destructive by breaking tile.

Table 2 summarizes the asbestos containing materials that are present

Representative Bulk Sample Collection & Results		
# of Bulk Samples Collected:	# of Positive Samples:	# of Negative Samples:
5	1	4

Table 2:

Summary of Asbestos Containing Materials (ACM)		
Location:	Material Identified & Condition:	Quantity & Percent:
Exterior	Black mastic Good	10 lf chrysotile 8%

Table 3:

Summary of Suspect Asbestos Containing Materials	
Location and Condition	Suspect Asbestos Containing Materials:
Interior Areas - In concealed wall and ceiling cavities.	Bell & Spigot Housings
Not observed during our inspection but maybe present.	(Treat as asbestos containing)
Remove as required for the renovation project	

This information was compiled using the data collected from our inspection and the data extrapolated from the bulk sample results. Refer to attached bulk sample analysis results.

5.1.1 Asbestos Conclusions & Recommendations

Asbestos containing materials were identified and are summarized in table 2. Suspect asbestos containing materials are summarized in table 3. Please contact BC Abatement Services if further clarification of the results is required.

The following materials were identified as non-asbestos:

- Flooring
- Wall/Attic Insulation
- Roofing material
- Wall paneling

Asbestos Conclusions & Recommendations
- BC Abatement Services was hired to preform a limited non-destructive Hazardous Material Inspection to identify (ACM) asbestos containing materials where drywall will be affected - Asbestos containing material (ACM) was found to be present in all 1 of the samples collected. All samples were taken throughout homogenous areas. - Black sealant mastic was found around the exterior receptacle. All black mastic should be treated as asbestos containing. - As this inspection and sample collection was non destructive other suspect materials may be discovered during the demolition and if the scope of work changes, stop work and contact BC Abatement Services for additional sampling. - Before any work starts all asbestos containing materials will need to be abated by a licenced/certified abatement contractor. - A risk assessment must be conducted prior to disturbance, repair or removal of any ACM. For each ACM identified by a certified abatement contractor. All drywall joint compound should have a "moderate risk" level.

Risk factors include,

Low Risk- activities working with or in proximity to ACM and material is not being cut, sanded, drilled, broken, ground down or fragmented or disturbed in a way asbestos fibres will be released.

Moderate risk- work activity means a work activity other than a high-risk work activity that involves working with or in proximity to ACM that is being cut, sanded, drilled, broken, ground down or otherwise fragmented or disturbed. Where this situation arises, it is necessary to use PPE and engineering controls to prevent worker exposure to airborne asbestos fibres.

- **High risk-** high risk work activity means a work activity working with or in proximity to ACM if a high level of control is necessary to prevent worker exposure to airborne asbestos fibres,

- A notice of project must be filed to Work Safe BC 48 hours prior to starting abatement.

- Only workers with a valid Work Safe BC training certification should be working with ACM.

- Upon completion of asbestos abatement, a final inspection and third-party air clearance sampling is recommended.

- Other areas outside scope of work that were not inspected or sampled may contain asbestos and therefore must be treated as asbestos containing until further samples are taken and analyzed.

- No significant mold growth observed at the time of survey.

- Rodent/avian droppings were not observed at the time of survey.

- A qualified/certified abatement contractor must be used to perform a risk assessment, site specific safe work procedures and exposure control plan for each hazardous material found before removal and disposal of all hazardous materials using Work Safe BC safe work procedures and disposed of in accordance with requirements of the BC Ministry of Environment: Environment Protection Branch.

- A copy of this report must be always kept on site until the project ends.

- The location, description, and analytical results of the collected bulk samples are summarized in the attached laboratory report and displayed in the included floor plan. WorkSafeBC Safe Handling Procedures must be used, and disposal methods must be followed throughout the removal of Asbestos Containing Materials as outlined by WorkSafeBC. Abatement workers require sufficient training on appropriate removal techniques and the dangers associated with asbestos exposure.

All confirmed and suspect asbestos containing materials (ACM) identified in table 2 and 3 must be removed and disposed of as asbestos by a hazardous materials contractor prior to demolition or disturbance as per Work safe BC regulation part 20.112.

Similarly identified asbestos containing materials may be present in other areas of the building and must be treated as asbestos if not identified as non-asbestos in this report. Materials suspected of containing asbestos must be treated as asbestos unless samples of the materials are collected for confirmation.

Please keep a copy of this report at the work site for the duration of the job.

All identified ACM are considered to be friable or can potentially be friable when removed or disturbed. A Work safe BC licensed asbestos abatement contractor must be retained to remove the ACM or a Clearance Letter/Certificate cannot be issued. The asbestos abatement contractor is required to file a Notice of Project with Work safe BC 48 hours prior to the start of the work. The contractor is also required to submit a copy of their site specific safe work procedures and risk assessment to determine the most appropriate method of removing the asbestos materials.

5.1.1.1 Concealed Materials

All workers must be aware that there is a potential for unidentified asbestos materials to be encountered in concealed or inaccessible locations during the demolition phase of the work which can include, but not limited to, the materials such as:

- asbestos drywall joint compound (DJC)/texture coat debris on concealed subfloor surfaces
- concealed texture finishes
- double layer drywall
- flooring materials beneath subfloors/existing floor finishes or cabinets
- materials in concealed wall/ceiling cavities
- vermiculite debris or concealed vermiculite in attic or wall/ceiling cavities

If suspect ACM that are not identified in this report are encountered, stop and do not disturb or damage the material. Isolate the work area and contact BC Abatement Services for additional sampling or confirmation.

5.2 Lead

Lead is classified as a probable human carcinogen and the ALARA principal applies to ensure worker exposure levels to lead are kept as low as reasonably achievable. WorkSafeBC does not numerically define what would be considered a lead-containing paint or coating. It relies on a qualified person to perform a risk assessment to determine the control measures required to minimize worker exposure to lead.

The risk assessment, if required, will determine the control measures and PPE required to perform the task safely. To determine if a risk assessment is required, we use guidance provided on Page 57 of the *Safe Work Practices for Handling Lead* publication, where WorkSafeBC provides an example stating that one should “use appropriate workplace controls during the removal or disturbance of any paint containing more than 90 mg/kg lead if vulnerable people are (or will be) present. These individuals could include pregnant women (or those trying to become pregnant), older workers, and children. The employer

has a responsibility to protect all people who could be harmed by any lead released during the work.” Therefore, we recommend a risk assessment be conducted where lead levels above 90 mg/kg are identified.

A summary of lead containing materials present in the areas inspected is summarized in Table 4 and the lead analytical results are located in Appendix D.

Paints and coating in excess of 90mg/kg (0.009%) lead are considered to be lead containing as defined by the Hazardous Products Act (Canada) and Health Canada. Lead was also commonly used for waste drain vent pipes on the roof of buildings and around the joints of the bell and spigot housing due to its durability and its resistance to corrosion.

Lead paint was commonly used in paints up to 1990. Low lead content paint (between 90 to 600mg/kg) may be present in paints from 1990-2010 which is when lead in consumer paints was officially banned in Canada. The state of California’s division of Occupational Safety & Health (Cal/OSHA) has stated that the improper removal of lead paint containing 600mg/kg lead can present and exposure risk to worker.

Table 4:

Lead Summary Results					
Sample #:	Location:	Material:	Lead Concentration (mg/kg) ^{1,2:}	Approx. Quantity ^{3:}	Control Measures Required:
L1	Exterior siding	Blue pain multi layered	N/A	8793	Yes
L2	Exterior siding	White pain multi layered		8560	Yes

¹ **Bold & Underline** = Lead was identified in concentrations exceeding 90 mg/kg (90 ppm). Note: 90 mg/kg = 90 ppm.

² WorkSafeBC recommends that workplace controls be used during the disturbance of lead paints/coatings. Surface Coatings Materials Regulation (Canada) defines a lead paint or coating to contain over 90 mg/kg of lead.

³ Quantity indicated is only an estimate and is not to be used for cost estimating or unit rate pricing.

5.2.1 Lead Conclusions & Recommendations

Lead was detected on the exterior paint. Blue and white. All painted surfaces should be assumed to contain lead.

5.2.1.1 Lead materials

Paint

5.2.1.2 Lead Paint and Coatings

Major paint colours on surfaces that may be impacted by the work were collected for lead analysis. Samples with lead concentrations that exceed 90 mg/kg will require additional control measures when disturbing the paint/material to control the release of lead dust. Paint that is below 90 mg/kg does not require lead control measures when disturbing the paint/material. The results may be applicable to similar colours on materials in other locations. Materials with lead paint can be handled without additional control measures if the paint is not damaged in the process (e.g. removing panels).

The removal or disturbance of lead paint or coatings must be performed in accordance with Part 6 of the WorkSafeBC Occupational Health & Safety Regulation (including the associated guidelines) and the WorkSafeBC publication “*Safe Work Practices for Handling Lead*”. Proper personal protective equipment and control measures must be used to prevent worker or occupant exposure to airborne lead. Air monitoring may be required during the first shift of the lead abatement activity if no objective air monitoring data is available.

Toxicity Characteristic Leaching Procedure (TCLP) testing was not performed as part of this survey. Lead leachate (TCLP) testing may be required for materials containing lead in concentrations exceeding 600 mg/kg to classify the materials as Hazardous Waste or non-regulated (regular) waste. The acceptable level for non-regulated disposal of lead-containing paint is less than 5 mg/L. Metal that will be recycled does not require TCLP testing.

Lead Conclusions & Recommendations
-When performing hand demolition work to protect workers from potential airborne lead dust. Respirators equipped with P100 filters should be worn and dust control with the use of HEPA negative air filtration may be necessary. Workers should wash their hands with soap and water prior to eating or smoking. -In the event that the surfaces to which lead-based paint or coating has been applied are disturbed by sanding, grinding, burning etc., the paint must be removed prior to the actions. -The removal of lead paint must be performed in accordance with WorkSafe BC Occupational Health and Safety Regulations following the procedures outlined in the WorkSafeBC publication “Lead-Containing Paints and Coatings, Preventing Exposure in the Construction Industry”. Only workers with lead training should perform this task. Toxicity Characteristic Leaching Procedure (TCLP) testing was not performed as part of this survey. TCLP testing may be required for lead paint exceeding 600mg/kg to classify the materials as Special Waste or regular demolition waste.

5.3 Other Hazardous Materials

A “hazardous material” is any material that can harm people, organisms, property, or the environment. These materials can eventually become hazardous waste if not properly disposed of.

Consequently, hazardous materials should be handled with extreme care and are subject to regulations that dictate how and where they can be discarded in a safe manner according to federal, provincial, and municipal bylaws.

Failure to do so in accordance with WorkSafeBC’s guidelines may lead to fines, compliance orders, and in some cases, criminal charges. It is strongly recommended to hire a professional contractor for safe and proper abatement of all hazardous materials.

All hazardous materials identified within this report must be removed and disposed of as per the Ministry of Environment’s “Special Waste Regulation”. Furthermore, the transportation of hazardous materials must follow regulations set forth by the (Transport of Dangerous Goods Regulation).

5.3.1 Mercury

Mercury can be found in small glass capsules within thermostats and in small concentrations in all fluorescent light bulbs/tubes and High Intensity Discharge (HID) bulbs such as mercury vapour, metal halide, or high-pressure sodium. LED light bulbs or tubes do not contain mercury. Items containing mercury identified on the property are summarized in Table 5.

Table 5:

Mercury Summary Results
Was detected in the scope of work

5.3.1 Conclusions and Recommendations

Carefully remove the mercury containing items identified in Table 5 that are slated for removal and place them in a secure location for disposal. Do not damage these items. Items with mercury must be recycled/disposed in accordance with the BC Ministry of Environment Regulations.

5.4 Polychlorinated Biphenyls (PCBs)

PCBs were commonly used in the capacitors found in the ballasts of fluorescent light fixtures and HID light ballasts manufactured prior to 1980. No fluorescent light fixtures were observed in the house, building, therefore, no ballasts are present.

5.4.1 Conclusions and Recommendations

The light fixtures identified in Table 5 may contain PCBs within the ballasts. Prior to the removal or demolition of these fixtures, the ballasts must be inspected for PCBs. The light fixtures must be de-energized, the ballasts removed from the fixtures and stored in a secure area for inspection. The *"Identification of Lamp Ballasts Containing PCBs"* document published by Environment Canada is commonly used to identify PCB ballasts. Newer ballasts will normally have "NO PCBs" indicated on the ballast label. If any of the light ballasts are determined to be PCB-containing, they must be disposed of in accordance with the BC Ministry of Environment Regulations.

PBCs Summary Results	
Smoke detector observed	

5.5 Refrigerants

Refrigerants containing Ozone-Depleting Substances (ODS) and Halocarbons can be found in appliances and equipment such as refrigerators and air conditioners. Items containing refrigerants in the areas outlined in the Scope of Work are summarized.

Refrigerants Summary Results	
1 refrigerator	

5.5.1 Conclusions and Recommendations

All items containing refrigerants slated for disposal must be removed from the site and brought to a facility for recycling/disposal or the refrigerant can be drained from the equipment by a refrigeration contractor. These items must be disposed of in accordance with the BC Ministry of Environment Regulations, specifically, the Ozone-Depleting Substances and Halocarbons Regulations. Refrigerators in good operating condition can be reused.

5.6 Toxic, Flammable, or Explosive Materials

No toxic, flammable or explosive materials were observed in the areas identified in the Scope of Work.

Toxic, Flammable, or Explosive Materials Summary Results	
None detected in the scope of work	

5.7 Mold

Mold spores may exist behind wall cavities, under carpeting, or concealed anywhere in damp or water damaged areas. Under certain conditions mold excretes toxic compounds that can lead to fungal infections or poisoning of the neurological system.

Persons with compromised immune systems, children, the elderly and pregnant women have an increased sensitivity to mold. Mold remediation should be conducted under "Moderate Risk" control measures.

Mold Summary Results
No visible mold detected in the scope of work

5.7.1 Conclusions & Recommendations

Mould growth was not observed at the time of inspection. The disturbance of drywall with mould growth can release spores when disturbed and can affect the respiratory system of workers and occupants. The work should be performed by a hazardous materials contractor or by workers with proper training. We recommend that workers removing non-asbestos drywall with mould growth wear a minimum of a fit-tested half-face respirator equipped with P100 (HEPA) filter cartridges and disposable Tyvek coveralls with hood covering. Additional controls such as an enclosure and HEPA filtered negative air units may be required.

Rodent droppings were not observed at the time of inspection. Rodent droppings can contain viruses and cause illness to people through contact and inhalation. The 4 most common illnesses caused by rodent droppings are Hantavirus Pulmonary Syndrome (HPS), Hemorrhagic Fever, Lassa Fever, and Lymphocytic Choriomeningitis. We recommend that workers disturbing building materials with rodent droppings wear a minimum of a fit-tested half-face respirator equipped with P100 (HEPA) filter cartridges, disposable gloves and disposable Tyvek coveralls with hood covering. Workers should also wash hands and face with soap and water when exiting the work area. Rodent droppings should be removed from surfaces if the area is reoccupied.

5.8 Crystalline Silica

Crystalline silica may be present in the building materials such as concrete, brick, ceramic tiles, drywall, plaster, mortar, grout, and other similar building materials. Wear proper respiratory protection and use dust suppression techniques (e.g., Water spray and local exhaust) when disturbing these materials.

Crystalline Silica Summary Results
N/A

6.0 Limitations

This report has been prepared to determine the locations of hazardous materials prior to the disturbance or renovation. The use of this document for any other purpose is at the sole risk of the user.

The contents of this report are based on a site assessment conducted by qualified and certified BC Abatement Services personnel. The survey did not include for the investigation of subsurface tanks or contamination. Reasonable attempts were made to identify Asbestos Containing Material (ACM) without disturbing suspect Asbestos Containing Materials. Hazardous materials can remain unidentified in inaccessible or concealed areas which may be exposed during the demolition phase of the project. This report is not intended to be used as a contract specification.

Abatement workers require sufficient training on appropriate removal techniques and the dangers associated with asbestos exposure. Workers are to be provided with appropriate PPE and all necessary consulting services and equipment utilized throughout the project.

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Thank you for choosing BC Abatement Services to work with you.

Please contact us if you have further questions regarding this report or if we can provide you with further assistance for this project.

June 22, 2026

Kinetic Reference No.: 8411M188

BC Abatement Services

Email: iain@bcabatementsservices.com

Attention: Iain Webley

Reference: Asbestos Bulk Sample Analysis Report - Client Sample Submission

Attached are our results for the bulk sample(s) submitted to Kinetic OHS Services for analysis.

All samples were analyzed according to NIOSH 9002 (Asbestos Bulk by PLM) analytical method using polarized light microscopy. Kinetic OHS is an active participant with the AIHA Bulk Asbestos Proficiency Analytical Testing Program which is an external quality assurance program. Samples will remain on our premises for 30 days after the date of submittal and will be disposed of unless we are immediately instructed otherwise.

This test report relates only to the items analyzed and any extrapolation of the results is the responsibility of the Client. There is a potential that unidentified asbestos materials may be present in areas that have not been sampled or if representative sampling has not been performed.

The removal or disturbance of asbestos containing materials must be performed in accordance with the WorkSafeBC Occupational Health & Safety Regulation (Part 6) and the WorkSafeBC "Safe Handling of Asbestos" that can be found on WorkSafeBC's website.

Please note that WorkSafeBC requires that a Hazardous Materials Survey (HMS) be performed by a Qualified Person to ensure that all hazardous materials are identified prior to disturbance during renovation or demolition tasks. Some municipalities will also require a HMS prior to issuing permits.

Thank you for submitting your samples to Kinetic OHS for analysis. Please contact our laboratory personnel if clarification of the results is required.

Sincerely,

Kinetic OHS Services Ltd.



Karen Soothill, BSc
Laboratory Manager

ASBESTOS BULK SAMPLE RESULTS

KINETIC PROJECT NO.: 8411M188
 CLIENT: BC Abatement Services
 SITE ADDRESS: 37 Bracken Park Way, Squamish, BC
 DATE COLLECTED: June 16, 2026

BULK ANALYST: KG
 DATE ANALYZED: June 18, 2026
 CLIENT PROJECT/PO#: 160626IW

Sample ID	Sample Description	Layer	Asbestos Type	%	Other Fibres
8411M188-1	Living Room	Brown patterned vinyl	None Detected		Non-fibrous 100%
	Floor	White foam	None Detected		Non-fibrous 100%
	Bottom Layer	Green fibrous layer	None Detected		Synthetic 60%, Cellulose 30%, Non-fibrous 10%
	Material: Vinyl Sheet Flooring	Trace beige adhesive	None Detected		Synthetic 1%, Non-fibrous 99%
8411M188-2	Kitchen	Brown vinyl	None Detected		Non-fibrous 100%
	Floor	White foam	None Detected		Non-fibrous 100%
	Bottom Layer	White fibrous layer	None Detected		Cellulose 70%, Fibreglass 20%, Non-fibrous 10%
		Yellow adhesive	None Detected		Synthetic 2%, Non-fibrous 98%
		Fine grey cement mix	None Detected		Cellulose 2%, Non-fibrous 98%
	Material: Vinyl Sheet Flooring	Wood	None Detected		Cellulose 100%
8411M188-3	Hall	Brown wood-like patterned vinyl	None Detected		Non-fibrous 100%
	Floor	White foam	None Detected		Non-fibrous 100%
	Top Layer	White fibrous layer	None Detected		Cellulose 70%, Synthetic 10%, Non-fibrous 20%
	Material: Vinyl Sheet Flooring				
8411M188-4	Bathroom	White mix	None Detected		Cellulose 2%, Non-fibrous 98%
	Floor	Grey cement mix	None Detected		Non-fibrous 100%
	Bottom Layer	Yellow vinyl	None Detected		Non-fibrous 100%
		White foam	None Detected		Non-fibrous 100%
		Green fibrous layer	None Detected		Cellulose 60%, Synthetic 30%, Non-fibrous 10%
	Material: Vinyl Sheet Flooring	Brown adhesive	None Detected		Cellulose 2%, Non-fibrous 98%
8411M188-5	Above Exterior Power Socket	White paint	None Detected		Non-fibrous 100%
		Black mastic	Chrysotile	8%	Non-fibrous 92%
	Material: Mastic				

Total Number of Samples: 5

Samples Collected By: Client

Final Report Reviewed by: Karen Soothill, Analyst

ASBESTOS BULK SAMPLE RESULTS

KINETIC PROJECT NO.: 8411M188

CLIENT: BC Abatement Services

SITE ADDRESS: 37 Bracken Park Way, Squamish, BC

DATE COLLECTED: June 16, 2026

BULK ANALYST: KG

DATE ANALYZED: June 18, 2026

CLIENT PROJECT/PO#: 160626IW

Sample ID	Sample Description	Layer	Asbestos Type	%	Other Fibres
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Notes:

- "None Detected" means no asbestos fibres observed or detected in the sample.
- Six regulated forms of asbestos are: Chrysotile, Amosite, Crocidolite, Actinolite, Tremolite and Anthophyllite. Samples highlighted in "YELLOW" contain asbestos.
- All samples were collected and submitted by the Client. Inspection of the site was not conducted by Kinetic OHS. The number of samples submitted may not meet WorkSafeBC requirements.
- Definition of "asbestos containing material" is any material that contains 0.5% or greater of asbestos (refer to Part 6, Section 6.1 of the WorkSafeBC Occupational Health & Safety Regulation for further information). Vermiculite containing materials are defined as asbestos containing if any asbestos is detected.
- Limit of Detection is less than 1% using NIOSH 9002 and supplemented with EPA/600/R-93/116 as required (excluding point count).
- Samples with less than 1% asbestos are recommended for 400-point count plus gravimetric reduction or 1,000-point count.
- All samples will be disposed of 30 days after submittal unless samples are requested for return upon receipt of the results.

June 22, 2026

Kinetic Reference No.: 8411M187L

BC Abatement Services

Email: lain@bcabatementsservices.com

Attention: **Iain Webley**

Reference: **Lead Sample Results - Client Sample Submission**

Attached are the results for the sample(s) submitted to Kinetic OHS Services for lead analysis. All samples were submitted to Lead (Pb) Safe Testing Services Ltd. in Burnaby for analysis using X-ray fluorescence (EPA Method 6200).

This test report relates only to the item(s) submitted and any extrapolation of the results is the responsibility of the Client.

Thank you for submitting your samples to Kinetic OHS for analysis. Please contact us if you have any questions.

Sincerely,

Kinetic OHS Services Ltd.



Aida Dastyari,
Office Assistant



Lead Analysis Report

ATTN: Harvey Wong
Kinetic OHS Services Ltd.

202-1520 Barrow St, North Vancouver, BC V7J 1B7
harvey@kineticohs.com

Lead (Pb) Safe Testing Services Ltd.
6939 Hasting Street, Burnaby BC V5B 1S9
Ph: 604-790-6006
E: info@pbsafe.ca

Report Date: 2026-06-17
Report No: PbSafe_gmk_260617c
Client Project ID: 8411M187L
Project Address: 37 Bracken Park Way, Squamish, BC

PbSafe participates in the AIHA Environmental
Lead Proficiency Analytical Testing Program,
Participant Number PAT-227541.

General Notes: Lead results only relate to samples submitted. Client assumes all responsibilities relating to sample collection. PbSafe reserves the right to dispose of samples after 90 days. Results report total lead (leachable and non-leachable) as determined by x-ray fluorescence (EPA Method 6200). Limit of Detection (LOD) for lead is determined to be 5 ppm.

QA/QC Notes: PbSafe (Lab ID: 227541) participates in the AIHA ELPAT program for paint. Daily, weekly, and monthly calibration checks are performed against various lab standards to ensure accuracy. For the current week, matrix blank tested <LOD, and the coefficient of determination (R^2) for the 9 sample matrix calibration suite is tested to be 0.997.

Sample Notes: Sample(s) tested were clean and sufficient in size (greater than or equal to 2.5 cm by 2.5 cm).

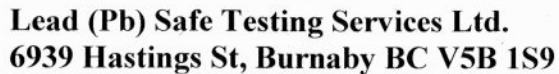
The following results were obtained on analysis:

Sample ID	Type and Description	Sample Location	Laboratory Method	Pb (ppm)
L1	Paint -Blue, Multi-Layered	Exterior	PBS 6200-002a	8,793
L2	Paint -White, Multi-Layered	Exterior	PBS 6200-002a	8,560

TOTAL SAMPLE(S): 2

Sincerely,

Kristina Ahn, Lab Manager



Company: Kinetic OHS Services Ltd.
Address: #202 – 1520 Barrow Street, North Vancouver, BC V7J 1B7
Company Contact: _____
Phone: 604-988-0099 Email: aida@kineticohs.com
cc: harvey@kineticohs.com

Site Address: 37 Bracken Park Way, Squamish, BC

[illegible]

Chain of Custody				
Released By (Signature):	Date:	Time:	Received by (Signature):	Comments:
	June 17, 2026	12:45		

PAGE 1 OF 1



1. Living room floor, bottom layer. No asbestos detected.



2. Kitchen floor, bottom layer. No asbestos detected.



3. hallway floor, first layer. No asbestos detected.



4. Bathroom floor, first layer. No asbestos detected.



5. Black mastic sealant around exterior power socket. Asbestos was detected.



L1-2. Exterior blue and white paint. Lead containing.