



Indoor Air Quality Specialists

PHASE I ASBESTOS INSPECTION REPORT



Conducted At: Building #2
1101 Avenue P North
Saskatoon, SK

got mold?TM Project Number: 2721A1

Conducted For: City of Saskatoon
c/o Hazel Fernandez
City Maintenance Shop
1101 Avenue P North, Saskatoon, SK
Office: 306-986-1700
hazel.fernandez@saskatoon.ca

Prepared By: **got mold?TM**
1 - 1622 Ontario Avenue, Saskatoon, SK S7K 1S8
888-909-6653

Inspector(s) Lyle Gartner

Inspection Date: June 21, 2016
Report Date: August 15, 2016

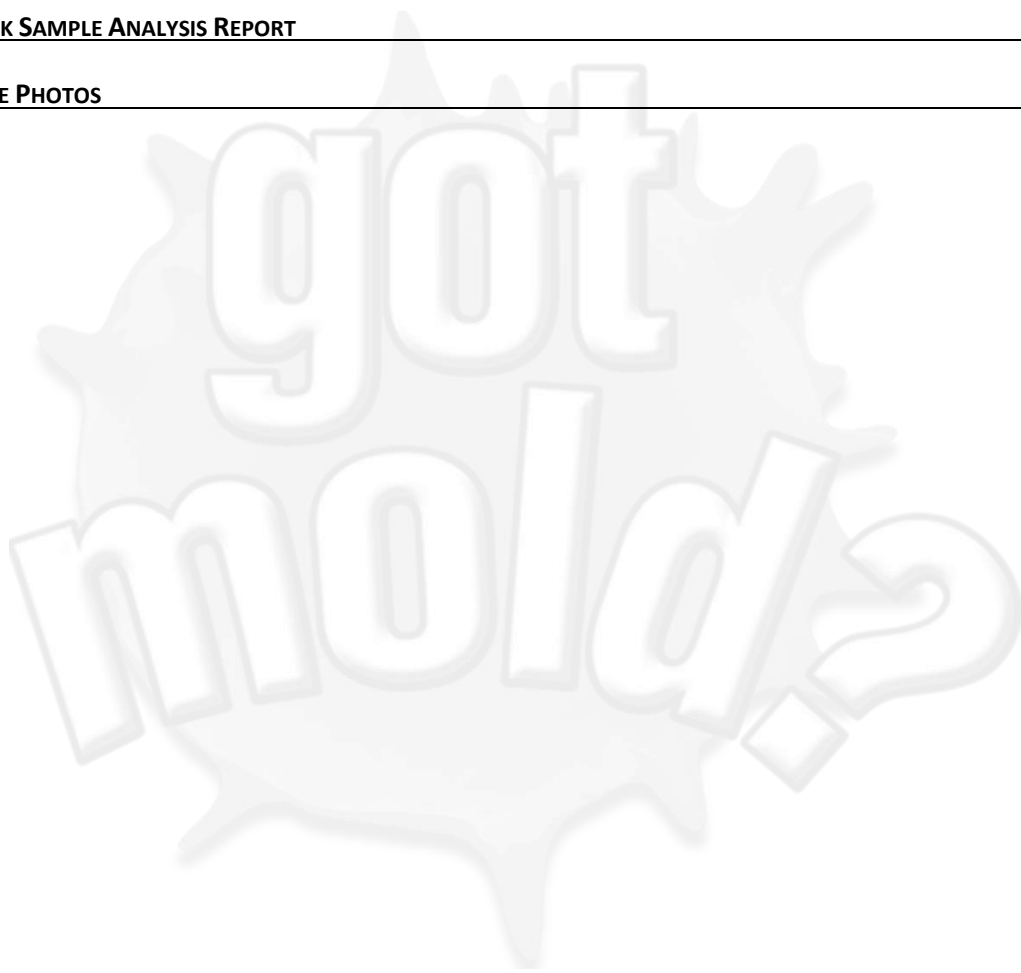




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Table of Contents

EXECUTIVE SUMMARY	3
METHODOLOGY	3
RESULTS	4
RECOMMENDATIONS	4
APPENDIX I - BULK SAMPLE ANALYSIS REPORT	5
APPENDIX II - SITE PHOTOS	8





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Executive Summary

Hazel Fernandez of the City of Saskatoon retained got mold?TM to conduct a Phase I Asbestos Survey of their City Maintenance Shop building located at 1101 Avenue P North in Saskatoon, SK (referred to hereunder as the subject property). The survey entailed the inspection of all accessible areas of the building. The purpose of the survey was to locate, identify and assess the condition of any suspected Asbestos Containing Materials (ACM) located throughout the subject property.

On June 21, 2016, got mold?TM inspector Lyle Gartner performed a visual inspection and collected asbestos bulk samples of suspected ACM throughout the subject property that were readily accessible. A total of eleven bulk asbestos samples were collected for Polarized Light Microscopy (PLM) analysis.

Of the samples which were analysed, asbestos was not detected in any of them.

Methodology

got mold?TM inspector Lyle Gartner met with Hazel Fernandez to discuss the details of the survey and to get some information about the subject property.

The building was built in 1978. Construction type is metal frame and concrete block, metal clad (exterior walls and roof). Interior walls are concrete block and frame/drywall. The underside of the roof is insulated. The building is approximately 18,800 sq. ft.

Lyle completed a walkthrough of the subject property. He performed a visual inspection of all accessible areas and identified and took bulk samples of the following suspect materials (areas are approximate):

Sample #	Material	Location	Area
001	Ducting Wrap - Yellow	Upper Floor (Storage)	
002	Ducting Wrap - White	Upper Floor (Storage)	
003	Insulation and covering	Upper Floor - Ceiling (Entire Building)	
004	Insulation Materials	Inside of exterior walls	
005	Drywall	Upper / Lower Office Area	
006	Drywall Compound	Upper / Lower Office Area	
007	Firewall Drywall	Carpentry Shop Area	
008	Firewall Drywall Compound	Carpentry Shop Area	
009	Vinyl Flooring - Brown	Lower Level - Lunchroom	
010	Vinyl Flooring - Blue	Irrigation Room	
011	Bulletin Board	Lower Level Lunchroom	





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Asbestos bulk samples were collected and placed in zip-lock bags for laboratory analysis. This sampling was performed to identify asbestos in specific suspect ACM. The collected asbestos bulk samples were submitted under chain of custody for rush turn around PLM analysis to EMC Scientific Inc. laboratory in Mississauga, ON.

Results

There was no asbestos detected in any of the eleven samples which were submitted for testing. The testing results can be found in Appendix I.

Recommendations

While no asbestos containing materials were found as a result of our inspection, we would like to bring to your attention a couple of observations that may warrant further investigation on the part of the building owner.

- The drywall on the concrete block wall to the left of the overhead door is beginning to crumble. This could be an indication of water infiltration.
- There's some damage to the wall insulation at the top left of the overhead door.

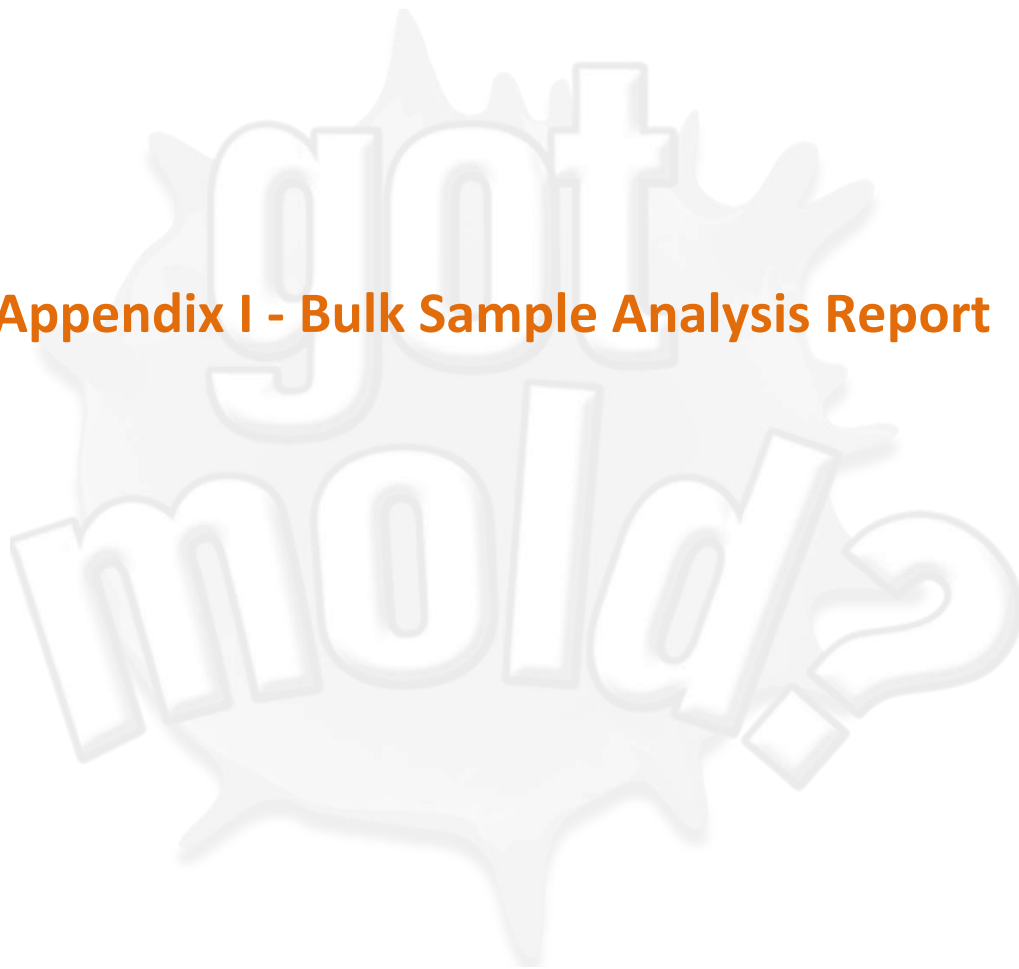
Please see the pictures in Appendix II.





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Appendix I - Bulk Sample Analysis Report





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Laboratory Analysis Report

To:

James C. Watson

Got Mold? Disaster Recovery Services Inc.
1-1622 Ontario Avenue
Saskatoon, Saskatchewan
S7K 1S8

EMC LAB REPORT NUMBER: A25365

Job/Project Name: City of Saskatoon Building #2

Job No: 2721A1

Analysis Method: Polarized Light Microscopy – EPA 600

Number of Samples: 11

Date Received: Jun 22/16

Date Analyzed: Jun 22/16

Date Reported: Jun 22/16

Analyst: Bethany Schofield, Analyst

Reviewed By: Banu Gurgun-Keough, Laboratory Manager

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)		
				Asbestos Fibres	Non-asbestos Fibres	Non-fibrous Material
001	A25365-1	Upper floor (ductwork) yellow	Yellow, fibrous material	ND	95	5
002	A25365-2	Upper floor (ductwork) white	White, woven fibrous material	ND	85	15
003	A25365-3	Upper ceiling (insulation and covering)	Yellow, fibrous material	ND	95	5
004	A25365-4	Exterior walls (insulation wrap)	Yellow, fibrous material	ND	95	5
005	A25365-5	Upper / lower level drywall	Grey, drywall	ND		100
006	A25365-6	Upper / lower level drywall compound	White and off-white, joint compound	ND		100
007	A25365-7	Carpentry shop area (firewall drywall)	Off-white, joint compound	ND		100
008	A25365-8	Carpentry shop (drywall compound)	Off-white, joint compound	ND		100
009	A25365-9	Lower level (lunchroom lin) brown	2 Phases: a) Pink, vinyl flooring b) Yellow, mastic	ND		100
010	A25365-10	Irrigation room (blue)	Blue, vinyl flooring	ND		100
011	A25365-11	Lower level lunchroom	Brown, fibrous material	ND	95	5

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Page 1 of 2





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Laboratory Analysis Report



EMC LAB REPORT NUMBER: A25365
Client's Job/Project Name/No.: 2721AI
Analyst: Bethany Schofield, Analyst

Note:

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Saskatchewan Regulatory Threshold for asbestos is 0.5% friable and 1% non-friable. The limit of quantification (LOQ) is 0.5%.

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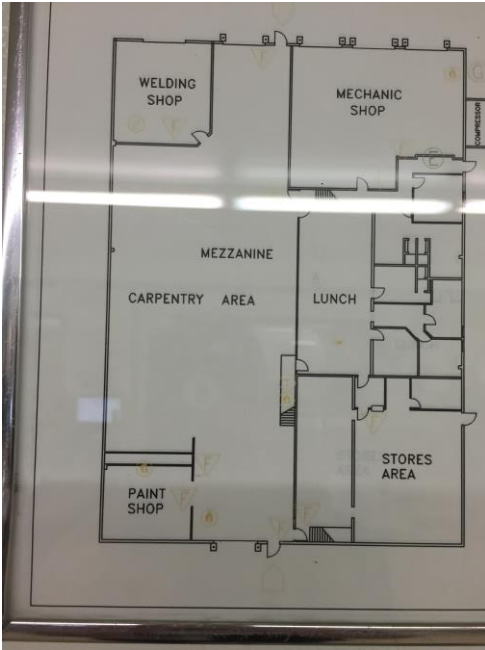
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Appendix II - Site Photos

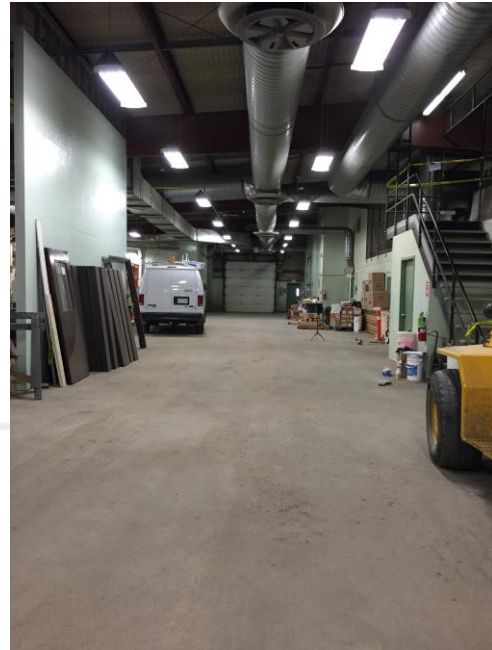




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Building Floor Plan



Carpentry Area



Carpentry Area



Carpentry Area

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Saskatoon, SK S7K 1S8



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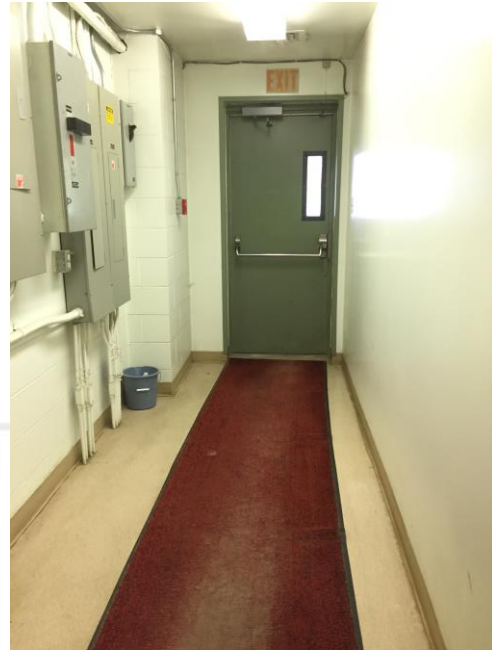
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Paint Shop



Hallway - Electrical Panels



Office



Office

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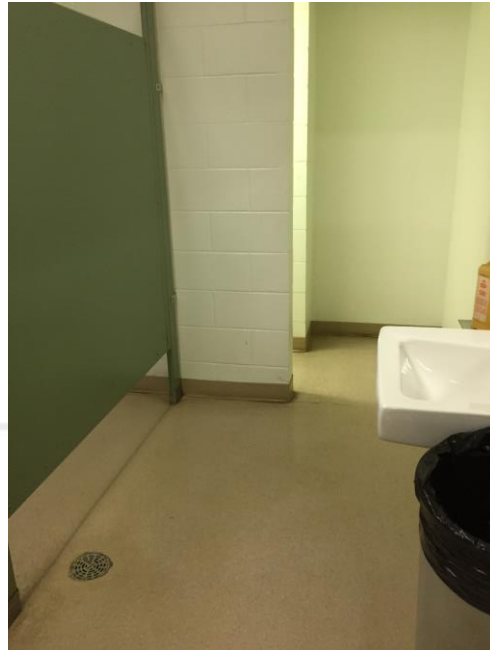
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Hallway outside offices



Bathroom



X



X

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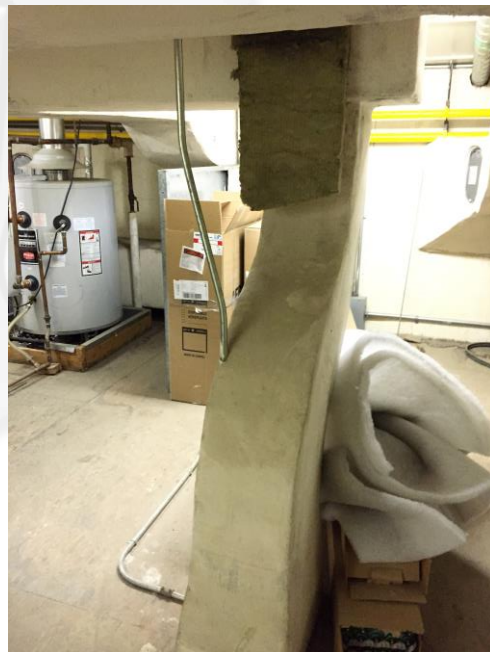
Ceiling Insulation



Mezzanine



Mezzanine



Mezzanine

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Mezzanine



Mezzanine



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Damaged Wall Insulation



Ceiling Damage



Damaged Drywall

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Pre- Renovation Assessment

March 29, 2018

Client: City of Saskatoon
222 3rd Avenue N
Saskatoon, SK
S7K 0J5

Attention: Jason Kennon

File Number: B67PRC28H- Parks Building #2

Project: Parks Building #2–1101 Ave P N – Central Vacuum Installation

Evan Westad of Bersch Consulting Ltd. conducted a site visit on March 28, 2018, to Parks Building #2 located at 1101 Ave P N, Saskatoon, Saskatchewan. The purpose of the visit was to investigate and collect bulk samples to determine the presence/absence of asbestos. Two (2) bulk samples were collected and analyzed for the identification of asbestos. Asbestos **was** detected within one of the samples.

The results for the bulk samples were obtained by examination in accordance with the current USEPA 600/R-93/116 Method for the analysis of asbestos in building materials using polarized light microscopy and dispersion staining techniques. The detection limit of this method is listed as less than 1% by volume. This test report relates only to the materials sent for examination and any use or extension of the information by the client of these results is the responsibility of the client. Please reference Appendix I for the bulk analysis results.

Site Observations and Information

The project involves the installation of a central vacuum system on the east shop wall. The lower, approximately 8 feet of this wall is finished with transite board. One (1) sample, of the transite board was collected and analyzed for the presence/ absence of asbestos. Asbestos **was** detected within the sample. Above the transite board is a steel lintel above which the wall is finished with 1/2in plywood sheathing. A small patch of the plywood wall was removed to determine the materials located in the wall space. The interior of the wall was determined to be wood framing with a metal clad exterior. The wall is insulated with fiberglass insulation. One sample of the insulation was collected and analyzed. The insulation was found to not contain asbestos. The vacuum is to be vented into the small storage shed on the exterior of the building. The west interior wall is the same metal cladding as the exterior of the building. There are no asbestos concerns within this area.

Based on observations during the site visit and the results of bulk sampling, there is an asbestos concern regarding the transite board identified on the lower portion of the shop wall. The vacuum

system can be mounted and plumbed above the metal lintel on the plywood section of wall without disturbing the transite board wall covering on the lower portion. A second option is to remove and replace a panel of transite board following low-risk procedures (avoiding cutting, breaking, drilling or grinding the board) to facilitate the installation of the vacuum system.

If any questions arise on the results of the attached information, please contact Evan Westad at (306) 978-6665. Thank you for this opportunity of service.

Sincerely,



Evan Westad
Bersch Consulting Ltd.
File No.: B67PRC28H- Parks Building #2

Bulk Sample Analysis Report

March 29, 2018

Project Number: B67.18

Client: City of Saskatoon

Contact: Jason Kennon

Location: 1101 Ave P N, Parks Building #2

File Number: B67BAC28H

Sample Number	Sample Date	Sample Material	Sample Location and Information	Asbestos	%	Analyst
1	2018-03-28	Fiberglass Insulation	East Wall- Wall Cavity Behind 1'x1' Patch	No Asbestos Detected		WB
2	2018-03-28	Transite Board	East Wall- Lower 8 feet	Chrysotile	60%	WB

Note: The results for the samples submitted were obtained by examination in accordance with the current USEPA 600/R-93/116 Method for the analysis of asbestos in building materials using polarized light microscopy and dispersion staining techniques. The detection limit of this method is listed as less than 1% by volume.

Appendix I

Site Photos



Figure 1- East wall of Maintenance Shop- Lower portion finished with Transite Board.



Figure 2- Wall cavity accessed from patch.



Figure 3- Interior of storage shed.