



Practical Health and Safety Solutions

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January 20, 2020
Project Number: 4322

Asbestos Audit of 123 My Street, Winnipeg, MB

On January 14, 2020, a pre-demolition asbestos audit was performed by Winnipeg Air Testing at 123 My Street in Winnipeg, Manitoba. The purpose of the survey was to locate and collect bulk samples of suspect asbestos containing materials to identify where asbestos was present in the building.

Methodology



A representative number of samples were collected of all accessible materials that might reasonably contain asbestos. Samples were collected of different types of material – typically flooring, ceiling stipple, floor tiles, floor mastic, pipe insulation, wall plaster, etc. Each sample location was clearly marked with a label that has a unique identification number. An example is shown in the image to the left. Thus, the property owner, outside contractor, etc., can easily identify the exact location where a specific sample was taken.

The Province of Manitoba has developed a guideline that specifies the minimum number of samples to be collected per homogenous material. The number of samples collected is intended to meet this minimum number of samples. The client should review the number of samples collected in light of the history of renovations and construction of the building to see if any additional samples are required.

Collected samples of suspect asbestos containing material (ACM) were submitted to an AIHA-accredited laboratory for analysis. Non-friable materials were analyzed using US EPA 600 Method for the determination of asbestos in building materials using Polarized Light Microscopy and dispersion staining. Friable samples that did not show asbestos using this method were reanalyzed using a 1000-point count.

Results

As per the Workplace Safety and Health Regulation (MR 217/2006) ACM is defined as:

- 0.1 %, or greater, asbestos in a friable material (can be crumbled with hand pressure)
- 1 %, or greater, asbestos in a non-friable material (cannot be crumbled with hand pressure)
- vermiculite insulation that contains asbestos.

A summary of the sampled materials has been provided in the following table. A copy of the laboratory results has been appended.

Table of Findings

Sample ID	Location	Type of Material	Friability	Asbestos Lab Result
8692	Living Room	White Ceiling Stipple	Friable	None Detected
8693	Hallway	White Ceiling Stipple	Friable	None Detected
		White Insulation	Friable	None Detected
8694	Front Bedroom	White Ceiling Stipple	Friable	None Detected
8695	Bathroom	Tan Ceiling Stipple	Friable	3% Chrysotile
8696		Tan Ceiling Stipple	Friable	3% Chrysotile
8697		Tan Ceiling Stipple	Friable	3% Chrysotile
8698		White Patterned Linoleum	Non-Friable	None Detected
8699		Gray Floor Linoleum	Non-Friable	None Detected
		Tan Mastic	Non-Friable	None Detected
8700	Kitchen	Brown Floor Linoleum	Non-Friable	20% Chrysotile
8701	By Front Door	Wall Plaster	Non-Friable	None Detected
		Gray Plaster	Non-Friable	None Detected
8702	By Back Door	Wall Plaster	Non-Friable	None Detected
		Gray Plaster	Non-Friable	None Detected
8703	Bathroom	Wall Plaster	Non-Friable	None Detected
		Gray Plaster	Non-Friable	None Detected
8704	Exterior	Brown Base Stucco	Non-Friable	None Detected
8705	Exterior	Brown Base Stucco	Non-Friable	None Detected
8706	Exterior	Brown Base Stucco	Non-Friable	None Detected

Observations

Asbestos usage dropped off sharply in the 1980's and can reasonably be assumed to not be in use by 1990. Samples were not taken of materials believed to be newer than 1990 (based on condition, design, information from building owner) or of products built of a material that do not contain asbestos (wood floors, drywall, concrete, etc.).



Left. Attic with woodchip insulation. No vermiculite insulation was observed.

Center. Natural gas furnace with no pipe or boiler insulation.

Right. Basement with concrete walls and floors.



Left. White ceiling stipple in the living room. No asbestos was detected in this material.

Center. Tan ceiling stipple in the bathroom, asbestos was detected in this material.

Right. Sample 8704 of the brown base exterior stucco. No asbestos was detected in the sample. Plastic panels were also found on the exterior.



Left. Samples of floor linoleum. Samples 8698 and 8699 from the bathroom did not contain asbestos. Sample 8700 of the brown floor linoleum contained 20% Chrysotile asbestos. This flooring was also found in the kitchen.

Right. Sample 8702 of the wall plaster by the back door. No asbestos was detected in the sample.

Conclusion

Asbestos was detected in the tan ceiling stipple in the bathroom and the brown floor linoleum. Precautions should be taken when disturbing or abating these materials. The Province of Manitoba has developed a guideline for an asbestos management program. This document provides additional information for the property owner.

I hope this information is of assistance to you. Should you have any questions, or if we can be of any further assistance, please contact me at (204) 668-3141.

Sincerely,

Winnipeg Air Testing
Per:

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