ASBESTOS BUSTERS ENVIRONMENTAL

#8-224 Cayer Street
Coquitlam, B.C. V3K 5B1
604.329.5760
www.asbestosbusters.ca

Pre-Renovation Limited Hazardous Materials Inspection Report

Property Address:

Eagle Ridge Outdoor Pool

2689 Guildford Way, Coquitlam, BC

Prepared For:

CITY OF COQUITLAM

Inspection Date: Mar/12/2026
Report Issued: Mar/20/206

Inspector:

Juan Pablo Garcia A.

WSBC Certificate number: ASB - 10002547

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Table of Contents

****This Hazardous Material Report must remain on-site at all times until the project is completed.****

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1. Introduction

Asbestos Busters Environmental Inc. was retained by **the City of Coquitlam** to conduct a hazardous materials inspection at **2689 Guildford Way, Coquitlam, BC, Eagle Ridge Outdoor Pool**. Asbestos Busters Environmental extracted samples to provide to a lab for analysis data to confirm the presence of asbestos- and lead-containing material in preparation for **renovation** plans. During the inspection, a total of **Six (6)** samples of suspect materials were taken. Zero samples were found to contain asbestos or Lead**. Details and recommendations can be found further in the report in sections 2 and 3.** Laboratory results can be found in Appendix A.

Asbestos Busters Environmental Pre-demolition Hazardous Material Report is in accordance with current applicable Regulations of the Worker's Compensation Board of British Columbia and Occupational Health and Safety Regulations: 20:112 with respect to asbestos hazardous building material survey by a qualified person.

Destructive testing was performed for the limited scope of work of this renovation. This report does not meet the requirements for pre-demolition reporting. Further testing needs to be completed if the building is to be demolished. There could still be materials hidden under other materials, such as piping, HVAC or second layers of drywall that were not found.

The survey team was comprised of the following members of staff:

Paul MacDonald - JuanPablo Garcia - Scott Buxton

A. Scope of Work

The purpose of the inspection is to determine the presence of any hazardous materials that could be disturbed during any demolition or renovation of the building or structure. **The pool is under a restoration process that includes concrete restoration and pool coating/repainting. It must be emphasized that this report is for the above-mentioned property and outbuildings. Inaccessible areas that required more destructive testing, such as piping, hidden flooring layers, and HVAC systems behind walls, were not sampled. The building was occupied at the time of the destructive sampling inspection.**

B. Lab analytical method

The examination of bulk asbestos samples is conducted in accordance with NIOSH 9002 methodology using polarized light microscopy (PLM)

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C. Site Description

The building at 2689 Guildford Way, Coquitlam, BC, is a 1-level Outdoor Pool. The property assessment states the year built as **1990**. The main areas of inspection are the pool basin, swimming area and the diving tank. At the time of inspection, the building was closed.

Building Layout:

Main floor: The **pool basin** was the only scope of work.

Table A: Building Systems

System	Type
Exterior Cladding	N/A
Roof Type	N/A
Attic Insulation	N/A
Wall Insulation	N/A
Heating System Type	N/A
Wall systems	N/A
Window Type	N/A

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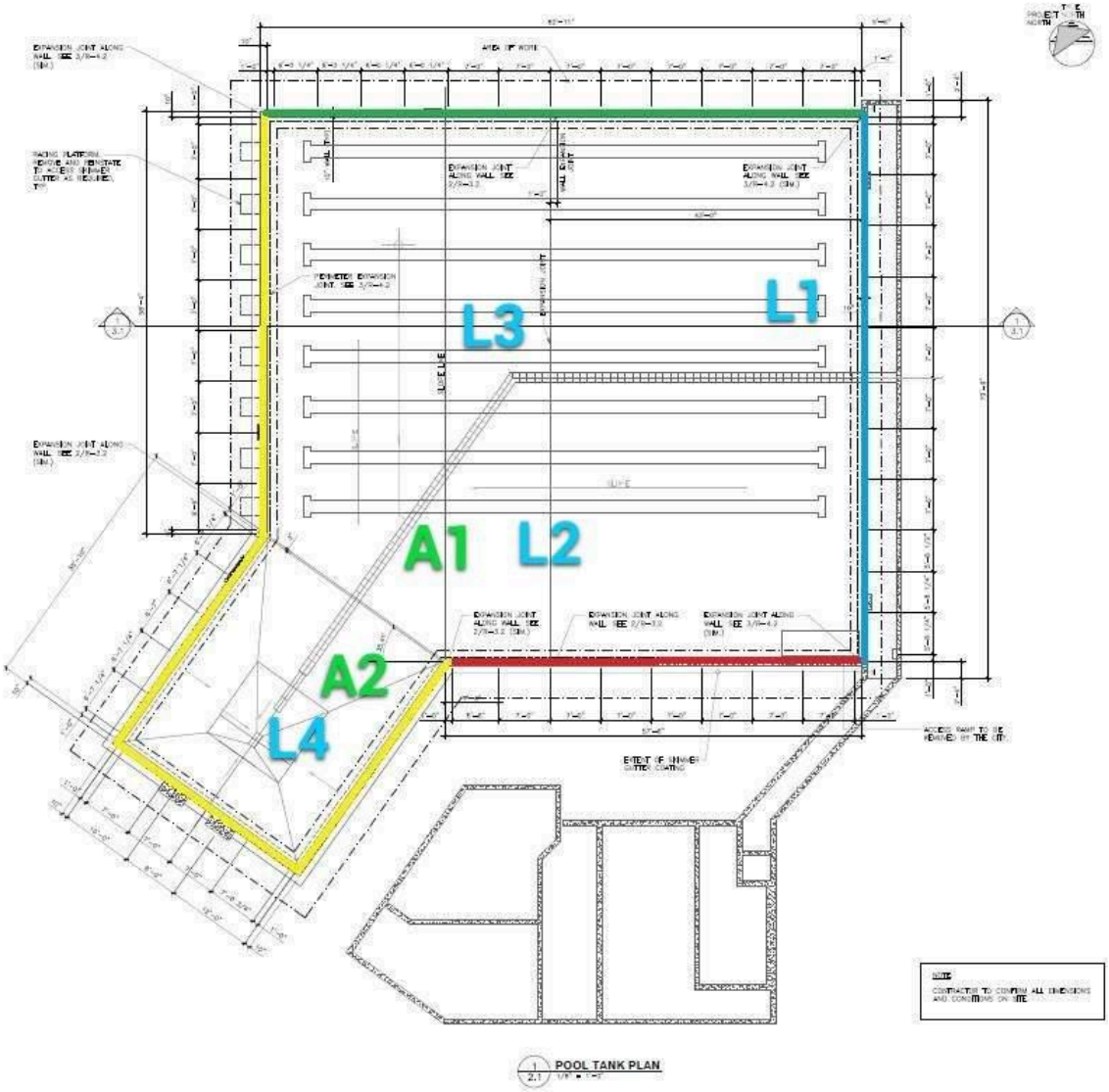
Floor Plan

Sample locations - Pool Basin

Samples were collected from areas where renovation work is scheduled to take place. Specific sample locations and descriptions can be found in the laboratory report under the Location and Description section.



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2. Summary

A. Non-asbestos-containing materials

These are materials that have been sampled representatively throughout the scope of work and found not to contain asbestos.

Table B: Non-asbestos-containing materials

Material	Location	Condition
Sealer	Basin craks	Good
Leveling compound	Pool basin/diving tank	Good

B. Asbestos-containing materials

WorkSafeBC defines a material to be asbestos-containing when 'a manufactured article or other material, other than *vermiculite insulation that would be determined to contain at least 0.5% asbestos.'*

Table C: asbestos-containing materials

Not present in the scope of work

Type	Location	Condition

1 The quantities listed are approximate and are not to be used for contractor estimation or unit rate pricing.

C. Other Hazardous Materials

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Lead (Pb)

A *Lead-Containing Material (LCM)* is defined as “paint or other similar material that dries to a solid film that contains over **90 mg/kg (0.009%)** dry weight of lead” by the Federal Ministry of Health under the Hazardous Products Act. WorkSafeBC refers to it as a lead-containing "coating." This material must be removed and disposed of using low-moderate-risk work procedures in accordance with Work Safe BC regulations and the BC Ministry of Environment.

Four paint samples were submitted to Epoch Analytical Inc. for lead content analysis. **All samples tested below the Limit of Detection (<LOD)** of 20 mg/kg (ppm) and are classified as **Lead-Containing Material (LCM) free.** Please see the attached report (EAC2026-71-19-N) for details (pp. 1-2)."

Lead Bulk Analysis By X-Ray Fluorescence

Project Name:	Eagle Ridge Pool	**EA Number:**	EAC2026-71-19-N
Project Number:		**Submitted By:**	JP Garcia
Project Location:	2689 Guildford Way, Coquitlam, BC	**Date Received:**	2026-03-17
Sampled By:	JP Garcia	**Time Received:**	9:15 AM
Date Sampled:	2026-03-12	**Date Analyzed:**	2026-03-19
Model/Serial #:	Lead Gun 8: XL2 600 (sn#117455)	**Date Reported:**	2026-03-19

Sample Number	Location	Material Type	Color	Lead Concentration	Variance (+/-)
1	Pool Base - Grey	Paint	Grey	<LOD	N/A
2	Pool Base - Red	Paint	Red	<LOD	N/A
3	Pool Base - White	Paint	White	<LOD	N/A
4	Pool Hopper Base - Black	Paint	Black	<LOD	N/A

Analyst Notes:

Analyzed and Reviewed By:

Erika Donado BSc
Lab Analyst

EAC2026-71-19-N

A *lead work activity* means work activities and processes that involve the handling of lead, or of materials, products or coatings containing lead that may expose a worker to lead dust, fumes or mist: WorkSafeBC explicitly states the following work activities are lead processes if they involve a lead-containing coating:

- dry sanding or scraping, grinding, cutting or brushing
- demolishing, removing or encapsulating materials
- cleaning up contamination
- recycling or scrap-processing

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• Transportation, disposing of, storing or containing lead or materials containing lead; • using a power tool, high-pressure water jets or other mechanical means to cut, sand, buff or remove a surface coating;

A *qualified person* means a person who is knowledgeable of the work and hazards involved as well as the means to control the hazards, by reason of education, training, experience or a combination.

Lead - Determining Risk Levels

In order to select and implement appropriate controls, the risk level for lead exposure must first be determined. The steps to determine risk level are:

1. Determine whether there are lead-containing materials in the scope of work
2. State the work activities that will involve the lead-containing material
3. Use the table below to match the work activity to the associated risk level

Risk Level	Work Activity
Low-Risk	• Transporting sealed containers of lead waste
Low-Moderate -Risk	• Removing lead materials using a power tool with an effective dust collection system and HEPA filter • Scraping or sanding (including wet sanding) of lead-containing coating using non-powered hand tools • Welding, burning or cutting of surfaces from which lead-containing coatings have been removed • Operating an excavator (within cab only) during building demolition
Moderate-Risk	• Removing lead-containing coatings with a chemical gel or paste by hand • Removing lead-containing coatings with a heat gun • Scraping or sanding lead-containing materials using non-powered hand tools • Manually demolishing lead-painted plaster walls or building components using a sledgehammer or similar tool • Cleaning up and removing lead-containing dust and debris

Crystalline Silica

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Materials such as drywall, brick, mortar, concrete and other cementitious materials are observed throughout the building in various quantities. These materials were not sampled; however must be presumed to contain silica. If disturbed, appropriate personal protective equipment and dust control measures must be implemented.

Mercury

During our inspection, we visually observed fluorescent light fixtures suspected of containing mercury. Sampling was not performed.

Mould

No signs of moisture or water leaks were observed in the building.

Hantavirus

Hantavirus and other similar diseases are associated with exposure to rodent and avian droppings and carcasses. No droppings were observed.

Miscellaneous,

Some chemicals and appliances, such as cleaners, solvents, paints and lubricants, can pose a danger and health risks to workers and the environment when disposed of in an improper manner and, therefore, must be disposed of in accordance with the BC Ministry of Environment

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3. Recommendations

It is safe to proceed with the renovation of the building located at 2689 Guildford Way, Coquitlam, BC

If any other suspect asbestos-containing materials are to be removed, they must be assumed to be asbestos-containing unless further sampling is performed. This report was limited to the scope of work of this renovation.

The following recommendations may be used only as guidelines for the minimum level of risk, worker protection, and removal and disposal procedures. It is up to a professional abatement contractor to conduct abatement work in accordance with WorkSafeBC regulations and dispose of hazardous materials in accordance with the BC Ministry of Environment.

The associated risk factor serves as a general reference and does not replace the requirement for a site-specific risk assessment. Before commencing any abatement, renovation, or demolition activities, a field-level risk assessment must be conducted as mandated by WorkSafeBC regulations.

A. High-risk Abatement

****No high-risk abatement required****

B. Moderate-risk abatement

****No moderate-risk abatement required****

C. Other Hazardous Materials

Mercury

Materials containing mercury can pose danger and health risks to workers and the environment when handled and disposed of in an improper manner, and, therefore, must be handled in accordance with WorkSafe BC regulations and disposed of in accordance with BC Ministry of Environment.

Mould

Remediation of materials containing mould is not required prior to demolition. Appropriate PPE is

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required when working with or around materials observed with mould growth.

Ozone Depleting Substances (ODS)

Appliances such as refrigerators, freezers and air conditioning systems containing ozone-depleting refrigerant must be removed and recycled in accordance with the BC Ministry of Environment before demolition.

Crystalline Silica

Disturbance of materials such as concrete, cement, mortar, brick and stone requires workers to wear appropriate personal protective equipment, follow safe work procedures and wear respiratory protection. WorkSafeBC Occupational Health and Safety Regulations require an exposure control plan when disturbing materials presumed to contain silica.

Hantavirus

Caution must be taken when working near avian or rodent droppings, as they may have come from an animal carrying Hantavirus or a similar disease. Workers must use appropriate personal protective equipment if working in an environment where droppings are present. If prolonged work in such an environment is necessary, droppings must be cleaned, and the area must be decontaminated.

4. Limitations

Asbestos Busters Environmental Inc. has made every reasonable effort to identify and test for asbestos-containing materials within the building at the property mentioned above. The inspection has been conducted as per WorkSafeBC OHS Regulation 20.112. Some areas that require dismantling part of the building have not been inspected, and therefore, asbestos materials may be present in areas such as: within wall cavities, penetrations of concrete walls and floor slabs, internal pipework, beneath floors etc. For the reasons listed above, it is impossible to come to a conclusion stating that all or no asbestos has been found. The findings are limited directly by the limitations and scope of this report and should not be relied on solely to identify hazardous materials.

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5. Laboratory Results and Certification

Appendix A - Asbestos Laboratory Analysis

March 17, 2026

Asbestos Busters Environmental Inc
Paul Macdonald
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Canada

EALABS
EPOCH ANALYTICAL INC
ASBESTOS • LEAD • MOULD ANALYSIS

100 42 Fawcett Road Coquitlam, BC V3K 6X9
Ph: 604 521 6806 info@ealabs.ca

Attention: Paul Macdonald

BULK SAMPLE ASBESTOS IDENTIFICATION RESULTS - 2689 Guildford Way, Coquitlam, BC

Please find attached the laboratory results for the collected bulk material sample(s) submitted for asbestos identification. Examination of these sample(s) for asbestos content was conducted in accordance to EPA/600/R-93/116 methodology using Polarized Light Microscopy (PLM).

The Limit of Detection (LOD) for the analytical method is <1% and the Limit of Quantitation (LOQ) is 1%. Therefore, samples with low concentration of <1% asbestos content may require further testing by an Asbestos Point Count and/or Transmission Electron Microscopy (TEM) to obtain more precise results. All analysts are derived from calibrated visual estimate unless otherwise noted.

The Client is solely responsible for the use and interpretation of test results. The results relate only to the items tested and the accuracy of the results is limited by methodology, acuity of the sample collector and information provided by the Client. This test report shall not be reproduced, except in full, without the written approval of the laboratory. Reports or copies of same will not be released by Epoch Analytical Inc to any third party without prior written request from the Client. Test reports cannot be modified to satisfy disposal company or waste transfer station policies. Sample(s) not destroyed in the testing will be kept for 30 days before being disposed. The sample(s) not destroyed in the testing will be kept for 30 calendar days before being disposed.

WorkSafeBC's definition of an Asbestos Containing Material (ACM), with the exception of vermiculite insulation, is 0.5%. Vermiculite insulation containing 'any' amount of asbestos is considered an ACM. Specifically, Research Method EPA600/R-04/004 is recommended for the analysis of vermiculite insulation. Asbestos results reported as 'None Detected' indicates no asbestos was identified in the sample submitted to Epoch Analytical Inc.

ACCREDITATIONS

Epoch Analytical Inc Coquitlam is accredited by the Canadian Association for Laboratory Accreditation Program (CALA) for bulk asbestos sample analysis under Testing Accreditation No. CALA lab code A 3533.

If you have any questions or require further assistance, please do not hesitate to contact our office.

Sincerely

EPOCH Analytical Inc.

L Murakami

Leanne Murakami B.A.
Lab Director

CALA Testing Accreditation No. 3533

EAC2026-71-18-N

GL 2026-03-17 LL/vz

Appendix A - continued

Client Information:

Asbestos Busters Environmental Inc
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EALABS
EPOCH ANALYTICAL INC
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100 42 Fawcett Road Coquitlam, BC V3K 6X9
Ph: 604 521 6806 info@ealabs.ca

Asbestos Bulk Analysis by Polarized Light Microscopy - EPA/600/R-93/116

Project Name:	Eagle Ridge Pool	**EA Number:**	EAC2026-71-18-N
Project Number:		**Submitted By:**	JP Garcia
Project Location:	2689 Guildford Way, Coquitlam, BC	**Date Received:**	2026-03-17
Sampled By:	JP Garcia	**Time Received:**	9:15 AM
Date Sampled:	2026-03-12	**Date Analyzed:**	2026-03-17
		Date Reported:	2026-03-17

Sample Number	Location	Material	Estimated Asbestos % (Fiber Color)	Non-Asbestos Fibers % (Fiber Color)	Non-Fibrous Materials %
1	Pool Base - Crack Sealer	Compound	NONE Detected	Cellulose - 1% (Beige)	99%
2	Pool Base	Leveling Compound	NONE Detected	Cellulose - 1% (Beige)	99%

Analyst Notes:

Analyzed and Reviewed By:

Victor Zhang BSc
Lab Analyst

EAC2026-71-18-N

Appendix A - Lead Laboratory Analysis

March 19, 2026

Asbestos Busters Environmental Inc
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Ph: 604 521 6806 info@ealabs.ca

Attention: Paul Macdonald

LEAD BULK IDENTIFICATION RESULTS - 2689 Guildford Way, Coquitlam, BC

Please find attached the laboratory's results for lead bulk sample(s) that were submitted for detection of lead content. Examination of these sample(s) was conducted using an X-Ray Fluorescence (XRF) Niton Portable Analyzer.

The Limit of Detection (LOD) for lead in paints and coatings using XRF for volume is approximately 20 ppm or mg/kg. LODs are dependent on the following factors: Testing time, interferences/matrices; level of statistical confidence. Results are reported as an average of three (3) individual concentration readings collected from the coated surface areas of the material. An <LOD result signifies that the analyte was not detected or was below the reporting limit.

The Client is solely responsible for the use and interpretation of test results. The results relate only to the items tested and the accuracy of the results is limited by methodology, acuity of the sample collector and information provided by the client. All samples were received in acceptable condition unless otherwise noted in the report. Epoch Analytical Inc takes no responsibility for sample collection activities and shall have no liability with respect to decisions or recommendations made, actions taken, or course of conduct implemented as an outcome of test results. Results or copies of the same will not be released by Epoch Analytical Inc to any third party without prior written request from the Client. The sample(s) not destroyed in testing will be kept for 30 calendar days before being disposed.

WorkSafeBC does not numerically define what would be considered a lead-containing paint or coating. All suspected paints or coatings should be tested for lead because, depending on the nature of the work, even a small amount could pose a risk to workers. For purposes of disposal, a Toxicity Characteristic Leaching Procedure (TCLP) must be conducted for risk assessment purposes to determine the mobility or leachability of lead in liquid and solid wastes.

If you have any questions or require further assistance, please do not hesitate to contact our office.

Sincerely

EPOCH Analytical Inc.

Leanne Murakami B.A.
Lab Director

EAC2026-71-19-N GL 2026-03-19 LL/vz

Appendix A - continued

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Lead Bulk Analysis By X-Ray Fluorescence

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Sampled By:	JP Garcia	**Time Received:**	9:15 AM
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Sample Number	Location	Material Type	Color	Lead Concentration	Variance (+/-)
1	Pool Base - Grey	Paint	Grey	<LOD	N/A
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4	Pool Hopper Base - Black	Paint	Black	<LOD	N/A

Analyst Notes:

Analyzed and Reviewed By:

Erika Donado BSc
Lab Analyst
EAC2026-71-19-N

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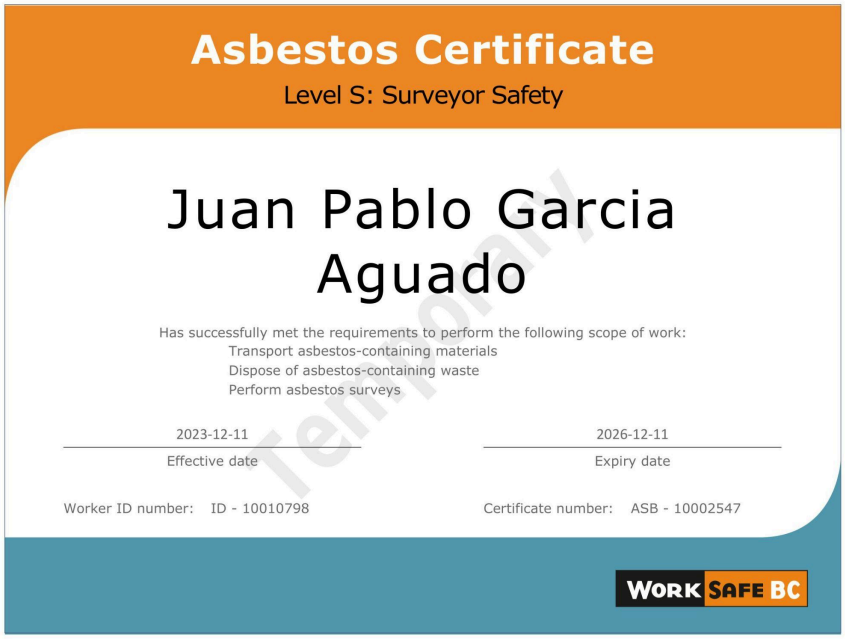
Appendix B - Inspector and Laboratory Certification



Asbestos Certificate

Level S: Surveyor Safety

Juan Pablo Garcia Aguado

Has successfully met the requirements to perform the following scope of work:
Transport asbestos-containing materials
Dispose of asbestos-containing waste
Perform asbestos surveys

2023-12-11
Effective date

2026-12-11
Expiry date

Worker ID number: ID - 10010798

Certificate number: ASB - 10002547

WorkSafeBC