



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca



HAZARDOUS MATERIALS SURVEY REPORT

Pre-Demolition

Client: District of Hudson's Hope

Project Address: 10310 Kylo Street, Hudson's Hope, BC

Report Date: May 21, 2026

Prepared By: Darren McMurray

Reviewed By: Darren McMurray



Executive Summary

This report presents the results of a hazardous materials survey completed at the subject property located at 10310 Kylo Street, Hudson's Hope. TrueNorth Hazmat performed the assessment on May 1, 2026.

The purpose of this assessment was to identify asbestos-containing materials (ACMs), lead-containing materials, and other commonly encountered hazardous materials that may be affected by the proposed demolition activities.

The results of this assessment are intended for use with a properly developed scope of work or performance specifications and safe work procedures.

Summary of Findings

The following is a summary of significant findings, refer to the body of the report for detailed findings:

Asbestos:

- **Approximately 2000 square feet of Vinyl Floor tile concealed between layers of plywood on the main floor north and southern additions.**
- **Approximately 150 square feet of Vinyl Floor tile in the basement dry storage room.**
- **Approximately 2000 square feet of asbestos-containing drywall throughout the basement.**

Lead:

- **Approximately 5000 square feet of brown lead paint underneath the vinyl siding on the exterior.**
- **Approximately 500 square feet of blue on fascia boards on the exterior.**
- **Approximately 500 square feet of white on soffit and siding on the exterior.**
- **One green painted door in the Basement.**
- **Approximately 600 square feet of Light blue undercoat on wood press board in the main hall.**
- **Emergency Lighting.**
- **Cast Iron Bell and Spigot joints.**



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

Silica:

- Concrete.

Mercury:

- Florescent light bulbs.

Polychlorinated Biphenyls (PCBs):

- PCB Ballasts throughout the basement.

Mould:

- Approximately 20 square feet of mould growth identified in basement storage.

Summary of Recommendations

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

1. Conduct further investigation of the following items, which was not completed during this assessment
 - a. Any items not discussed in this report, prior to disturbance.
2. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
3. 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.
4. Remove and properly dispose of asbestos-containing materials prior to demolition.
5. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, silica, and PCBs.



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

1.0 Introduction

TrueNorth Hazmat was retained by the District of Hudson's Hope to complete a hazardous materials survey at the Hudson's Hope Community hall located at 10310 Kyllö Street, Hudson's Hope (the "Site").

The purpose of this assessment was to identify the presence of asbestos-containing materials (ACMs), lead-containing materials, and other potential hazardous materials that may be impacted by the proposed demolition activities.

The building is understood to have been constructed circa 1955, with additions being added on in 1979 and 1980 (Information acquired from the current tenant, the Lion's Club). Based on the age of construction, materials suspected of containing asbestos and lead may be present within the building.

1.1 Objectives

The assessed area consisted of all areas of the building.

The assessment was performed to establish the type of specified hazardous building materials, locations and approximate quantities incorporated in the structure and its finishes.

The following illustrates the potentially hazardous materials that were assessed:

- Asbestos
- Lead
- Silica
- Mercury
- Polychlorinated Biphenyls (PCBs)
- Mould



2.0 Scope of Work

The scope of work included a visual inspection of accessible areas of the building to identify materials suspected of containing asbestos, lead, and other hazardous substances commonly encountered in residential and commercial construction.

Representative bulk samples of suspect materials were collected where required to confirm material composition. Sampling locations were selected based on homogeneous material groupings, accessibility, and professional judgment.

During the assessment, limited demolition of wall, floor and ceiling finishes to view concealed conditions at representative areas as permitted by the current building use. Flooring was removed to full depth of floor including base substrates. Demolition of structural surrounds was not conducted.

3.0 Building Information

Descriptor	Details
Building Use	Community Hall
Number of Floors	One storey plus basement below grade
Total Area	6,750 square feet, including 2,250 square foot basement
Year of Construction	1953, with additions in 1979 and 1980
Structure	Wood with Concrete foundation
Exterior Cladding	Vinyl siding covering wood
HVAC	Forced air
Roof	Tin roof with shingled main entrance
Flooring	Vinyl floor tile on wood and concrete
Interior Walls	Drywall and Cellulose press board
Ceilings	Drywall



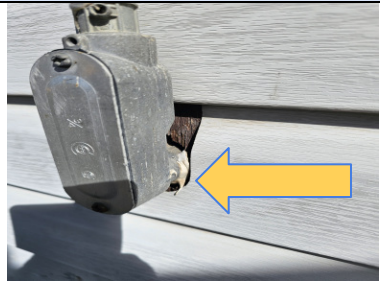
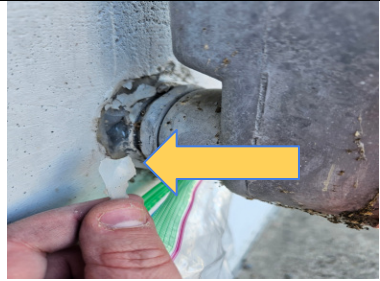
4.0 Asbestos-Containing Materials

The following section discusses the findings of the assessment and provides a description of the hazardous building materials identified. For further details including full sample log, refer to Appendices III.

4.1 Summary of Asbestos Findings

Asbestos-containing materials (ACMs) were identified and/or suspect ACMs were noted within the subject property, as summarized in Table 4-1. These materials may present a risk to workers if disturbed during renovation or demolition activities.

Table 4-1: Summary of Asbestos Findings

Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Caulking, White	Exterior Loc. 1	A001	Good	NA	None Detected	
Caulking, Grey	Loc. 1	A002 a-c	Good	NA	None Detected	







(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Asphalt Shingle	Loc. 1	A003	Good	NA	None Detected	
Roof Caulking	Loc. 1	A004 a-c	Good	NA	None Detected	
Roof Vent Caulking	Loc. 1	A005	Good	NA	None Detected	
Texture	Loc. 2	A006 a-e	Good	NA	None Detected	






(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Vinyl Floor Tile	Loc. 2	A007	Good	NA	None Detected	
Mastic	Loc. 6	A008	Fair	NA	None Detected	
Tar Paper	Loc. 6	A009	Good	NA	None Detected	
Drywall Tape Compound	Loc. 2, 5, 8, 9, 10	A010 a-i	Good	None-friable	1% Chrysotile - Approximately 2000 square feet	



(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Mastic	Loc. 10	A011	Good	NA	None Detected	
Vinyl Floor Tile, grey with red	Loc. 9	A012	Good	Non-Friable	1% Chrysotile - Approximately 150 square feet	
Firestop	Loc. 5	A013	Good	NA	None Detected	Photo not available
Vinyl Flooring - Riser	Loc. 10	A014	Good	NA	None Detected	




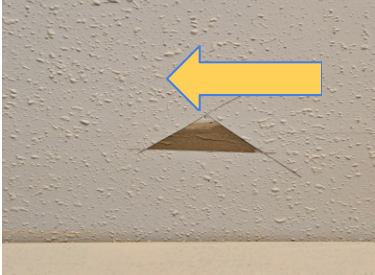


(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Vinyl Flooring - Adhesive	Loc. 10	A015	Good	NA	None Detected	
Vinyl Flooring - Tread	Loc. 10	A016	Good	NA	None Detected	
Vinyl Floor Tile - Grey with White (Top)	Loc. 15	A017	Good	NA	None Detected	
Vinyl Floor Tile - White (Bottom)	Loc. 15	A018	Fair	Non-Friable	2% Chrysotile - Approximately 2000 square feet	




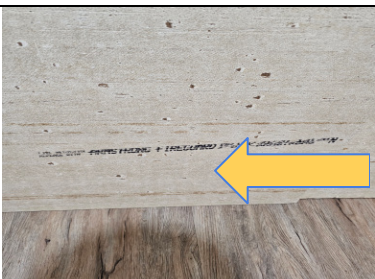


(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca





Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Drywall Tape Compound	Loc. 13, 14	A019 a-e	Good	NA	None Detected	
Vinyl Floor Tile - Dark Grey	Loc. 11	A020	Good	NA	None Detected	
Drywall Tape Compound	Loc. 11, 16	A021 a-e	Good	NA	None Detected	
Texture	Loc. 16	A022 a-c	Good	NA	None Detected	



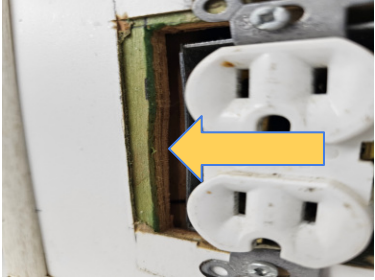
(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Sink Mastic	Loc. 16	A023	Good	NA	None Detected	
Fiber Board	Basement Stairwell	NA*	Fair	NA	*Cellulose press board	
Vinyl Cove base	Through out building	NA*	Good	NA	Rubber cove	
2x4 Ceiling Tiles	Loc. 3, 5	NA*	Good	NA	Date stamped	



Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
1x1 Ceiling Tile (Stapled)	Loc. 3	NA*	Good	NA	*Stapled, no mastic Cellulose	
Faux ceramic tile wall board	Loc. 5	NA*	Good	NA	Cellulose press paneling	
Vinyl Plank Flooring	Loc. 2	NA*	Good	NA	New construction Vinyl Plank	
Textured Wallboard	Loc. 11	NA*	Good	NA	Textured cellulose press board**	



Material	Location	Sample ID	Condition	Friability	Asbestos Content	Photo Ref.
Vinyl Veneer on wood walls	Kitchen, Loc. 15	NA*	Good	NA	Vinyl veneer on wood press board	

*Visually identified as non asbestos

** Raised texture is part of cellulose press construction

4.2 Discussion of Asbestos Findings

Asbestos-containing materials identified during the survey include:

- **Approximately 2000 square feet of Vinyl Floor tile sandwiched between plywood on the main floor north and southern additions.**
- **Approximately 150 square feet of Vinyl Floor tile in the basement dry storage room.**
- **Approximately 2000 square feet of asbestos-containing drywall throughout the basement.**

At the time of the assessment, these materials were observed to be in good condition.

Materials in good condition that remain undisturbed do not typically present a significant risk. However, disturbance of ACMs may result in the release of airborne asbestos fibres, which may pose a health risk to workers.

All ACMs that may be impacted by the proposed work must be properly managed in accordance with WorkSafeBC requirements prior to disturbance.

The following commonly found asbestos-containing materials were not found during this inspection, but may remain concealed behind building finishes:

- Roofing felts or tar
- Floor leveling compound



- Electrical components
- Vermiculite
- Ropes and gaskets in cast-iron bell and spigot joints
- Sealants on pipe threads

4.3 Recommended Asbestos Management Measures

Where ACMs will be disturbed as part of the proposed work, they must be removed or otherwise controlled prior to renovation or demolition.


Removal of ACMs should be completed by a qualified asbestos abatement contractor using procedures appropriate to the applicable WorkSafeBC risk classification. Materials that will remain in place and will not be disturbed may be managed in a manner that prevents damage and deterioration.

5.0 Lead-Containing Materials





5.1 Summary of Lead Findings

Lead-containing materials were identified and/or suspect lead-containing coatings were noted within the subject property, as summarized in Table 5-1. Disturbance of these materials may generate lead-containing dust and debris. Laboratory results can be found as part of Appendix II. Results above 90 ppm are considered lead-containing and must be considered in the risk assessment.






Table 5-1: Summary of Lead findings

Material	Location	Component and colour	Sample ID	Condition	Analytical Result (PPM)	Photo Ref.
Paint	Exterior - Loc. 1	Dark blue on Wood trim	L001	Good	<80	



Material	Location	Component and colour	Sample ID	Condition	Analytical Result (PPM)	Photo Ref.
Paint	Exterior - Loc. 1	Light blue on concrete	L002	Good	<80	
Paint	Exterior - Loc. 1	Brown on wood (Under vinyl)	L0003	Poor	1,857	
Paint	Loc. 1	Blue on wood Fascia	L004	Poor	145	
Paint	Loc. 1	White on wood soffit	L005	Fair	251	
Paint	Loc. 2	Brown on Drywall	L006	Good	<80	






Material	Location	Component and colour	Sample ID	Condition	Analytical Result (PPM)	Photo Ref.
						
Paint	Loc. 2	Light Grey on Drywall	L007	Good	<80	
Paint	Loc. 6	White on Trim	L008	Good	<80	
Paint	Loc. 2	Grey on Trim	L009	Good	1,325	
Paint	Loc. 10	White on Drywall	L010	Good	<80	
Paint	Loc. 7	Green on wood door	L011	Good	270	



Material	Location	Component and colour	Sample ID	Condition	Analytical Result (PPM)	Photo Ref.
						
Paint	Loc. 13	White on drywall	L012	Good	<80	
Paint	Loc. 13	Dark blue on wood	L013	Good	<80	
Paint	Loc. 15	Light blue undercoat on wood	L014	Good	569	
Paint	Loc. 16	Light grey on Mill work	L015	Good	87	
Cast iron Bell and Spigot	Throughout	Bell and Spigot joints	Visually Identified	Good	Presumed	



Material	Location	Component and colour	Sample ID	Condition	Analytical Result (PPM)	Photo Ref.
Caulking						
Paint	Structural Members	Red powder coat on Iron beams	Visually Identified	Good	Presumed	
Lead-acid battery	Throughout	Lead acid battery in emergency lighting	Visually identified	Good	Presumed	

5.2 Leachable Lead Findings

Sample Number	Location	Lead Leachate Content	BCMOE Limit for Hazardous Waste (mg/L)
TCLP 1	Exterior - Brown plywood under vinyl	<0.5	5
TCLP 2	Exterior - White Soffit	<0.5	
TCLP 3	Interior Composite	<0.5	



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

5.3 Discussion of Lead Findings

Lead-containing materials were identified on (with approximate quantities):

- **Brown Exterior plywood sheathing found underneath the vinyl siding (5,000 sq. ft.)**
- **White painted soffit and exterior accents (500 sq. ft.)**
- **Blue paint of the exterior fascia (500 sq. ft.)**
- **Grey painted trim and door in basement (100 sq. ft.)**
- **Light-blue paint as a base coat on wood fiber board, in the main hall (500 sq. ft.)**
- **Lead acid batteries contained within two emergency light units**
- The condition of these materials ranged from intact to deteriorated/peeling.

Disturbance of lead-containing coatings during renovation activities may generate lead-containing dust, which may pose a risk to workers as a moderate to moderate-high risk procedures depending on removal methods.

Lead Leachate sampling has been conducted as part of representative sampling of the lead containing paints, as outlined in table 5-2. Based on the results, none of the identified lead paints are classified as leachable lead waste and may be disposed of a regular construction waste.

Appropriate controls should be implemented before disturbance to minimize the potential for exposure.

5.4 Recommended Lead Management Measures

Lead-containing materials that will be disturbed should be handled using suitable controls, which may include dust suppression, local containment, restricted access, HEPA-equipped cleanup procedures, and appropriate personal protective equipment.

Waste materials should be characterized and disposed of in accordance with applicable requirements.

Metallic components coated with lead paint do not require leachate testing and can be recycled as non-hazardous construction and demolition (C&D) waste.



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

6.0 Other Hazardous Materials

In addition to asbestos and lead, other hazardous materials may be present within the building. This assessment included a general visual screening for such materials; however, detailed sampling and analysis were not conducted unless otherwise noted.

6.1 Mercury-Containing Devices

Mercury-containing florescent bulbs were identified in approximately 30 light fixtures.

6.2 Silica-Containing Materials

Crystalline silica is assumed to be a component of the following materials where present in the building:

- Concrete

6.3 Polychlorinated Biphenyls (PCBs)

PCBs may be present in older caulking, sealants, transformers, capacitors, or fluorescent light ballasts. Unless specifically sampled, PCB-containing materials cannot be confirmed by visual inspection alone. Further assessment may be required where these materials are to be disturbed.

PCB containing ballasts were identified throughout the basement, approximately 9 ballasts were identified.



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca



6.4 Ozone-Depleting Substances (ODS)

Ozone-Depleting substances were not identified during the assessment.

6.5 Mould and Biological Hazards

Approximately 20 square feet of mould growth was identified in the basement storage (Loc. 6).



7.0 Recommendations

1. Prepare scope of work or performance specifications for hazardous material removal required



(778) 233-0551

Admin@TrueNorthHazmat.ca

www.TrueNorthHazmat.ca

for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.

2. Where additional suspect materials are encountered during demolition that were not assessed as part of this survey, work in the affected area should stop until the material has been assessed by a qualified person.
3. Provide this report and the detailed plans and specifications to the contractor before bidding or commencing work.
4. retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
5. Remove asbestos-containing materials before demolition, by a qualified and licensed contractor.
6. Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.
7. Demolition disturbance of lead in paint and coatings (or other materials) may result in exposure to lead dust or fumes and safe work procedures are required. Project specific work procedures, engineering controls and personal protective equipment will need to be assessed and developed as per applicable regulations and guidelines.
8. Properly encapsulate or dispose of leachable lead waste as hazardous waste following both provincial and federal regulations.
9. Demolition 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 applicable regulations and guidelines.
10. PCB Ballasts contain harmful oils that must be disposed of at an acceptable waste facility.
11. Mercury-containing light bulbs must be disposed of at an acceptable waste facility and care must be taken to not break the bulbs during handling.

8.0 References

The assessment and recommendations contained within this report were prepared with reference to applicable British Columbia and federal legislation, including the Workers Compensation Act, WorkSafeBC Occupational Health and Safety Regulation, Environmental Management Act, Hazardous Waste Regulation, Hazardous Products Act, PCB Regulations, and Transportation of Dangerous Goods requirements, as applicable at the time of the assessment.








(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

Appendix I - Drawings



Legend:

-  Location Number
-  Asbestos Sample
-  Lead Sample
-  Leachate Sample
-  Roof

Project Name:
Hudson's Hope Community Hall - Pre-Demolition Hazard Materials Assessment

Client Name:
District of Hudson's Hope

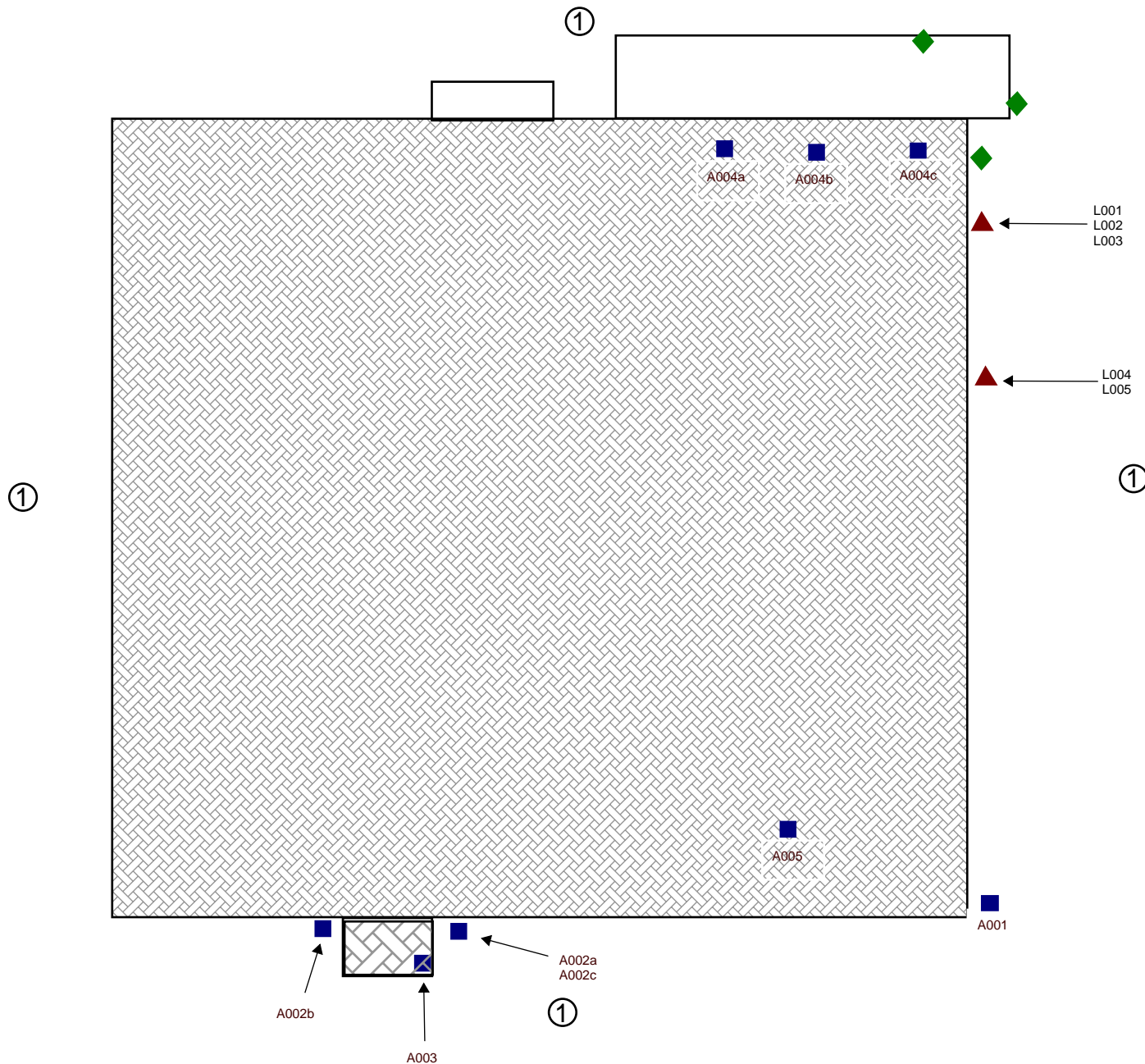
Project Location:
10310 Kyлло Street, Hudson's Hope, British Columbia

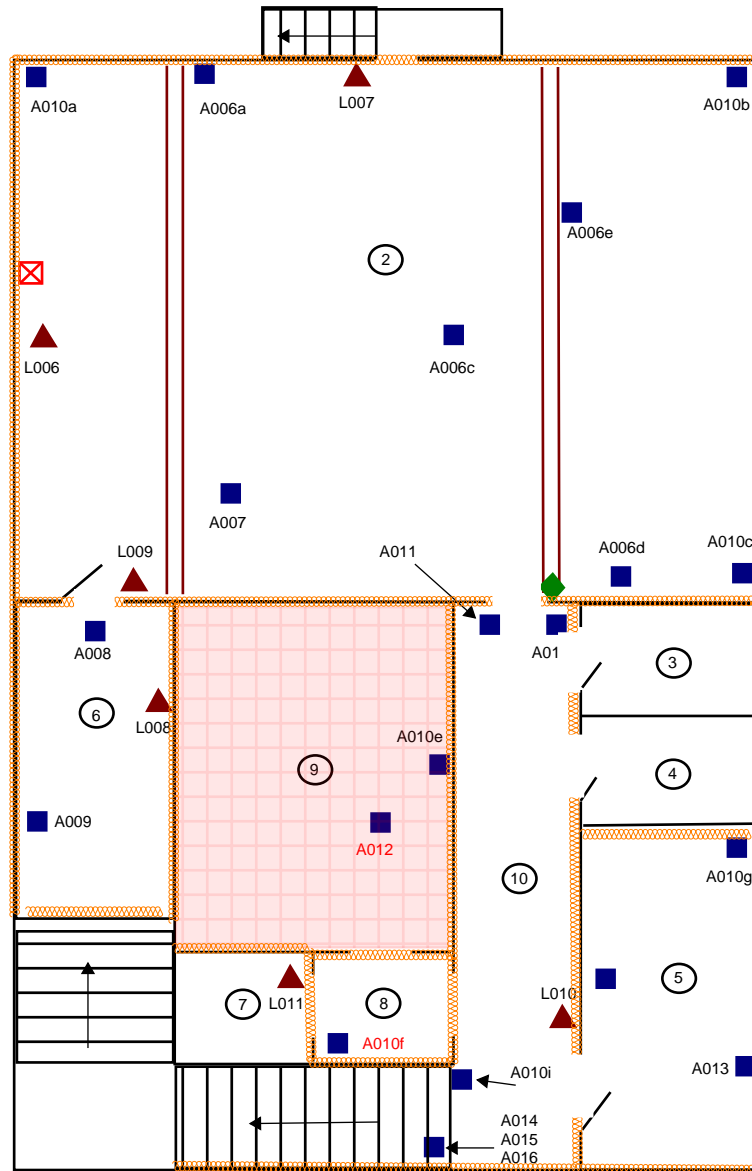
Figure Name:
Exterior

Figure Number:
1 of 3









Date:
May 13, 2026

Drawing is not to scale





Legend:

-  Location Number
-  Asbestos Sample
-  Lead Sample
-  Leachate Sample
-  Red Iron I-beam
-  Asbestos Floor Tile
-  Inspection Hole
-  Asbestos Drywall

Project Name:
Hudson's Hope Community Hall - Pre-Demolition Hazard Materials Assessment

Client Name:
District of Hudson's Hope

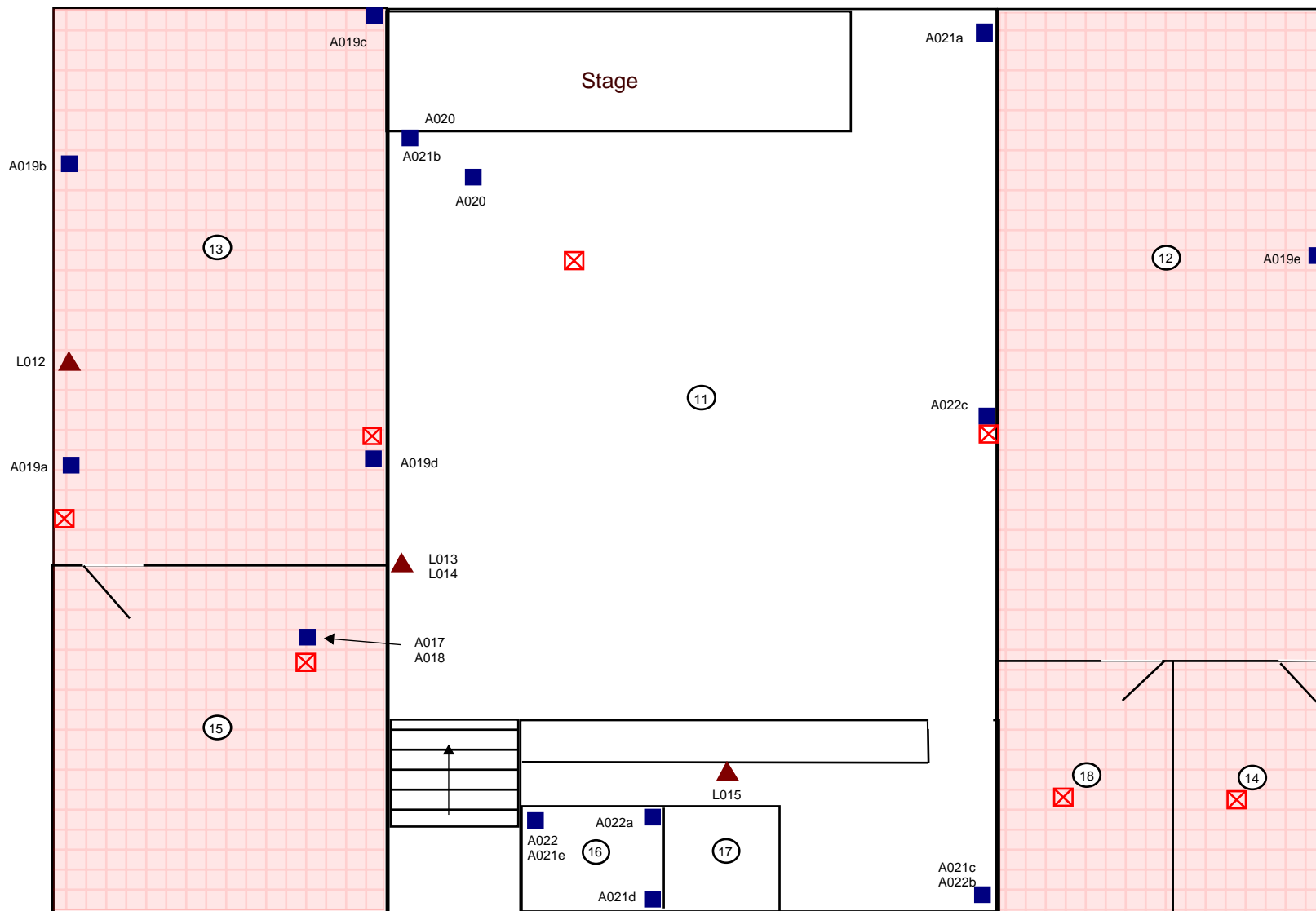
Project Location:
10310 Kylo Street, Hudson's Hope, British Columbia

Figure Name:
Basement








Figure Number:
2 of 3

Date:
May 13, 2026

Drawing is not to scale



Legend:

-  Location Number
-  Asbestos Sample
-  Lead Sample
-  Leachate Sample
-  Red Iron I-beam
-  Asbestos Floor Tile
-  Inspection Hole

Project Name:
Hudson's Hope Community Hall - Pre-Demolition Hazard Materials Assessment

Client Name:
District of Hudson's Hope

Project Location:
10310 Kylo Street, Hudson's Hope, British Columbia

Figure Name:
Main Floor

Figure Number:
3 of 3

Date:
May 13, 2026

Drawing is not to scale



(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

Appendix II - Location Summary

Location Number	Location Name	Flooring Type	Wall Type	Ceiling Type
1	Exterior	NA	Vinyl with Plywood	Tin Roof
2	Basement Lounge	Vinyl plank with Tile Underneath	Drywall	Textured Drywall
3	Basement Storage	Vinyl Plank	Cellulose Press	Cellulose Press Tiles
4	Basement Bathroom	Vinyl Plank	Cellulose Press	2x4 Ceiling Tiles
5	Mens Bathroom	Vinyl Plank	Cellulose Press, Drywall	2x4 Ceiling Tiles
6	Lounge Storage	Vinyl Plank	Drywall	Drywall
7	Understair Storage	NA	NA	NA
8	Entry	Vinyl Plank	Drywall	Drywall
9	Dry Storage	Vinyl Floor Tile	Drywall	Drywall
10	Basement Hallway	Vinyl Plank	Drywall	Drywall
11	Grand Hall	Vinyl Floor Tile with 3 layers of wood	Drywall	Textured Drywall



(778) 233-0551
 Admin@TrueNorthHazmat.ca
 www.TrueNorthHazmat.ca

12	South Addition	Vinyl Floor Tile with floor tile sandwiched between plywood underneath	Drywall	Cellulose 1x1 Ceiling Tiles
13	North Addition	Vinyl Floor Tile with floor tile sandwiched between plywood underneath	Drywall	Cellulose 1x1 Ceiling Tiles
14	Unisex Bathroom	Vinyl Floor Tile with floor tile sandwiched between plywood underneath	Drywall	Cellulose 1x1 Ceiling Tiles
15	Kitchen	Vinyl Floor Tile with floor tile sandwiched between plywood underneath	Wood press with vinyl Vaneer	Cellulose 1x1 Ceiling Tiles
16	Furnace Room	Wood	Drywall	Textured Drywall
17	Mechanical Room	Vinyl Floor Tile	Unfinished Drywall	Unfinished Drywall
18	Women's Bathroom	Vinyl Floor Tile with floor tile sandwiched between plywood underneath	Drywall	Cellulose 1x1 Ceiling Tiles



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

Appendix III - Analytical Certificates



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

This is a Record of Analysis only and does not imply representative sampling was achieved with respect to WorkSafeBC Regulations or that samples were collected by a Qualified Person

Project #: 105-1992
 Client: True North Hazmat
 Site: 10310 Kylo Street, Hudson's Hope, BC
 PO#:

Sampled by: Client
 Date Sampled: 01-May-2026
 Analyst: GW

Unit #2-1962 Quinn St. South
 Prince George, BC
 250.563.8484
gwong@ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-1 (A001)	Loc. 1 – Caulking - White	Caulking	05-May-2026	1	Pliable Off-White Putty	100	None Detected	-	Non-fibrous	100
105-1992-2 (A002a)	Loc. 1 – Caulking – Grey	Caulking	05-May-2026	1	Mud Brown Paint	15	None Detected	-	Non-fibrous	100
				2	Soft Brown-Grey Putty	85	None Detected	-	Cellulose Non-fibrous	1 99
105-1992-3 (A002b)	Loc. 1 – Caulking - Grey	Caulking	05-May-2026	1	Mud Brown Paint	15	None Detected	-	Non-fibrous	100
				2	Soft Brown-Grey Putty	85	None Detected	-	Cellulose Non-fibrous	2 98
105-1992-4 (A002c)	Loc. 1 – Caulking – Grey	Caulking	05-May-2026	1	Soft Brown-Grey Putty	100	None Detected	-	Cellulose Non-fibrous	2 98
105-1992-5 (A003)	Loc. 1 – Asphalt Shingle	Tar Shingle	05-May-2026	1	White Mica Flakes	10	None Detected	-	Non-fibrous	100
				2	Black Tar-Coated Fibre Mat	90	None Detected	-	Cellulose Non-fibrous	65 35
105-1992-6 (A004a)	Loc. 1 – Roof Caulking - White	Caulking	05-May-2026	1	Pliable White Putty	100	None Detected	-	Non-fibrous	100
105-1992-7 (A004b)	Loc. 1 – Roof Caulking - White	Caulking	05-May-2026	1	Pliable White Putty	100	None Detected	-	Non-fibrous	100

Analyzed in accordance with NIOSH Method 9002
 AIHA Proficiency Program Lab ID# 264415



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-8 (A004c)	Loc. 1 – Roof Caulking - White	Caulking	05-May-2026	1	Pliable White Putty	35	None Detected	-	Non-fibrous	100
				2	Brown Wood Fragments	65	None Detected	-	Cellulose Non-fibrous	75 25
105-1992-9 (A005)	Loc. 1 – Roof Vent Caulking – Black	Caulking	05-May-2026	1	Soft Brown-Grey Putty	100	None Detected	-	Cellulose Non-fibrous	1 99
105-1992-10 (A006a)	Loc. 2 – Textured Coat	Textured Coating	05-May-2026	1	White Paint	25	None Detected	-	Non-fibrous	100
				2	White Chalky Mix with Perlite	30	None Detected	-	Cellulose Non-fibrous	5 95
				3	Tan / Beige Paper	45	None Detected	-	Cellulose	100
105-1992-11 (A006b)	Loc. 2 – Ceiling	Textured Ceiling	05-May-2026	1	White Paint	25	None Detected	-	Non-fibrous	100
				2	White Chalky Mix with Perlite	30	None Detected	-	Cellulose Non-fibrous	2 98
				3	Tan / Beige Paper	45	None Detected	-	Cellulose	100
105-1992-12 (A006c)	Loc. 2 – Ceiling	Textured Ceiling	05-May-2026	1	White Paint 1	20	None Detected	-	Non-fibrous	100
				2	White Chalky Mix with Perlite	30	None Detected	-	Cellulose Non-fibrous	5 95
				3	White Paint 2	15	None Detected	-	Non-fibrous	100
				4	Tan / Beige Paper	35	None Detected	-	Cellulose	100
105-1992-13 (A006d)	Loc. 2 – Ceiling	Textured Ceiling	05-May-2026	1	White Paint 1	20	None Detected	-	Non-fibrous	100
				2	White Chalky Mix with Perlite	30	None Detected	-	Cellulose Non-fibrous	5 95
				3	White Paint 2	15	None Detected	-	Non-fibrous	100
				4	Tan / Beige Paper	35	None Detected	-	Cellulose	100
105-1992-14 (A006e)	Loc. 2 – Ceiling	Textured Ceiling	05-May-2026	1	White Paint 1	20	None Detected	-	Non-fibrous	100
				2	White Chalky Mix with Perlite	30	None Detected	-	Cellulose Non-fibrous	5 95
				3	White Paint 2	15	None Detected	-	Non-fibrous	100
				4	Tan / Beige Paper	35	None Detected	-	Cellulose	100

Analyzed in accordance with NIOSH Method 9002
AIHA Proficiency Program Lab ID# 264415



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-15 (A007)	Loc. 2 – Cream Vinyl Floor Tile	Vinyl Floor Tile	05-May-2026	1	Tan with Beige Streaks Pattern Vinyl	85	None Detected	-	Non-fibrous	100
				2	Black Mastic	15	None Detected	-	Cellulose Non-fibrous	3 97
105-1992-16 (A008)	Loc. 6 - Mastic	Mastic	05-May-2026	1	Loose Black and Beige Granular Particulate Mix	100	None Detected	-	Cellulose Non-fibrous	3 97
105-1992-17 (A009)	Loc. 6 – Tar Paper	Construction Paper	05-May-2026	1	Beige Fibre Mat	45	None Detected	-	Cellulose	100
				2	Black Tar	45	None Detected	-	Cellulose Fiberglass Non-fibrous	5 10 85
				3	Residual Pink Fibre Mix	10	None Detected	-	Fiberglass	100
105-1992-18 (A010a)	Loc. 2	Drywall Joint Compound	05-May-2026	1	Tan/Multi-layered Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	15	None Detected	-	Cellulose Non-fibrous	2 98
				3	Tan Paper	20	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	15	None Detected	-	Cellulose Non-fibrous	2 98
				5	Tan/Beige Paper	35	None Detected	-	Cellulose	100
105-1992-19 (A010b)	Loc. 2	Drywall Joint Compound	05-May-2026	1	Tan/Multi-layered Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	15	None Detected	-	Cellulose Non-fibrous	2 98
				3	Tan Paper	20	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	15	None Detected	-	Cellulose Non-fibrous	2 98
				5	Tan/Beige Paper	35	None Detected	-	Cellulose	100



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-20 (A010c)	Loc. 2	Drywall Joint Compound	05-May-2026	1	Tan/Multi-layered Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	15	None Detected	-	Cellulose Non-fibrous	2 98
				3	Tan Paper	20	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	15	None Detected	-	Cellulose Non-fibrous	2 98
				5	Tan/Beige Paper	35	None Detected	-	Cellulose	100
105-1992-21 (A010d)	Loc. 10	Drywall Joint Compound	05-May-2026	1	White Paint	20	None Detected	-	Non-fibrous	100
				2	Cream-white Chalky Mix	45	None Detected	-	Cellulose Non-fibrous	1 99
				3	Tan/Beige Paper	35	None Detected	-	Cellulose	100
105-1992-22 (A010e)	Loc. 9 – Ceiling	Drywall Joint Compound	05-May-2026	1	Tan/Mint Green Paint	20	None Detected	-	Non-fibrous	100
				2	Cream-white Chalky Mix	45	None Detected	-	Cellulose Non-fibrous	1 99
				3	Tan/Beige Paper	35	None Detected	-	Cellulose	100
105-1992-23 (A010f)	Loc. 8	Drywall Joint Compound	05-May-2026	1	White/Multi-layered Paint	25	None Detected	-	Non-fibrous	100
				2	Cream-tan Chalky Mix	75	Chrysotile	1	Cellulose Non-fibrous	1 98
105-1992-24 (A010g)	Loc. 5	Drywall Joint Compound	05-May-2026	1	White Paint	10	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	20	None Detected	-	Cellulose Non-fibrous	1 99
				3	Tan Paper	20	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	20	None Detected	-	Cellulose Non-fibrous	1 99
				5	Tan/Beige Paper	30	None Detected	-	Cellulose	100



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-25 (A010h)	Loc. 5	Drywall Joint Compound	05-May-2026	1	White Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	30	None Detected	-	Cellulose Non-fibrous	1 99
				3	Tan Paper	25	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	30	None Detected	-	Cellulose Non-fibrous	1 99
105-1992-26 (A010i)	Loc. 10	Drywall Joint Compound	05-May-2026	1	Tan/Cream Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix	15	None Detected	-	Non-fibrous	100
				3	White Fibre Mesh Weave	15	None Detected	-	Fiberglass	100
				4	Cream/White Paint	20	None Detected	-	Non-fibrous	100
				5	Cream Chalky Mix	35	None Detected	-	Cellulose Non-fibrous	1 99
105-1992-27 (A011)	Loc. 10 - Flooring Adhesive	Mastic	05-May-2026	1	Soft Grey Adhesive	30	None Detected	-	Cellulose Non-fibrous	1 99
				2	Tan Cementitious Chalky Mix with Silicates	55	None Detected	-	Cellulose Non-fibrous	2 98
				3	Beige-Brown Paint	15	None Detected	-	Non-fibrous	100
105-1992-28 (A012)	Loc. 9 – Grey Tile with Red Streaks	Vinyl Floor Tile	05-May-2026	1	Tan with Beige and Red Streaks Pattern Vinyl	95	Chrysotile	1	Non-fibrous	99
				2	Black Mastic	5	None Detected	-	Cellulose Synthetic Non-fibrous	1 1 98
105-1992-29 (A013)	Loc. 5 – Firestop – White	Firestop	05-May-2026	1	Pliable White Vinyl Adhesive	100	None Detected	-	Non-fibrous	100
105-1992-30 (A014)	Loc. 10 – Stair Riser Tread	Vinyl Floor Tile	05-May-2026	1	Pliable Forest Green Pattern Vinyl	100	None Detected	-	Non-fibrous	100



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-31 (A015)	Loc. 10 – Flooring Adhesive	Mastic	05-May-2026	1	Translucent Tan Adhesive	65	None Detected	-	Non-fibrous	100
				2	Cream Chalky Mix	25	None Detected	-	Cellulose Non-fibrous	2 98
				3	Amber Adhesive	10	None Detected	-	Non-fibrous	100
105-1992-32 (A016)	Loc. 10 Stairwell Tread	Vinyl Floor Tile	05-May-2026	1	Pliable Grey Pattern Vinyl	100	None Detected	-	Non-fibrous	100
105-1992-33 (A017)	Loc. 15 – Grey with White Speck	Vinyl Floor Tile	05-May-2026	1	Cream and Grey Feather Pattern Vinyl	96	None Detected	-	Non-fibrous	100
				2	Black Mastic	4	None Detected	-	Cellulose Non-fibrous	4 96
105-1992-34 (A018)	Loc. 15 – White	Vinyl Floor Tile	05-May-2026	1	Tan and Beige Marble Pattern Vinyl	95	Chrysotile	2	Non-fibrous	98
				2	Black Mastic	5	None Detected	-	Cellulose Synthetic Non-fibrous	1 1 98
105-1992-35 (A019a)	Loc. 13	Drywall Joint Compound	05-May-2026	-	No Drywall Joint Compound Observed in Sample	-	-	-	-	-
105-1992-36 (A019b)	Loc. 13	Drywall Joint Compound	05-May-2026	1	Light Grey/Cream Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix	35	None Detected	-	Cellulose Non-fibrous	1 99
				3	White Fibre Mesh Weave	15	None Detected	-	Fiberglass	100
				4	Tan/Beige Paper	35	None Detected	-	Cellulose	100



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-37 (A019c)	Loc. 13	Drywall Joint Compound	05-May-2026	1	Light Grey/Cream Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	15	None Detected	-	Cellulose Non-fibrous	2 99
				3	Tan Paper	20	None Detected	-	Cellulose	180
				4	White Chalky Mix 2	15	None Detected	-	Cellulose Non-fibrous	1 99
				5	Tan/Beige Paper	35	None Detected	-	Cellulose	100
105-1992-38 (A019d)	Loc. 13	Drywall Joint Compound	05-May-2026	1	Amber Adhesive	10	None Detected	-	Non-fibrous	100
				2	White Paint	20	None Detected	-	Non-fibrous	100
				3	White Chalky Mix	70	None Detected	-	Cellulose Non-fibrous	1 99
105-1992-39 (A019e)	Loc. 14	Drywall Joint Compound	05-May-2026	1	Tan / Cream Paint	25	None Detected	-	Non-fibrous	100
				2	White Chalky Mix	35	None Detected	-	Cellulose Non-fibrous	1 99
				3	Tan / Beige Paper	40	None Detected	-	Cellulose	100
105-1992-40 (A020)	Loc. 11 – Dark Grey	Vinyl Floor Tile	05-May-2026	1	Grey and Tan Streak Pattern Vinyl	98	None Detected	-	Non-fibrous	100
				2	Black Mastic	2	None Detected	-	Non-fibrous	100
105-1992-41 (A021a)	Loc. 11	Drywall Joint Compound	05-May-2026	1	Tan / Cream Paint	15	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	15	None Detected	-	Cellulose Non-fibrous	3 97
				3	Tan Paper	20	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	15	None Detected	-	Cellulose Non-fibrous	3 97
				5	Tan / Beige Paper	35	None Detected	-	Cellulose	100



Asbestos Bulk Sample Report Certificate of Analysis

www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-42 (A021b)	Loc. 11	Drywall Joint Compound	05-May-2026	1	Tan / Cream Paint	20	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	25	None Detected	-	Cellulose Non-fibrous	2 98
				3	Tan Paper	30	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	25	None Detected	-	Cellulose Non-fibrous	2 98
105-1992-43 (A021c)	Loc. 11	Drywall Joint Compound	05-May-2026	1	Forest Green and Tan / Cream Paint	20	None Detected	-	Non-fibrous	100
				2	White Chalky Mix 1	25	None Detected	-	Cellulose Non-fibrous	2 98
				3	Tan Paper	30	None Detected	-	Cellulose	100
				4	White Chalky Mix 2	25	None Detected	-	Cellulose Non-fibrous	2 98
105-1992-44 (A021d)	Loc. 16	Drywall Joint Compound	05-May-2026	1	Tan Paint	10	None Detected	-	Non-fibrous	100
				2	White Chalky Mix	40	None Detected	-	Cellulose Non-fibrous	1 99
				3	White Fibre Mesh Weave	15	None Detected	-	Cellulose	100
				4	Tan / Beige Paper	35	None Detected	-	Cellulose	100
105-1992-45 (A021e)	Loc. 16	Textured Coating / Drywall Joint Compound	05-May-2026	1	Spackled White Chalky Mix	20	None Detected	-	Non-fibrous	100
				2	White Paint	15	None Detected	-	Non-fibrous	100
				3	Cream Chalky Mix	35	None Detected	-	Cellulose Non-fibrous	2 98
				4	Tan Paper	20	None Detected	-	Cellulose	100
				5	White Chalky Mix	10	None Detected	-	Cellulose Non-fibrous	5 95
105-1992-46 (A022a)	Loc. 16 - Ceiling	Textured Ceiling	05-May-2026	1	Spackled White Chalky Mix	25	None Detected	-	Non-fibrous	100
				2	White Paint	30	None Detected	-	Non-fibrous	100
				3	Tan Paper	45	None Detected	-	Cellulose	100

Analyzed in accordance with NIOSH Method 9002
AIHA Proficiency Program Lab ID# 264415



Asbestos Bulk Sample Report

Certificate of Analysis www.ttohs.com

Sample #	Location	Material	Analysis Date	Layer	Description	%	Asbestos	%	Other Materials	%
105-1992-47 (A022b)	Loc. 16 – Ceiling	Textured Ceiling / Drywall Joint Compound	05-May-2026	1	Spackled White Chalky Mix	20	None Detected	-	Non-fibrous	100
				2	White Paint	15	None Detected	-	Non-fibrous	100
				3	Cream Chalky Mix	35	None Detected	-	Cellulose Non-fibrous	2 98
				4	Tan Paper	20	None Detected	-	Cellulose	100
				5	White Chalky Mix	10	None Detected	-	Cellulose Non-fibrous	5 95
105-1992-48 (A022c)	Loc. 11 - Ceiling	Textured Ceiling	05-May-2026	1	Spackled White Chalky Mix	25	None Detected	-	Non-fibrous	100
				2	White Paint	30	None Detected	-	Non-fibrous	100
				3	Tan Paper	45	None Detected	-	Cellulose	100
105-1992-49 (A023)	Loc. 16 – Sink - Blue	Mastic	05-May-2026	1	Seafoam Blue Adhesive Shavings	100	None Detected	-	Non-fibrous	100

May 7th, 2026TTOHS Ref: 105-1993
PO#: N/A**True North Hazmat****Attention: Darren McMurray**Sent vial Email: darren@TrueNorthHazmat.ca**Reference: Lead in Paint Analysis: 10310 Kylllo Street, Hudson's Hope, BC**

On May 1st, 2026, fifteen (15) paint samples were collected from the above referenced site by Darren McMurray of True North Hazmat and submitted to T&T OHS for lead analysis. The samples were submitted in labelled and sealed containers to Tsolum & Tsable Environmental Ltd. laboratory in Courtenay, BC for lead analysis using flame atomic absorption spectroscopy (Flame-AAS).

Applicable Regulations

WorkSafeBC has designated lead as an ALARA substance. This means that exposures to this material must be kept "as low as reasonably achievable". An employer must not permit workers to engage in a work activity or lead process that may expose workers to lead dust, fumes or mist unless a risk assessment has first been completed by a qualified person. OHS Regulation 6.60(1)(a) states that "If a risk assessment indicates that a worker is or may be exposed to lead dust, fumes or mist, the employer must ensure that a qualified person develops an exposure control plan" meeting the requirements of sections 5.54.

The currently allowable level of lead in paint is set by Health Canada under the Canada Consumer Protection Act (CCPA), Surface Coating Materials Regulation (SOR 2005-09). Under this regulation the maximum allowable concentration of lead in paint sold to consumers is 0.009% (90 ppm). The laboratory that T&T OHS uses for lead-in-paint analysis reports concentrations of lead-in-paint in **ppm**, therefore results reported here are in those units; 90 µg/g = 90 mg/kg = **90 ppm**. This level has been adopted by WorkSafeBC as the standard for lead-containing paint and coatings in British Columbia since September 2011. WorkSafeBC considers paint which contains lead at concentrations greater than 0.009% to present a potential health hazard, if it is removed incorrectly.

WorkSafeBC does not have a maximum allowable concentration for lead in paint. WorkSafeBC does not numerically define what would be considered lead-containing as exposure depends on the nature of the work and not just lead concentration. The International Agency for Research on Cancer (IARC) has categorized inorganic lead as group 2A (probably carcinogenic to humans). Inorganic lead is a designated substance under section 5.57 of the OHS Regulation. There are no WorkSafeBC regulatory limits for lead on surfaces. However, other jurisdictions have developed acceptable levels for lead on various surfaces and these levels can be useful in helping determine whether a worker is or may be exposed to lead. A summary of these values can be found in the WorkSafeBC publication Safe Work Practices for Handling Lead. OHS Regulation 6.60(1) states that, "if a risk assessment indicates that a worker is or may be exposed to lead dust, fumes or mist, the employer must (a) ensure that a qualified person develops an exposure control plan meeting the requirements of section 5.54 and (b) implement the exposure control plan.

Results

Lead in Paint

The Canadian Hazardous Products Act (CHPA) states that a lead content in paint, or bulk sample, in excess of 0.009 % by weight (90 ppm or 90 µg/g or 90 mg/kg) constitutes a lead-based paint. The units used by T&T OHS when reporting lead in paint/bulk sample analysis results are parts per million (ppm). Of the fifteen (15) analyzed paint samples, **six (6)** had lead levels **above** the CHPA limit and must therefore be considered to be lead-based coatings.

Table 1 – Result of lead in paint sampling

Sample No.	Location	Lead Content (ppm)	CHPA Limit (ppm)
105-1993-L001	Loc. 1 – Dark Blue on Wood	<80	90
105-1993-L002	Loc. 1 – Light Blue on Concrete	<80	
105-1993-L003	Loc. 1 – Brown on Wood (Under Vinyl)	1,857	
105-1993-L004	Loc. 1 – Blue on Wood Fascia	145	
105-1993-L005	Loc. 1 – White on Wood Soffits	251	
105-1993-L006	Loc. 2 – Brown on Drywall	<80	
105-1993-L007	Loc. 2 – Light Grey on Drywall	<80	
105-1993-L008	Loc. 6 – White Trim	<80	
105-1993-L009	Loc. 2 – Grey on Trim	1,325	
105-1993-L010	Loc. 10 – White on Drywall	<80	
105-1993-L011	Loc. 7 – Green on Wood Door	270	
105-1993-L012	Loc. 13 – White on Drywall	<80	
105-1993-L013	Loc. 13 – Dark Blue on Wood	<80	
105-1993-L014	Loc. 15 – Light Blue Undercoat on Wood	569	
105-1993-L015	Loc. 16 – Light Grey on Millwork	87	

Note: **bold and highlighted** values are levels that exceed the CHPA limit.

Level(s) of lead in paint and bulk samples in excess of the CHPA standard are highlighted and in bold for ease of recognition. Copies of the lead in paint sample analysis results have been attached for your information and records.

Conclusions & Recommendations

Of the fifteen (15) analyzed paint samples, **six (6)** had lead levels **above** the CHPA limit and must therefore be considered to be lead-containing paints. The following samples have been determined to be lead-containing:

- 105-1993-L003
- 105-1993-L004
- 105-1993-L005
- 105-1993-L009
- 105-1993-L011
- 105-1993-L014



In the event that the surfaces to which lead-containing paint has been applied, are to be disturbed by sanding, grinding, burning or otherwise abraded, then the paint is to be removed prior to these activities. The removal of lead paint must be accomplished in full compliance with the requirements of the WorkSafeBC Occupational Health & Safety Regulation (current edition).

In addition, T&T OHS recommends that Toxicity Characteristic Leaching Procedure (TCLP) testing be performed on any lead containing materials present, prior to disposal. This testing will determine where in the waste stream these materials should be classified (Hazardous Waste or regular demolition debris) and ensure compliance with the BC Ministry of Environment Regulations.

We thank you for having T&T OHS conduct this work for you. Should you have any questions, please contact our office at 250-563-8484.

Sincerely,
T&T OHS

A handwritten signature in black ink, appearing to read "Corey Arnett", written in a cursive style.

Corey Arnett, B.Sc.
Occupational Health & Safety Specialist
Interpretation & Report
Attch: T&T OHS – Lead in Paint Analysis #105-1993

May 20, 2026

T&T OHS Reference: 105-2006

PO#: N/A

True North Hazmat**Attention: Darren McMurray****Sent via Email:** darren@TrueNorthHazmat.ca**Reference: Lead Leachate Analysis: 10310 Kyлло Street, Hudson's Hope, BC**

On May 1st, 2026, three (3) samples of lead containing paint on wood substrates were collected by Darren McMurray of True North Hazmat from the above referenced site and were submitted to T&T OHS for TCLP lead leachate analysis. TCPL analysis (toxicity characteristic leaching procedure) is used to determine if a waste is characterised as hazardous waste due to leachability and is expressed in mg/L. The British Columbia Ministry of Environment (BCMOE) defines hazardous waste as having a level of 5.0 mg/L or greater.

Applicable Regulations

WorkSafeBC has designated lead as an ALARA substance. This means that exposures to this material must be kept "as low as reasonably achievable". An employer must not permit workers to engage in a work activity or lead process that may expose workers to lead dust, fumes or mist unless a risk assessment has first been completed by a qualified person. OHS Regulation 6.60(1)(a) states that "If a risk assessment indicates that a worker is or may be exposed to lead dust, fumes or mist, the employer must ensure that a qualified person develops an exposure control plan" meeting the requirements of sections 5.54.

The currently allowable level of lead in paint is set by Health Canada under the Canada Consumer Protection Act (CCPA), Surface Coating Materials Regulation (SOR 2005-09). Under this regulation the maximum allowable concentration of lead in paint sold to consumers is 0.009% (90 ppm). The laboratory that T&T OHS uses for lead-in-paint analysis reports concentrations of lead-in-paint in ppm, therefore results reported here are in those units; 90 µg/g = 90 mg/kg = 90 **ppm**. This level has been adopted by WorkSafeBC as the standard for lead-containing paint and coatings in British Columbia since September 2011. WorkSafeBC considers paint which contains lead at concentrations greater than 0.009% to present a potential health hazard, if it is removed incorrectly.

WorkSafeBC does not have a maximum allowable concentration for lead in paint. WorkSafeBC does not numerically define what would be considered lead-containing as exposure depends on the nature of the work and not just lead concentration. The International Agency for Research on Cancer (IARC) has categorized inorganic lead as group 2A (probably carcinogenic to humans). Inorganic lead is a designated substance under section 5.57 of the OHS Regulation. There are no WorkSafeBC regulatory limits for lead on surfaces. However, other jurisdictions have developed acceptable levels for lead on various surfaces and these levels can be useful in helping determine whether a worker is or may be exposed to lead. A summary of these values can be found in the WorkSafeBC publication *Safe Work Practices for Handling Lead*. OHS Regulation 6.60(1) states that, “if a risk assessment indicates that a worker is or may be exposed to lead dust, fumes or mist, the employer must (a) ensure that a qualified person develops an exposure control plan meeting the requirements of section 5.54 and (b) implement the exposure control plan.

Results

TCLP Lead Leachate

On May 1st, 2026, three (3) samples of lead containing paint on wood substrates were collected by Darren McMurray of True North Hazmat from the above referenced site and were submitted to T&T OHS for TCLP lead leachate analysis. T&T OHS submitted the three (3) samples to Tsolum & Tsable Environmental Ltd. In Courtenay, BC for TCLP analysis. TCPL analysis (toxicity characteristic leaching procedure) is used to determine if a waste is characterised as hazardous waste due to leachability and is expressed in mg/L. The British Columbia Ministry of Environment (BCMOE) defines hazardous waste as having a level of 5.0 mg/L or greater.

Table 1 – Results of Leachable Lead in Paint Samples

Sample No.	Location	Lead Leachate Content (mg/L)	BCMOE Limit for Hazardous Waste (mg/L)
105-2006-TCLP1	Exterior – Brown Plywood Under Vinyl	<0.5	5
105-2006-TCLP2	Exterior – White Soffit	<0.5	
105-2006-TCLP3	Interior Composite	<0.5	

Note: **bold and highlighted** values are levels exceeding the BCMOE limit.

Levels of lead leachate in excess of the BCMOE limit are highlighted and in bold for ease of recognition. Copies of the lead leachate sample analysis results have been attached for your information and records.

Conclusions & Recommendations

The three (3) paint samples on wood substrates analyzed for leachable lead were determined to be **below** the maximum allowable concentration for leachable lead of 5 mg/L **and can therefore be disposed of as regular construction waste.**

T&T OHS recommends that Toxicity Characteristic Leaching Procedure (TCLP) testing be performed on any lead containing materials present, prior to disposal. This testing will determine if these materials should be classified as Hazardous Waste or regular demolition debris and will ensure compliance with the BC Ministry of Environment Regulations.

We thank you for having T&T OHS conduct this work for you. Should you have any questions, please contact our office at 250-563-8484.

Sincerely,

T&T OHS



Corey Arnett, B.Sc.
Occupational Health & Safety Specialist
Interpretation & Report

Attch: Tsolum & Tsable Environmental – TCLP Lead Leachate Analysis – 105-2006



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

Appendix IV - Methodology

An investigation was conducted to identify the type of Hazardous Building Materials incorporated in the structure and its finishes.

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

Sample collection was conducted in accordance of WorkSafeBC's Regulations.

Asbestos

The investigation for asbestos included 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, or a material that has already become crushed, pulverized, or powdered.

A separate set of samples was collected for each type of homogeneous material suspected to contain asbestos. A homogeneous 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 were determined by visual examination and available information on the phases of construction and prior renovations.

Samples were collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy was 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 some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The analysis was performed in accordance with Test Method EPA/600/R-93/116: Method for the determination of Asbestos in Bulk Building Materials, July 1993.

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. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing such as Cellulose press board.

Lead

Samples of distinctive paint finishes, and surface coatings present in more than a limited application, where removal of the paint is possible where collected. The samples were collected by scraping the



(778) 233-0551
Admin@TrueNorthHazmat.ca
www.TrueNorthHazmat.ca

painted finish to include the base and covering applications.

Analysis for lead in paints or surface coatings was performed in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

Analytical results were compared to the following British Columbia Criteria - 90 ppm

Silica

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

Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury were identified by visual inspection only. Dismantling of equipment suspected of containing mercury was not performed. Sampling of these materials for laboratory analysis of mercury content was not performed.

Polychlorinated Biphenyls

The potential for light ballast and oil filled transformers to contain PCBs was 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 was compared to known ban dates of PCBs and Environment Canada publications.

Dry Type Transformers were presumed to be free of dielectric fluids and hence non-PCB

Fluids (mineral oil, hydraulic, aroclor or askarel) in transformers or other equipment were not sampled for PCB content

Mould

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