



CASCADE
ENVIRONMENTAL CONSULTING LTD

ASBESTOS-CONTAINING MATERIALS ASSESSMENT

For the Building:
4907 HANKIN STREET
Thorsby, AB

Prepared For:
THE TOWN OF THORSBY

Prepared By:
CASCADE ENVIRONMENTAL CONSULTING LTD.
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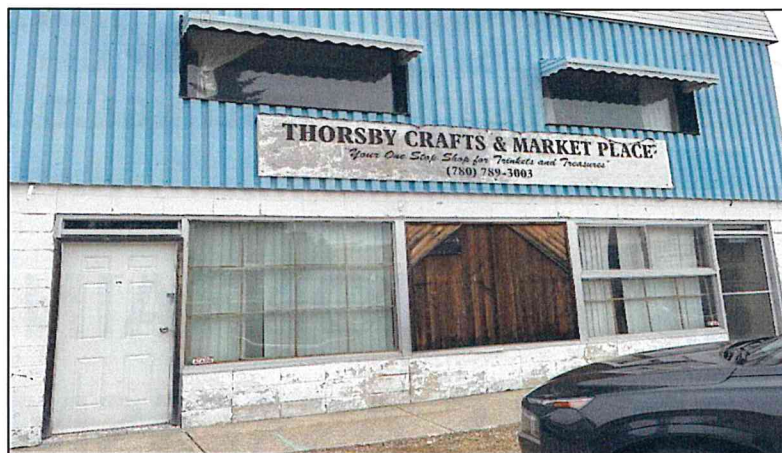
MAY 30, 2023
ISSUED FOR USE
FILE: **7695AS01JW**

EXECUTIVE SUMMARY

Introduction

Cascade Environmental Consulting Ltd. (CEC) was retained by The Town of Thorsby (the Client) to conduct an asbestos-containing materials assessment throughout the building located at 4907 Hankin Street in Thorsby, Alberta (the Site). This report outlines the findings of the on-site investigation and laboratory analysis of suspected asbestos-containing materials located throughout the Site. The intent of this assessment was to establish general locations of asbestos-containing materials to facilitate the proposed demolition slated to occur.

The assessment was conducted by Chris Dawn, Project Manager, and Jacob Williston, Environmental Consultant, of Cascade Environmental Consulting Ltd. on May 23, 2023.



Site

Report Findings Summary

Asbestos

Asbestos-containing materials (ACM) are present as follows:

Building Material	Rooms Containing Material	Risk Level
Drywall Jointing Compound	Walls and Ceilings – Throughout Site	Moderate
Floor Tile	Furnace Room and Adjacent Kitchen Area	Low
Window Mastic	Various Exterior Windows – Throughout Site	Low

Presumed Asbestos-Containing Materials

A number of materials were which may be asbestos-containing were not sampled during this assessment due to limitations in scope and methodology. Where present, these materials are presumed to contain asbestos until otherwise proven by laboratory analysis.

Onsite materials presumed to contain asbestos include:

- Multilayer low-slope roofing materials
- Transite block pieces within electrical panels

Summary of Recommendations

The following is a summary of notable recommendations; please refer to the body of the report for detailed recommendations.

- Remove and properly dispose of all asbestos-containing materials prior to demolition.

****This Executive Summary must be read in conjunction with the full report and is subject to the same standard limitations. The Report must be used in its entirety and any reliance on any portion of the Report independent of others may lead to erroneous conclusions.***

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APPENDIX III: Sample Location Drawings

1.0 INTRODUCTION

Cascade Environmental Consulting Ltd. (CEC) was retained by The Town of Thorsby (the Client) to conduct an asbestos-containing materials assessment throughout the building located at 4907 Hankin Street in Thorsby, Alberta (the Site). This report outlines the findings of the on-site investigation and laboratory analysis of suspected asbestos-containing materials located throughout the Site. The intent of this assessment was to establish general locations of asbestos-containing materials to facilitate the proposed demolition slated to occur.

The assessment was conducted by Chris Dawn, Project Manager, and Jacob Williston, Environmental Consultant, of Cascade Environmental Consulting Ltd. on May 23, 2023.

1.1 Scope of Work

As per the Client's instructions, an asbestos-containing materials assessment was performed throughout the building. This included laboratory analysis for suspect asbestos-containing materials (ACM) samples.

2.0 LEGISLATION AND APPLICABLE STANDARDS

2.1 Asbestos

The National Building Code – 2019 Alberta Edition, Alberta Occupational Health and Safety Code and Ministry of Jobs, Economy and Northern Development, *Alberta Asbestos Abatement Manual* (2019) all comment on asbestos in buildings. Alberta OHS Code (2021) outlines the requirements related to asbestos in facilities and outlines the limitations on the use of asbestos in buildings. In summary, asbestos products that have the potential for releasing fibres may not be installed. All materials containing crocidolite and all spray applied asbestos products are banned from use. Asbestos products, in general, must not be in a form or location where they could release airborne fibres and allow them to enter a ventilation system. If asbestos fibres may be released in a building, all necessary steps to correct this unsafe condition must be taken. All materials with the potential of releasing asbestos fibres that may be impacted by a renovation must be encapsulated, enclosed or removed. Any asbestos materials that can release fibres during the demolition must be removed prior to demolition activities.

Historically, materials containing less than 1% asbestos have not been considered “asbestos-containing”. However, recent revisions have revised the definition of an asbestos-containing material. **Workers must now comply with asbestos requirements when the material in question contains any amount of asbestos by weight.** Friable materials such as drywall joint compound and stipple may not have been uniformly mixed when applied. When dealing with large quantities of these friable materials, employers need to be aware of these heterogeneous mixtures, making sure to take them into account when developing their asbestos management plan and abatement activities. The employer is responsible to conduct a hazard assessment and evaluate the likelihood of asbestos fibre release based on the material in question and the work procedures being used. Asbestos waste is a hazardous material and therefore is governed by the *Federal Transportation of Dangerous Goods Act* and the *Alberta Environmental Protection and Enhancement Act*.

3.0 METHODOLOGY

A room-by-room walkthrough was employed to conduct this asbestos-containing materials assessment. Representative samples were collected of suspect asbestos-containing materials.

Due to the nature of this asbestos-containing materials assessment, limitations and assumptions were imposed on the work. The assessment was limited to within the building. An investigation of soils, vegetation, and water was not included.

3.1 Suspect Asbestos Materials

Bulk samples for asbestos content were labeled with the sample number, suspect material description, and sample location. All sample bags were compiled in order and placed into an envelope with a chain of custody form containing the name of the client, date, building number, building location, sample description, sample location, and number of samples and were dispatched to Aspen IAQ Laboratories for analysis. Examination of these samples for asbestos content was conducted in accordance with the current NIOSH Method 9002 (4th Edition) the analytical methodology for the analysis of asbestos in buildings using polarized light microscopy (PLM) and dispersion staining optical microscopy. Multiple phases within samples are analyzed separately and then combined to provide the total asbestos content for each sample. Quantification by visual estimate is subjective and may result in a higher degree of error for samples containing low percentages of asbestos. Refer to Appendix II for asbestos sample results.

The *Alberta Asbestos Abatement Manual* (2019) recommends a specific number of samples to be collected from suspect ACM depending on the amount present on the site. As part of this project, certain building materials were observed to be installed in limited quantities, making the collection of multiple samples from these materials impractical.

4.0 LIMITATIONS

4.1 Asbestos

Building material finishes were lifted in select areas, however not all finishes were lifted to identify materials beneath. It is possible that asbestos-containing materials may be present under some floor finishes or within concealed spaces such as wall and ceiling cavities; these materials should be considered suspect asbestos-containing materials unless proven otherwise.

Equipment such as exhaust stacks, boilers, kilns, electrical components, mechanical piping and ducting were not dismantled during this assessment. Any internal components and materials should be considered suspect asbestos-containing materials until sampled and proven otherwise.

Laboratory results reflect the sampled materials at the specific sample locations. Materials that were visually similar in colour and texture were referenced to specific analyzed samples and were considered to be of similar composition and were grouped together as one homogeneous material.

5.0 OBSERVATIONS

Table 1. Building Description

Building Item	Details
Building Type/Use	Commercial (Main Floor) and Residence (2 nd Floor)
Number of Floors/Levels	Two
Total Floorspace Area (ft ²)	Unknown
Years Constructed / Substantial Renovations	Various building sections' construction and renovation times unknown
Structure	Wood Frame with Concrete Foundation
Exterior Cladding	Stucco
Roof	Flat Roof, Asphalt Shingles
HVAC	Forced Air
Floor Finishes	Plywood, Floor Tiles
Interior Walls	Wood Paneling, Drywall
Ceilings	Ceiling Tiles, Drywall
Attic Insulation	Cellulose, Fibreglass

Table 2. Inaccessible Areas of Site

Room or Area	Reason
Transite Blocks in Electrical Cabinets	CEC personnel were unable to collect a sample of the transite blocks within the electrical box within the main floor loading bay due to the exposed wires and hazard risk.

A photographic library of site conditions observed can be viewed in Appendix I.

6.0 FINDINGS

6.1 Asbestos

Thirty-eight (38) samples of suspected asbestos-containing materials were collected and dispatched for laboratory analysis by Cascade Environmental Consulting Ltd. personnel. **Eight (8) of these samples returned containing asbestos.** A summary of asbestos-containing materials can be seen in Table 3. Photographs taken during the assessment are provided in Appendix I. See Appendix II for full laboratory results. A site plan with approximate sample locations is provided in Appendix III.

Table 3. Asbestos-Containing Materials Analysis Results

Sample Number	Description	Asbestos Type and Percent	Sample Location
Main Floor			
7	Drywall Jointing Compound	Chrysotile 1-5%	Front Entry Way (Ceiling)
10	Drywall Jointing Compound	Chrysotile 1-5%	NW Storefront Area
11	Floor Tile – 12"x12" Beige w/ Gold Veins	Chrysotile <1%	Furnace Room
2nd Floor			
20	Drywall Jointing Compound	Chrysotile 1-5%	Kitchen (East Wall)
22	Drywall Jointing Compound	Chrysotile 1-5%	Bathroom
24	Drywall Jointing Compound	Chrysotile 1-5%	SW Bedroom
25	Drywall Jointing Compound	Chrysotile 1-5%	NE Bedroom
Exterior			
32	Window Mastic – White/Light Grey	Chrysotile 1-5%	Exterior

7.0 RECOMMENDATIONS AND DISCUSSION

7.1 Asbestos

All asbestos-containing materials identified during the survey are summarized below in Table 4.

Table 4. Asbestos-Containing Materials Summary Table

Sample Number	Building Material	Rooms Containing Material	Risk Level
7,10,20, 22,24,25	Drywall Jointing Compound	Walls and Ceilings – Throughout Site	Moderate
11	Floor Tile – 12"x12" Beige w/ Gold Veins	Furnace Room and Adjacent Kitchen Area	Low
32	Window Mastic - White/Light Grey	Various Exterior Windows – Throughout Site	Low

As outlined in the *Alberta Asbestos Abatement Manual* (2019) all asbestos-containing materials can be managed in place in conjunction with an Asbestos Management Plan.

Asbestos-containing materials that may be impacted by demolition or renovation activities must be removed prior to the start of the work. It is recommended that a scope of work be written prior to abatement to scope the complete and proper removal of the identified asbestos-containing materials. Removal should be completed by workers who have successfully completed a course of instruction approved by a Director of Occupational Hygiene, and has in the worker's possession the original valid certificate of completion of the course issued to the worker. Appropriate air monitoring and site inspections should be conducted by qualified personnel throughout the project in order to document that contamination is contained and asbestos-containing materials are removed and disposed of appropriately. Disposal of all asbestos materials is governed by the current *Transportation of Dangerous Goods Act* and the current *Alberta Environmental Protection and Enhancement Act*.

The drywall jointing compound identified within various areas throughout the Site returned from the laboratory as **asbestos-containing**. Due to the inconsistent laboratory results and the lack of discernable pattern, CEC recommends that all drywall jointing compound throughout the building be assumed as **asbestos-containing** and should be abated utilizing at least moderate-risk procedures.

The 12" x 12" beige w/ gold veins vinyl floor tiles identified within the furnace room and adjacent kitchen area returned from the laboratory as **asbestos-containing** should be removed following low-risk procedures prior to demolition.

The white/light grey window mastic identified on various exterior windows throughout the Site returned from the laboratory as **asbestos-containing**. This material should be removed following low-risk procedures prior to demolition activities.

7.1.1 Presumed Asbestos-Containing Materials

A number of materials which may be asbestos-containing were not sampled during this assessment due to limitations in scope and methodology. Where present, these materials are presumed to contain asbestos until otherwise proven by laboratory analysis.

Onsite materials presumed to contain asbestos include:

- Multilayer low-slope roofing materials (full depth cores were not possible)
- Transite block pieces within electrical panels

8.0 WARRANTY

Cascade Environmental Consulting Ltd. warrants to the company, organization, or individual to whom this report is addressed that the assessment described in this report has been conducted with a reasonable level of care and skill in accordance with standards currently prevailing in the health, safety, and environmental consulting profession.

The warranty stated above is subject to the following: (a) the investigation described in this report has been limited to the scope of work and budget described in our contract, (b) the testing for, and analysis of, compounds and materials at the site have been limited to those compounds and materials set out in our contract; other compounds or materials not tested for could be present at this site, (c) the investigation described in this report has been made in the context of existing government regulations generally promulgated at the date of this report. The investigation did not account for any government regulations not in effect or not generally promulgated at the date of this report, (d) the collection of samples at this site was consistent with the scope of work described in our contract, and the information obtained concerning prior site use. As conditions between samples may vary, the potential remains for the presence of unknown additional contaminants. The results of conducted testing presented in this investigation described in this report have been limited to the conditions at the time of collection. Should any new information become available, or site work be done, Cascade Environmental Consulting Ltd. should be notified so that we can determine if modifications should be made to this report, and (e) where indicated or implied in this report, or where mandated by the condition of the site and its attendant structures, the conclusions of this report are based on visual observation of the site. The conclusions of this report do not apply to any areas of the site not available for inspection or testing.

This report is intended for the exclusive use of the company, organization or individual to whom it is addressed. It may not be used or relied upon in any manner whatsoever, or for any purpose whatsoever, by any other party. Cascade Environmental Consulting Ltd. makes no representation of fact or opinion of any nature whatsoever to any person or entity other than the company, organization or individual to whom this report is addressed. This warranty stated above may not be assigned.

9.0 CLOSURE

Respectfully Submitted,

Cascade Environmental Consulting Ltd.

Prepared by:

Jacob Williston, BSc
Environmental Consultant
Cascade Environmental Consulting Ltd.
Ref: 7695AS01JW



Technical Review by:

Chris Dawn, BSc, C-NRPP
Project Manager
Cascade Environmental Consulting Ltd.



Final Review by:

Vic Godbout, CET, CRSP, CMC
Principal
Cascade Environmental Consulting Ltd.



10.0 WORKS CITED

- National Research Council of Canada. (2019) *National Building Code - 2019 Alberta edition*.
<https://nrc.canada.ca/en/certifications-evaluations-standards/codes-canada/codes-canada-publications/national-building-code-2019-alberta-edition-nbcae>
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https://www.qp.alberta.ca/1266.cfm?page=O02p2.cfm&leg_type=Acts&isbncln=9780779821914
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- Government of Canada, Minister of Justice. (2020) *Transportation of Dangerous Goods Regulations*
<https://laws-lois.justice.gc.ca/eng/regulations/sor-2001-286/>
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<https://www.qp.alberta.ca/documents/acts/e12.pdf>

APPENDIX I SITE CONDITION PHOTOGRAPHS



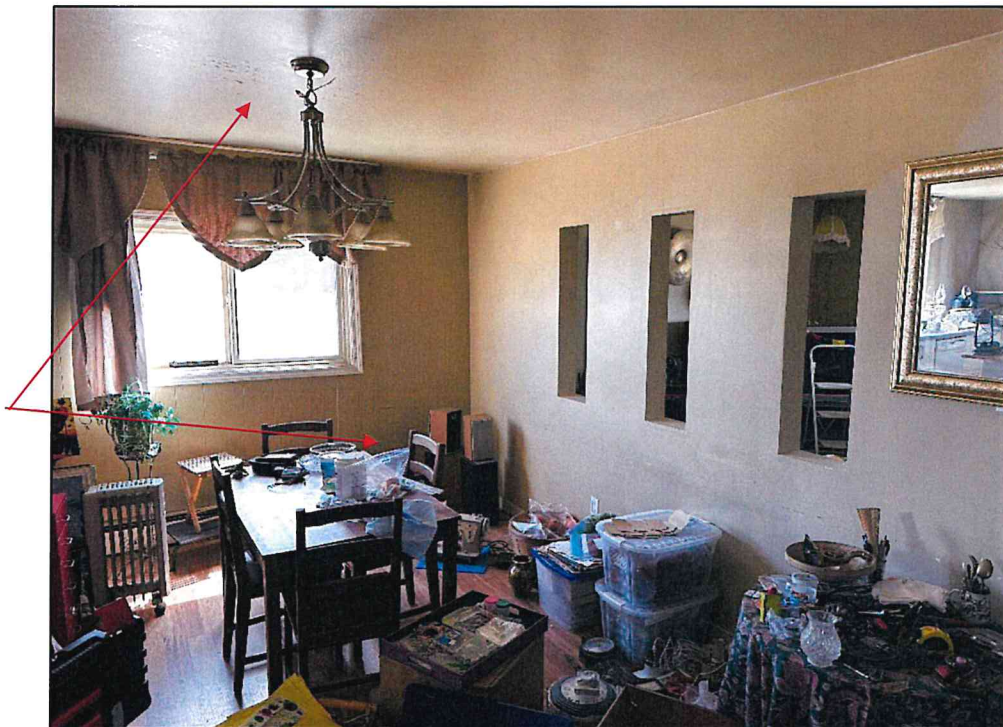
Photograph #1: Asbestos-containing drywall jointing compound – Walls and ceilings throughout Site



Photograph #2: Asbestos-containing drywall jointing compound – Walls and ceilings throughout Site



Photograph #3: Asbestos-containing drywall jointing compound – Walls and ceilings throughout Site



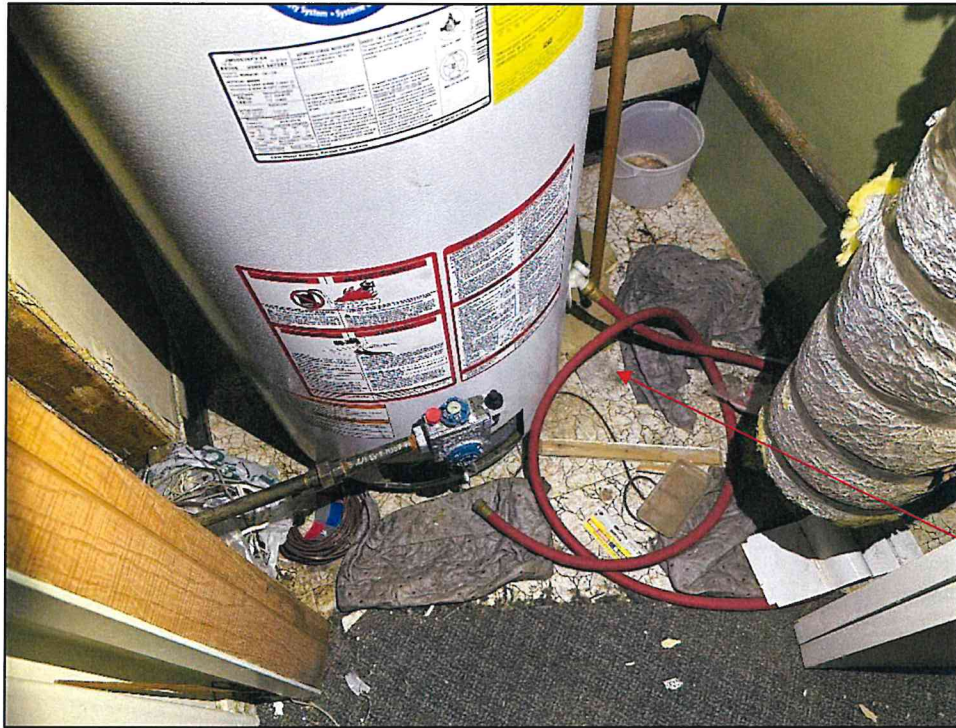
Photograph #4: Asbestos-containing drywall jointing compound – Walls and ceilings throughout Site



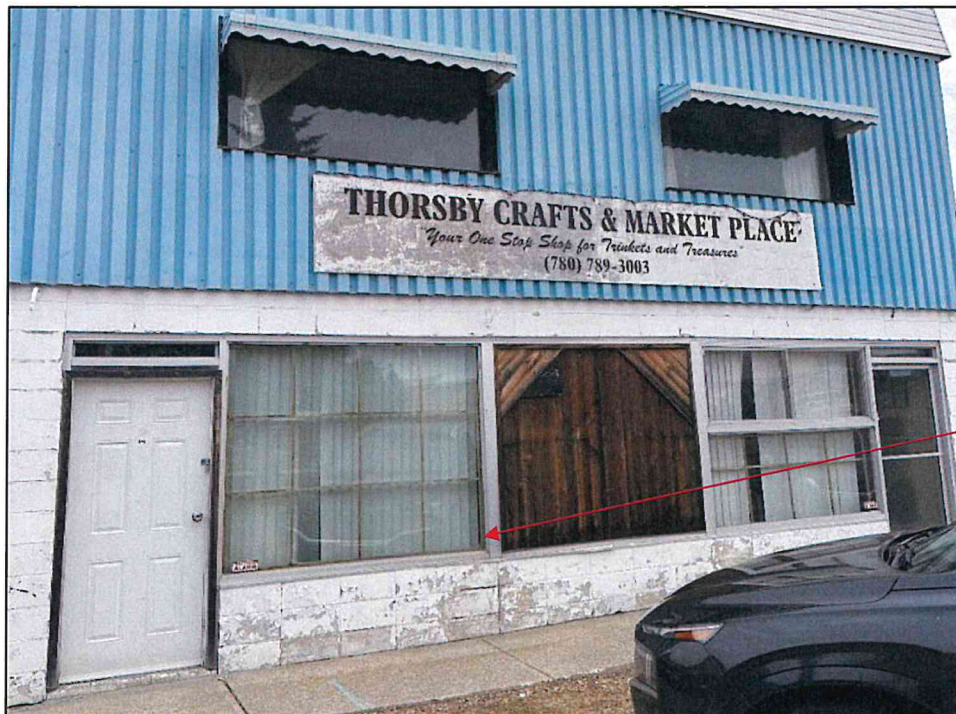
Photograph #5: Asbestos-containing drywall jointing compound – Walls and ceilings throughout Site



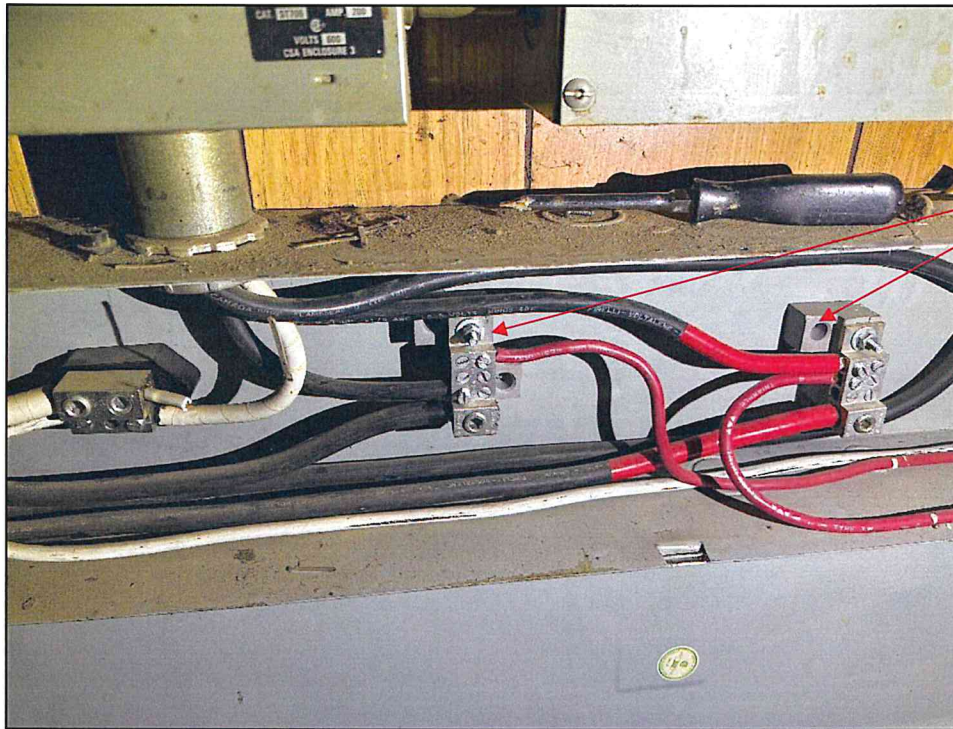
Photograph #6: Asbestos-containing drywall jointing compound – Walls and ceilings throughout Site



Photograph #7: Asbestos-containing 12" x 12" floor tile (beige w/ gold veins) –
Furnace room and adjacent kitchen area



Photograph #8: Asbestos-containing window mastic (white/light grey) – Various
exterior windows



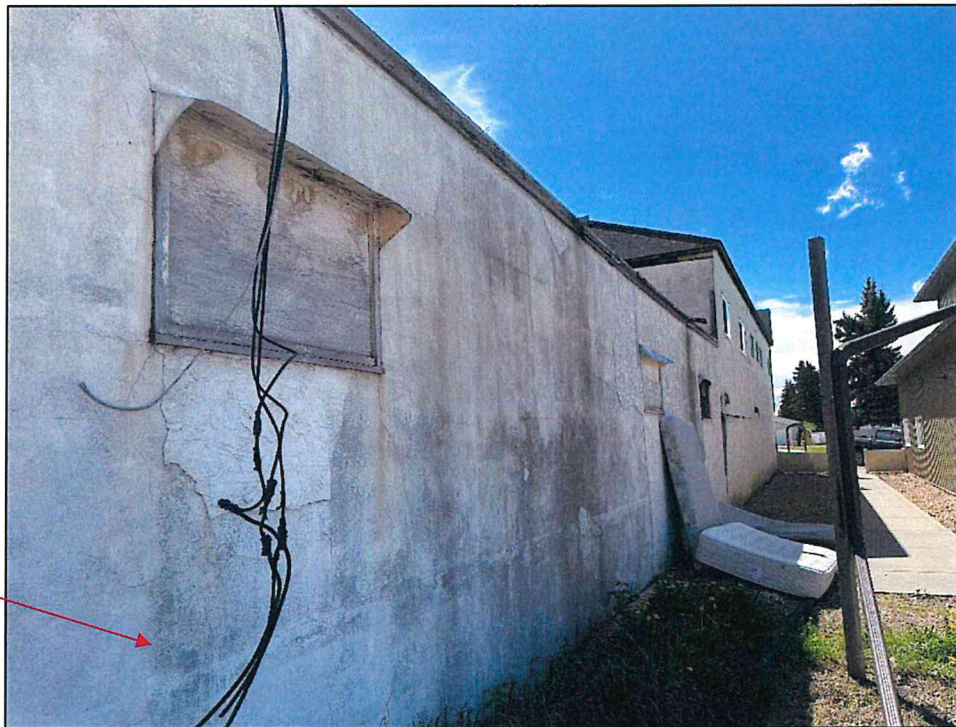
Photograph #9: Presumed asbestos-containing transite blocks – Electrical cabinets in loading bay



Photograph #10: Non-asbestos-containing stucco – North exterior wall



Photograph #11: Non-asbestos-containing stucco w/ green rock dash – North exterior wall



Photograph #12: Non-asbestos-containing grey rough coat stucco – East addition exterior wall



Photograph #13: Non-asbestos-containing roof tar – East roof ledge

APPENDIX II

ASBESTOS SAMPLE RESULTS



10061-166 Street, Edmonton, Alberta, T5P 4Y1
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Client: Cascade Environmental Consulting Ltd.

Date Sampled: May 23, 2023

Project: 4907 Hankin Street – 7695

Date Submitted: May 23, 2023

Collected By: Chris Dawn/Jacob Williston

Date Analyzed: May 26, 2023

Sample Type: Asbestos Bulk, Asbestos Identification

Analyzed By: Alana Hill, BSc

Lab ID #: 15342-38AS

Sample ID #	Sample #	Description	Asbestos Type and Percent	Location	Other Fibres Detected
Main Floor					
15342-01AS	1	Ceiling Tile – 2'x4' Parallel Large Grooves w/ Pinholes	No Asbestos Detected	Front Desk	Cellulose Fibres, Glass Fibres
15342-02AS	2	Drywall Jointing Compound (On Wood Panels)	No Asbestos Detected	Front Entry (South Wall)	Cellulose Fibres
15342-03AS	3	Window Mastic (Between Pane & Frame)	No Asbestos Detected	West	Cellulose Fibres, Glass Fibres, Synthetic Fibres
15342-04AS	4	Sheet Flooring – Teal (Top Layer)	No Asbestos Detected	Front Entry	Cellulose Fibres, Glass Fibres
15342-05AS	5	Sheet Flooring (Bottom Layer)	No Asbestos Detected	Front Entry	Cellulose Fibres, Glass Fibres
15342-06AS	6	Sheet Flooring – Wood Patterned (Under Wood Flooring)	No Asbestos Detected	Front Entry	Cellulose Fibres, Glass Fibres
15342-07AS	7	Drywall Jointing Compound (Ceiling)	Chrysotile 1-5%	Front Entry Area	Cellulose Fibres, Glass Fibres
15342-08AS	8	Ceiling Tile – 2'x4' Random Medium Holes w/ Pinholes	No Asbestos Detected	SW Storefront Area	Cellulose Fibres, Glass Fibres
15342-09AS	9	Wall Texture	No Asbestos Detected	NW Storefront Area	Cellulose Fibres, Glass Fibres
15342-10AS	10	Drywall Jointing Compound	Chrysotile 1-5%	NW Storefront Area	Cellulose Fibres, Glass Fibres
15342-11AS	11	Floor Tile – 12"x12" Beige w/ Gold Veins	Chrysotile <1%	Furnace Room	Cellulose Fibres, Glass Fibres
15342-12AS	12	Sheet Flooring – Dark Brown Square Pattern	No Asbestos Detected	Couch Room (Adjacent Bathroom)	Cellulose Fibres, Glass Fibres
15342-13AS	13	Sheet Flooring – Beige/ Orange Square Pattern	No Asbestos Detected	Bathroom (NW)	Cellulose Fibres, Glass Fibres
15342-14AS	14	Drywall Jointing Compound	No Asbestos Detected	Bathroom (North Central)	Cellulose Fibres, Glass Fibres
15342-15AS	15	Concrete Parging/Wall Patch	No Asbestos Detected	Central Furnace Room (South Wall)	No Other Fibres Detected
15342-16AS	16	Drywall Jointing Compound	No Asbestos Detected	Library Storage Room (West Wall)	Cellulose Fibres, Glass Fibres

15342-17AS	17	Drywall Jointing Compound	No Asbestos Detected	Library Storage Room (Ceiling)	Cellulose Fibres, Glass Fibres
2 nd Floor					
15342-18AS	18	Drywall Jointing Compound	No Asbestos Detected	Stairwell	Cellulose Fibres, Glass Fibres
15342-19AS	19	Drywall Jointing Compound	No Asbestos Detected	Living Room (West Wall)	Cellulose Fibres, Glass Fibres
15342-20AS	20	Drywall Jointing Compound	Chrysotile 1-5%	Kitchen (East Wall)	Cellulose Fibres, Glass Fibres
15342-21AS	21	Sheet Flooring – Beige Large Square Pattern	No Asbestos Detected	Bathroom	Cellulose Fibres, Glass Fibres
15342-22AS	22	Drywall Jointing Compound	Chrysotile 1-5%	Bathroom	Cellulose Fibres, Glass Fibres
15342-23AS	23	Floor Tile – 12"x12" Beige Speckled	No Asbestos Detected	Laundry Room	Cellulose Fibres, Glass Fibres, Synthetic Fibres
15342-24AS	24	Drywall Jointing Compound	Chrysotile 1-5%	SW Bedroom	Cellulose Fibres, Glass Fibres
15342-25AS	25	Drywall Jointing Compound	Chrysotile 1-5%	NE Bedroom	Cellulose Fibres, Glass Fibres
Roof					
15342-26AS	26	Wall Parging	No Asbestos Detected	West Wall	No Other Fibres Detected
15342-27AS	27	Flashing Mastic – Black	No Asbestos Detected	West Wall	Cellulose Fibres, Glass Fibres, Synthetic Fibres
15342-28AS	28	Roof Tar	No Asbestos Detected	East	No Other Fibres Detected
15342-29AS	29	Shingle – Black (Under Flashing)	No Asbestos Detected	North Edge of Roof	Cellulose Fibres, Glass Fibres, Synthetic Fibres
15342-30AS	30	Roof Tar	No Asbestos Detected	Adjacent 2 nd Floor Door	No Other Fibres Detected
15342-31AS	31	Roof Tar	No Asbestos Detected	2 nd Floor Section	No Other Fibres Detected
Exterior					
15342-32AS	32	Window Mastic – White/ Light Grey	Chrysotile 1-5%	Exterior	Cellulose Fibres
15342-33AS	33	Tile Grout – White	No Asbestos Detected	West	No Other Fibres Detected
15342-34AS	34	Stucco – White Textured Skim Coat	No Asbestos Detected	North (West)	No Other Fibres Detected
15342-35AS	35	Stucco – Grey Rough Coat	No Asbestos Detected	North (West)	Cellulose Fibres
15342-36AS	36	Stucco – Green Rock Dash (Between Original & Addition Buildings)	No Asbestos Detected	North (Central)	No Other Fibres Detected
15342-37AS	37	Stucco – White Textured Skim Coat	No Asbestos Detected	East Addition	Cellulose Fibres
15342-38AS	38	Stucco – Grey Rough Coat	No Asbestos Detected	East Addition	No Other Fibres Detected

Analysis is conducted in accordance to NIOSH Method 9002, Asbestos (bulk) by PLM. Samples are analyzed utilizing Polarized Light Microscopy with dispersion staining. Asbestos type is identified as Chrysotile, Amosite, Crocidolite, Tremolite, Actinolite, or Anthophyllite. The range of measurement is 1% to 100%, with a lower detection limit of <1% asbestos. When the analyst does not identify any asbestos in a sample, it is reported as "No Asbestos Detected." Multiple phases within samples are analyzed separately and then combined to provide the total asbestos content for each sample. Quantification percentages are based on visual estimation. Quantification by visual estimate is subjective and may result in a higher degree of error for samples containing low percentages of asbestos. Vermiculite samples reported as "No Asbestos Detected" are considered inconclusive and it is recommended that TEM analysis be performed.

This report indicates only the findings for the samples submitted and tested at Aspen IAQ Laboratories Ltd. The laboratory is not responsible for any consultation/interpretation of results. Aspen IAQ Laboratories Ltd. is not responsible for any procedures used with respect to sample collection or any course of action taken with respect to the reported results. Sample information is transposed directly from the Chain of Custody form provided by the Client.

Samples will be stored in care of Aspen IAQ Laboratories Ltd. for 15 days after the date of submission for analysis. Any storage arrangements after this time are the responsibility of the client. After the 15 days, the samples will be disposed of.

ADDENDUM "A"
Town of Thorsby
Municipal Office Building
Plant Watering

- The contractor shall water the plants on municipal lands as planted by Communities in Bloom at the following locations and schedules:
 - May-30-Surface Watering - (Roots need to get established) soak planter from the top. (CIB has completed the day after planting)
 - June -6 -13 -20 -27 -Surface Watering - (Roots need to get established) soak planter from the top.
 - July -4 -11 -18 -25 -Fill Reservoir Until water flows out of overflow on the side.
 - August -1 -8 -15 -22 -29 -Fill Reservoir Until water flows out of overflow on the side.
 - September -5 -12 -19 -26 -Fill Reservoir Until water flows out of overflow on the side.
- Locations:
 - All planter on the boulevard on Hankin
 - Cenotaph at Public Works
 - Planter by the signs at Arctic Spas Building
 - Rec Center
 - Town Office, we can take care of our plants
 - Hotel (if applicable)
 - Taylor Park – 2 planters and the tree and perennial garden

