

**Enviro Pros  
Consulting**



# **Hazardous Building Materials Assessment Report**

**Site Location:**

**710034 RR65**

**County of Grande Prairie, Alberta**

**Prepared By:**

**Wesley Huett**

**of**

**Enviro Pros Consulting**

# **Table of Contents**

Executive Summary .....	1
Introduction.....	1
Site History .....	2
Relevant Regulations and Guidelines.....	2
Assessment & Sampling Methodologies .....	3
Scope and Methodology .....	4
Asbestos Survey Results .....	4
General Comments and Recommendations.....	6
Closure.....	6

## **Appendixes**

Appendix I: Photographs

Appendix II: Independent Laboratory Results



## **Executive Summary**

The hazardous materials assessment involved an inspection at the referenced site and, where necessary, the collection and documentation of suspect hazardous materials by **Enviro Pros Consulting** at 710034 Range Road 65, County of Grande Prairie, Alberta, to determine the presence and extent of hazardous materials and the disposal requirements of any hazardous materials, prior to potential renovations or demolition.

As part of their due diligence, Mark Hand, of **Transportation Economic Corridors**, contracted **Enviro Pros Consulting**, to perform a hazardous materials inspection and assessment.

**Transportation Economic Corridors** is committed to completing all required assessments, abatements and disposal of hazardous materials in a manner that is safe for the workers, occupants and the environment. **Transportation Economic Corridors** is similarly committed to ensuring those tasks are completed safely, within the parameters of pertinent regulations and best practices.

Materials identified as hazardous in this inspection and analysis, will need to be disposed of/dealt with accordingly, prior to, or during any planned renovations/demolitions.

### **Asbestos**

Potential asbestos containing materials were sampled in accordance with guidelines in the Alberta Asbestos Abatement Manual and submitted for laboratory analysis. There was no asbestos detected in the DWJC or Vinyl Flooring.

### **Other Hazards**

Any other hazards in the identified areas were noted as observed and identified further in this report.

## **Introduction**

The hazardous building materials assessment was conducted on November 14, 2025, by Wesley Huett of **Enviro Pros Consulting**. The assessment and sampling were conducted on behalf of Mark Hand from **Transportation Economic Corridors**.

The following report is an overview of the observations, findings, conclusions, and recommendations generated during the survey.

## **Site History**

The site inspected and assessed for hazardous building materials is a house with detached garage, 710034 Range Road 65 County of Grande Prairie, Alberta

The exact date the building was constructed or renovated was not available but visual inspection suggests that the construction or subsequent upgrades occurred in the late 80's or early 1990's. Laboratory results appear to confirm that thesis.

A hazardous building materials assessment, was requested to ensure all hazards are identified, removed, and disposed of in accordance with the relevant guidelines and regulations prior to or during potential renovation/demolition activities.

## **Relevant Regulations and Guidelines**

Exposure to asbestos containing materials and lead is regulated under the Alberta Occupational Health & Safety Act, Regulation and Code, July 2020 (OH&S): Part 4: Chemical Hazards, Biological Hazards and Harmful Substances. Under the heading General Requirements, an employer must ensure that a worker's exposure to any substances listed in Schedule 1, Table 2, is kept as low as

practicable and does not exceed its occupational exposure limit (OH&S Code 2020).

Waste considered environmentally hazardous must be disposed of in accordance with the *Alberta User Guide for Waste Managers, Alberta Environmental Protection*. The recipients of this HBMA report or subsequent contractors should refer to the above referenced documents prior to disposing of any hazardous materials identified.

## **Assessment & Sampling Methodologies**

Suspected potential ACM were visually identified, sampled in accordance with the sampling protocols outlined in the Alberta Asbestos Abatement Manual, AAAM; 5.6.4.1. Bulk sampling of materials suspected to contain asbestos was conducted and samples were submitted to an independent laboratory for analyses and classification.

All bulk asbestos containing materials samples were analyzed by polarized light microscopy, PLM, conducted by **EMSL Canada** in Calgary, Alberta, an independent laboratory, and Member of the American Industrial Hygiene Association, AIHA, Bulk Asbestos Proficiency Analytical Testing, BAPAT, Laboratory Quality Assurance Program.

## **Lead-Based Paint (LBP)**

Sampling for lead-based paint was not conducted. The paint coatings are of a vintage such that removal can be undertaken utilizing specific safe work procedures outlining appropriate worker protection; gloves, respiratory protection, etc.

Disposal of any potential lead-based paints of this vintage can be done at a regular landfill with authorization from the landfill.

Chains of custody (COC's) were initiated for all samples of hazardous materials collected and submitted to an approved, accredited laboratory for analysis. The COC is attached to the samples and the samples sent to the laboratory.

Analysis was returned to the qualified person who submitted the samples for interpretation. The signature of the attending lab technician/lab manager is attached to the lab report, attesting to the validity of the results of the analysis of the samples.

### **Table 1: Sampling Methodologies**

<b>Analyte</b>	<b>Methodology</b>
Bulk Asbestos PLM	NIOSH 9002 Issue : 2

### **Scope and Methodology**

The Survey carried out by **Enviro Pros Consulting** consisted of the following:

- Visual survey of potentially hazardous materials.
- Individual field sampling and independent laboratory analysis of suspected ACM containing materials.
- Interpretation of laboratory analysis results.
- Preparation of a report including results and recommendations.

### **Asbestos Survey Results**

<b>Sample #</b>	<b>Location</b>	<b>Material</b>	<b>Result</b>
1.	Ceiling Basement	Ceiling Stucco	None Detected
2.	Kitchen	Lino	None Detected
3.	Basement Bathroom	DWJC	None Detected

4.	Basement Den by Stairs	Vermiculite	None Detected
5.	Laundry Closet	DWJC	None Detected
6.	Green Wall Basement	DWJC	None Detected

The results of the laboratory analysis indicate that none of the samples submitted for analysis were found to contain asbestos. A copy of the independent laboratory analysis is included in the Appendixes.

## **Other Potential Hazards:**

### **Mercury**

Thermostat in the garage is potentially mercury containing

### **Radioactive Materials**

Smoke/heat detectors were visually noted during the inspection. If the scope of work includes disposal of those items, the items need to be disposed of appropriately.

### **Ozone Depleting Substances and CFC's**

Visual inspections indicate that potential ozone depleting substances or CFC's were observed ie refrigerants, aerosols, fire extinguishers, but are not expected to be disposed of in the scope of work.

### **Visible Mould**

The presence of mould was observed on plywood walls in the garage. Recommend that the bottom 4 feet of plywood be removed. Other unseen mould could be exposed during work activities. Effective respiratory protection should be utilized by workers.

## **General Comments and Recommendations**

The following comments apply to the assessment as reported.

### **Asbestos**

- Asbestos not detected in the areas sampled

### **Mercury**

- Potential mercury containing thermostat noted. Appropriate disposal is required if the disposal of the thermostat is necessitated

### **Mould**

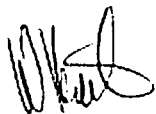
- The visible presence of mould on some of the garage walls dictate that effective respiratory protection be utilized by workers (ie P100 filtered half mask) during renovations.

## **Closure**

This report is based on observations and collected data from November 14, 2025. The conclusions made in this report are not a certification of the entirety of the site's hazardous materials.

Some hazards may not have been observed or were otherwise unseen.

This report provides an analysis and assessment of materials observed and sampled on November 14, 2025, performed by **Enviro Pros Consulting**. Site conditions may have changed since that time.

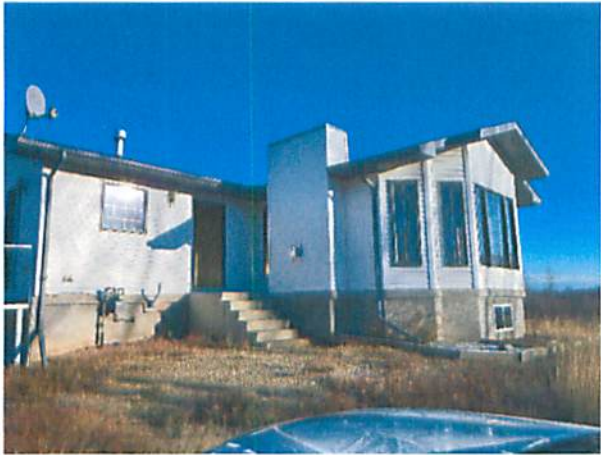


**Wesley Huett B.A., WRT**

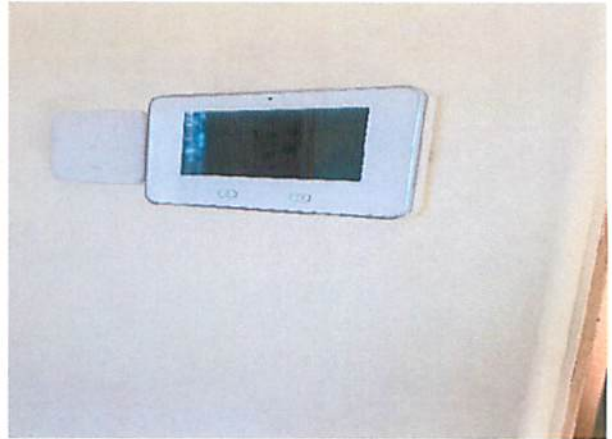


Senior Environmental Hygienist  
Enviro Pros Consulting  
enviropros@outlook.com  
587.298.7767

## Appendix I: Photographs



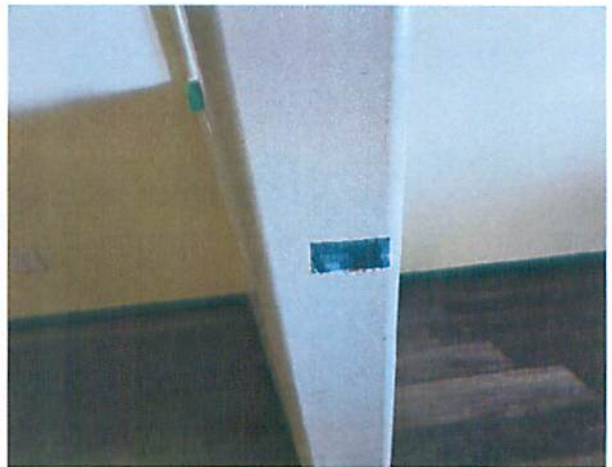
710034 Range Road 65



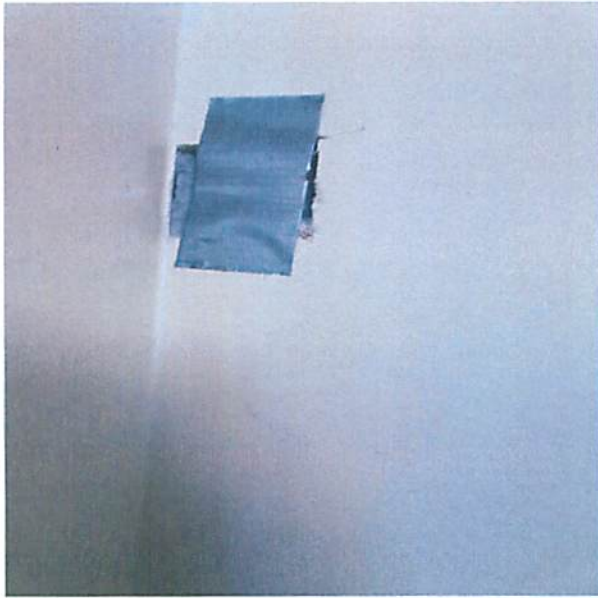
Thermostat/Alarm System



Ceiling Texture in Basement



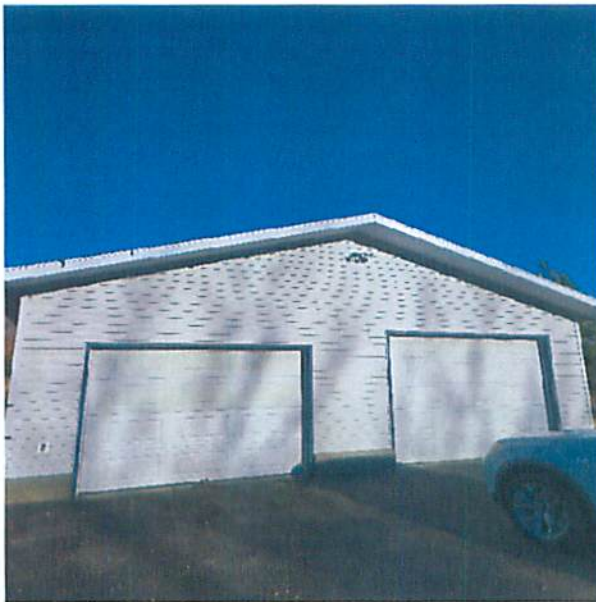
Green Wall DWJC



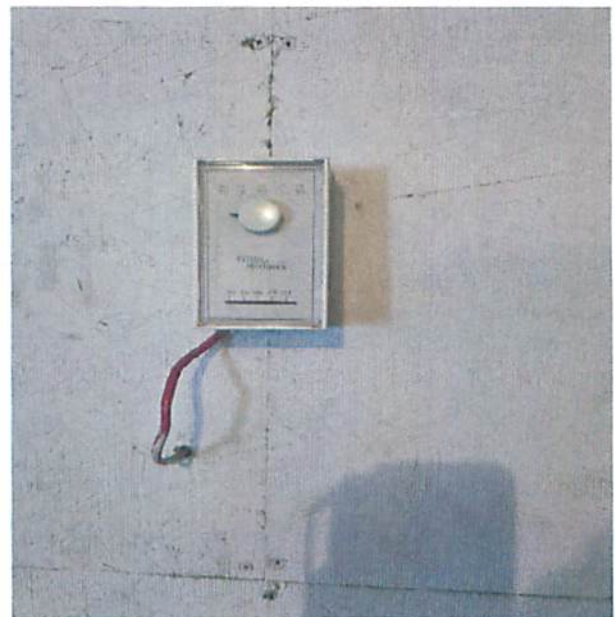
DWJC Bathroom



Lino Kitchen

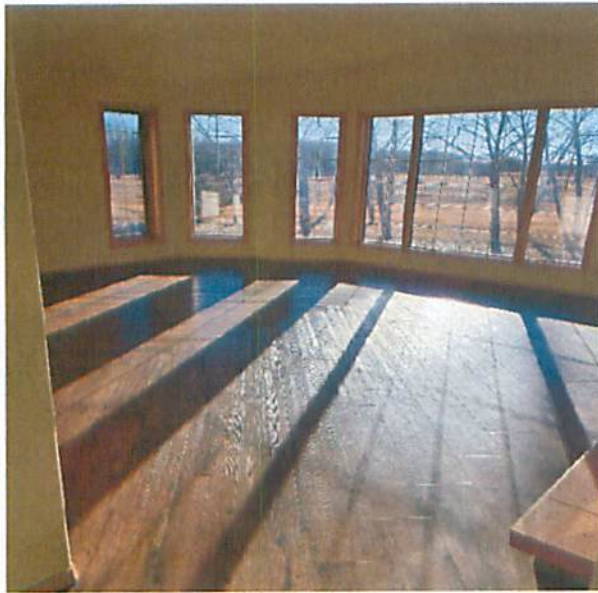
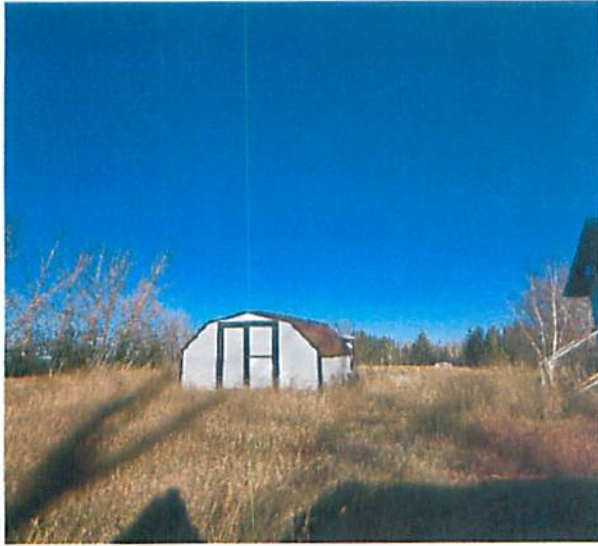


Garage



Mercury Thermostat





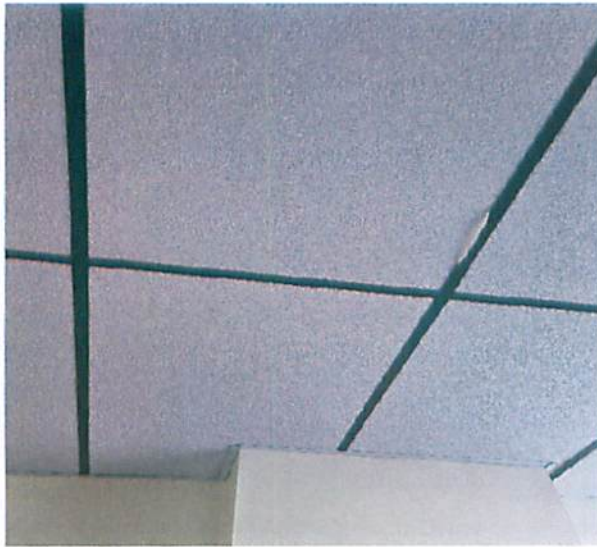
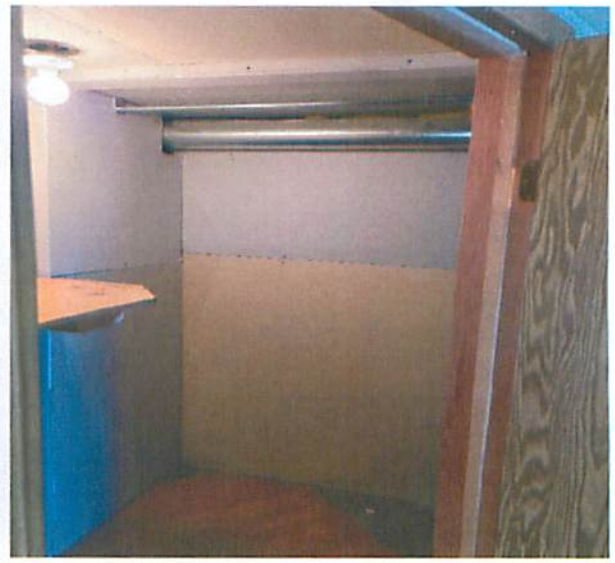




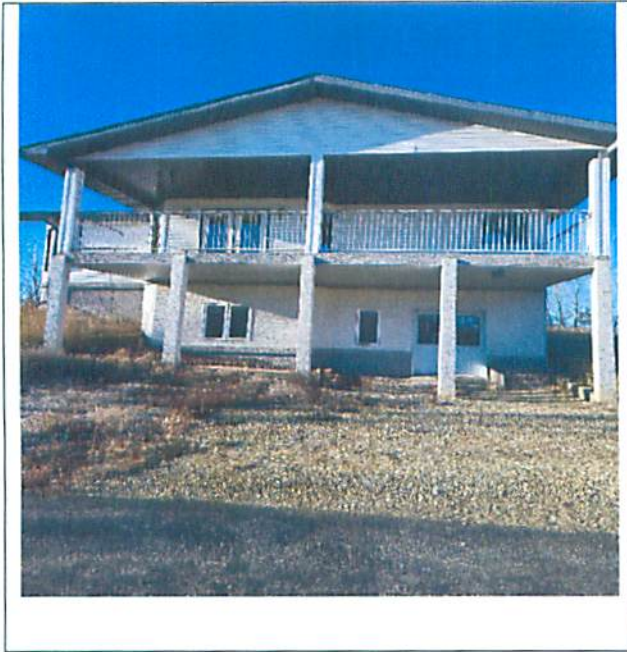












# Appendix II: Independent Laboratory Results



**EMSL Canada Inc.**  
 416 Meridian Road SE, Building C Calgary, AB T2A 1X2  
 Tel/Fax: (403) 879-1149 / (403) 879-1152  
 http://www.EMSL.com / CalgaryLab@EMSL.com

EMSL Canada Order: 652515112  
 Customer ID: 55ENPC75  
 Customer PO:  
 Project ID:

**Attention:** Wes Huett  
 Enviro Pro Consulting  
 10104 106 Street  
 Unit 346  
 Hythe, AB T0H 2C0  
**Project:** TEC-EP-02-Haz

**Phone:** (587) 298-7767  
**Fax:**  
**Received Date:** 11/17/2025 10:00 AM  
**Analysis Date:** 11/20/2025  
**Collected Date:** 11/14/2025 - 11/17/2025

**Test Report: Polarized Light Microscopy (PLM) Performed  
 by Modified NIOSH Method 9002, Issue 2**

Sample	Description	Appearance	Non-Asbestos		Asbestos
			% Fibrous	% Non-Fibrous	% Type
1 652515112-0001	Linen Closet - DWJC	White Non-Fibrous Homogeneous		15% Perlite 85% Non-fibrous (Other)	None Detected
			HA. 1		
2 - Texture 652515112-0002	Basement - Ceiling Stucco	White Non-Fibrous Homogeneous		20% Perlite 80% Non-fibrous (Other)	None Detected
No stucco in sample submitted - texture/joint compound only.			HA. 2		
2 - DWJC 652515112-0002A	Basement - Ceiling Stucco	White Non-Fibrous Homogeneous		10% Perlite 90% Non-fibrous (Other)	None Detected
			HA. 2		
4 - Lino 652515112-0004	Kitchen - Lino Floor	Gray Fibrous Homogeneous	30% Cellulose 3% Glass	67% Non-fibrous (Other)	None Detected
			HA. 4		
4 - Adhesive 652515112-0004A	Kitchen - Lino Floor	Yellow Non-Fibrous Homogeneous		100% Non-fibrous (Other)	None Detected
			HA. 4		
5 652515112-0005	Bathroom Basement - DWJC Wall	White Non-Fibrous Homogeneous		2% Mica 98% Non-fibrous (Other)	None Detected
			HA. 6		
6 652515112-0006	Basement - Green DWJC	White Non-Fibrous Homogeneous		20% Perlite 80% Non-fibrous (Other)	None Detected
			HA. 7		

Analyst(s)  
 Simran Kaur (7)

Jefferson Salvador, Laboratory Manager  
 or Other Approved Signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and meet method specifications unless otherwise noted. This report format is a modification to report discreet asbestos concentrations instead of ranges. Non-fibrous organically bound materials present a problem matrix and therefore EMSL recommends gravimetric reduction prior to analysis. Unless requested by the client, building materials manufactured with multiple layers (i.e. inoleum, wallboard, etc.) are reported as a single sample. Estimation of uncertainty is available on request.

Samples analyzed by EMSL Canada Inc. Calgary, AB

Initial report from: 11/20/2025 11:52:38