

**Enviro Pros
Consulting**



Hazardous Building Materials Assessment Report

Site Location:

713034A RR70

County of Grande Prairie, Alberta

Prepared By:

Wesley Huett

of

Enviro Pros Consulting

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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 713034A Range Road 70, 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.

As part of 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.

Asbestos

Potential asbestos containing materials were sampled in accordance with guidelines in the Alberta Asbestos Abatement Manual and submitted for laboratory analysis. The laboratory also determined by analysis not to contain asbestos.

Other Hazards

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 was inspected and assessed for hazardous building materials. The site is a mobile home and a workshop in the County of Grande Prairie, Alberta.

The exact date the buildings were constructed or renovated was not available. The visual inspection suggests that the construction or any subsequent renovations occurred about in the late 1980's. Results from laboratory analysis seem to confirm that.

A hazardous building materials assessment (HBMA), was requested to ensure all hazards were identified, removed, and/or disposed of in accordance with the relevant guidelines and regulations prior to or during potential renovation 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 are 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 conducted. The paint coatings were identified as below the acceptable limits such that removal can be undertaken utilizing specific safe work procedures outlining appropriate worker protection: gloves, respiratory protection, etc.

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

Chains of custody (COC's) were initiated for all samples of potential 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 laboratories.

Analysis is 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

Analyte	Methodology
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 and Lead containing materials.
- Interpretation of laboratory analysis results.
- Preparation of a report including results and recommendations.

Asbestos Survey Results

Sample #	Location	Material	Result
1.	Kitchen	Ceiling Tile	None Detected
2.	Kitchen	Lino	None Detected

The results of the laboratory analysis indicate that neither of the two samples submitted for analysis were found not to contain asbestos. A copy of the independent laboratory analysis is included in the Appendixes.

There is potential for asbestos to be found in areas of the structure that were not accessible during the inspection. Further testing may be required if additional potential asbestos containing materials are encountered during renovations.

Lead in Paint Analyses

Sample #	Location	Result mg/kg	Guideline
1	Kitchen Wall Light Beige	<64	90 mg/kg
2	Kitchen Cabinet Dark Beige	<64	
3	Bathroom Grey	<64	
4	Shop Blue	<64	
5	Shop White	<64	
6	Shop Grey	<64	

Other Potential Hazards:

Mercury

Florescent light tubes potentially containing mercury were observed. Appropriate disposal measures must be undertaken if those are discarded.

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 refrigerators, aerosols, fire extinguishers etc, but are not expected to be disposed of in the scope of work identified.

General Comments and Recommendations

The following comments apply to the assessment as reported.

Asbestos

- Asbestos was not detected.

Mercury

- A potential mercury containing thermostat was noted. Appropriate disposal should be undertaken if disposal is part of the scope.

Lead

- The paint coatings are not considered to be a significant lead containing hazard. However, lead is categorized as a Schedule 1 Chemical Substance in the Alberta Occupational Health and Safety Code and it is recommended that effective respiratory protection is utilized by workers and that confirmation be acquired from the select landfill prior to disposal.

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.

A handwritten signature in blue ink, appearing to read 'W. Huett', is positioned above the printed name.

Wesley Huett B.A., WRT

Senior Environmental Hygienist

Enviro Pros Consulting

enviropros@outlook.com

587.298.7767

Appendix I: Photographs



713034A Range Road 70 Mobile Home



Shop



Blue Paint on wall and stairs



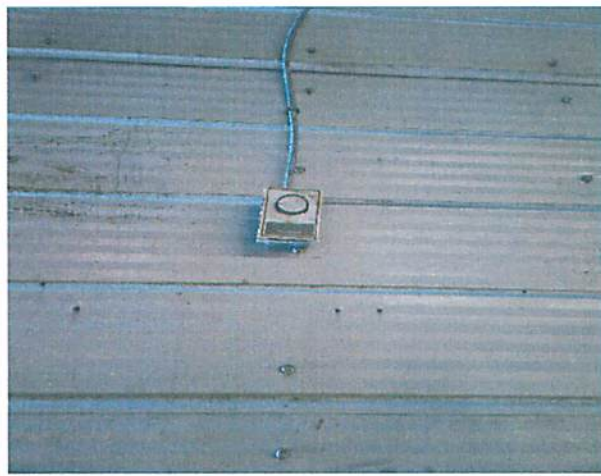
Fluorescent Lights



White Paint on rails of stairs



Grey Paint on floor o Mezzanine



Potential Mercury Thermostat



Lino Flooring in Kitchen

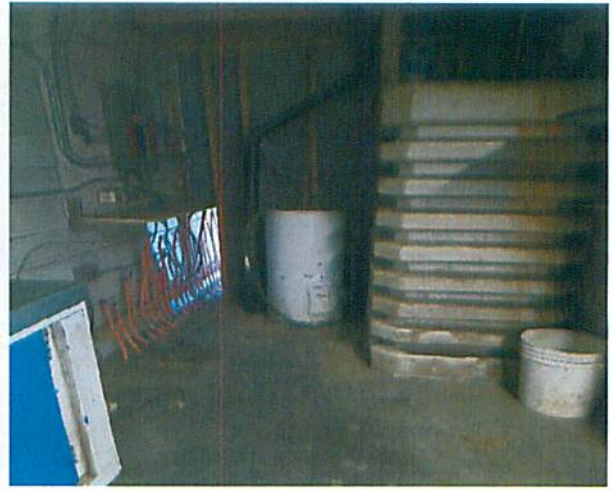


2 different beige color paints on cupboards



Ceiling Texture

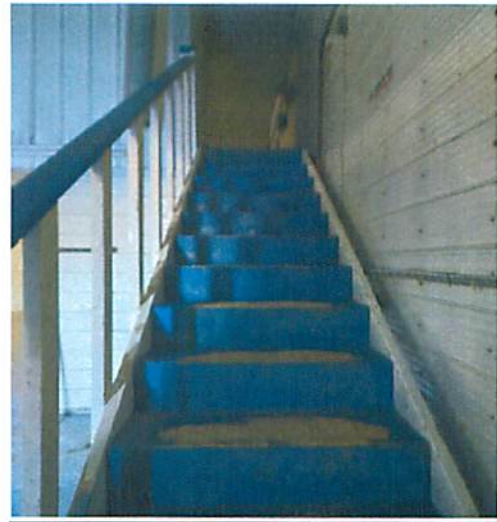
Light Beige Paint on walls

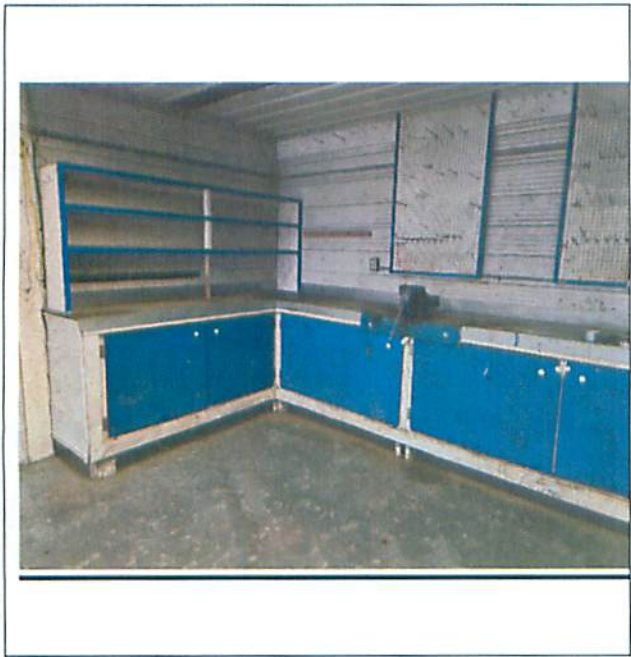


Hot water tank in shop











Mezzanine Washroom



Shop



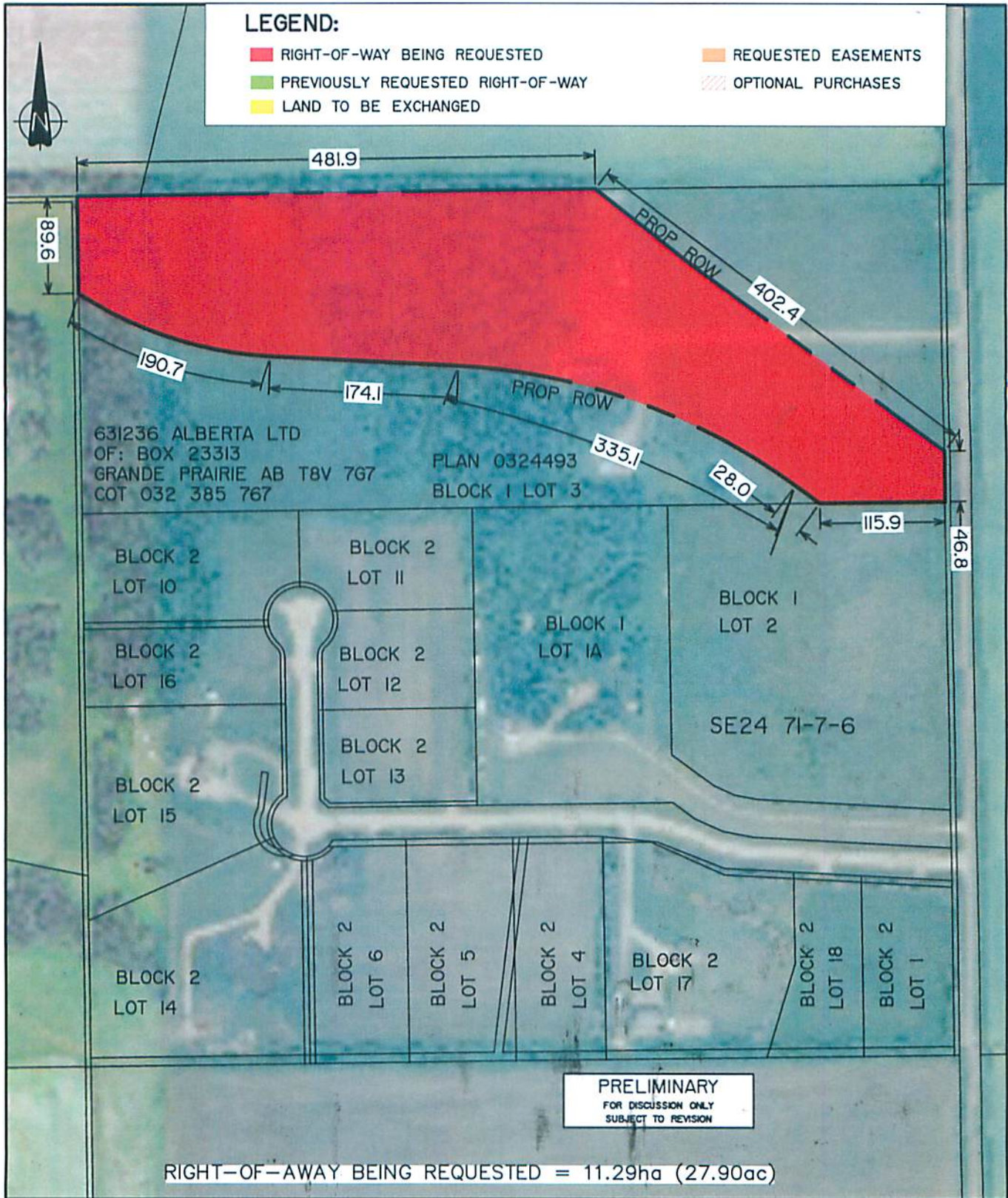
Open Faced Attached Shelter



Interior of Attached Shelter

LEGEND:

- RIGHT-OF-WAY BEING REQUESTED
- REQUESTED EASEMENTS
- PREVIOUSLY REQUESTED RIGHT-OF-WAY
- LAND TO BE EXCHANGED
- OPTIONAL PURCHASES

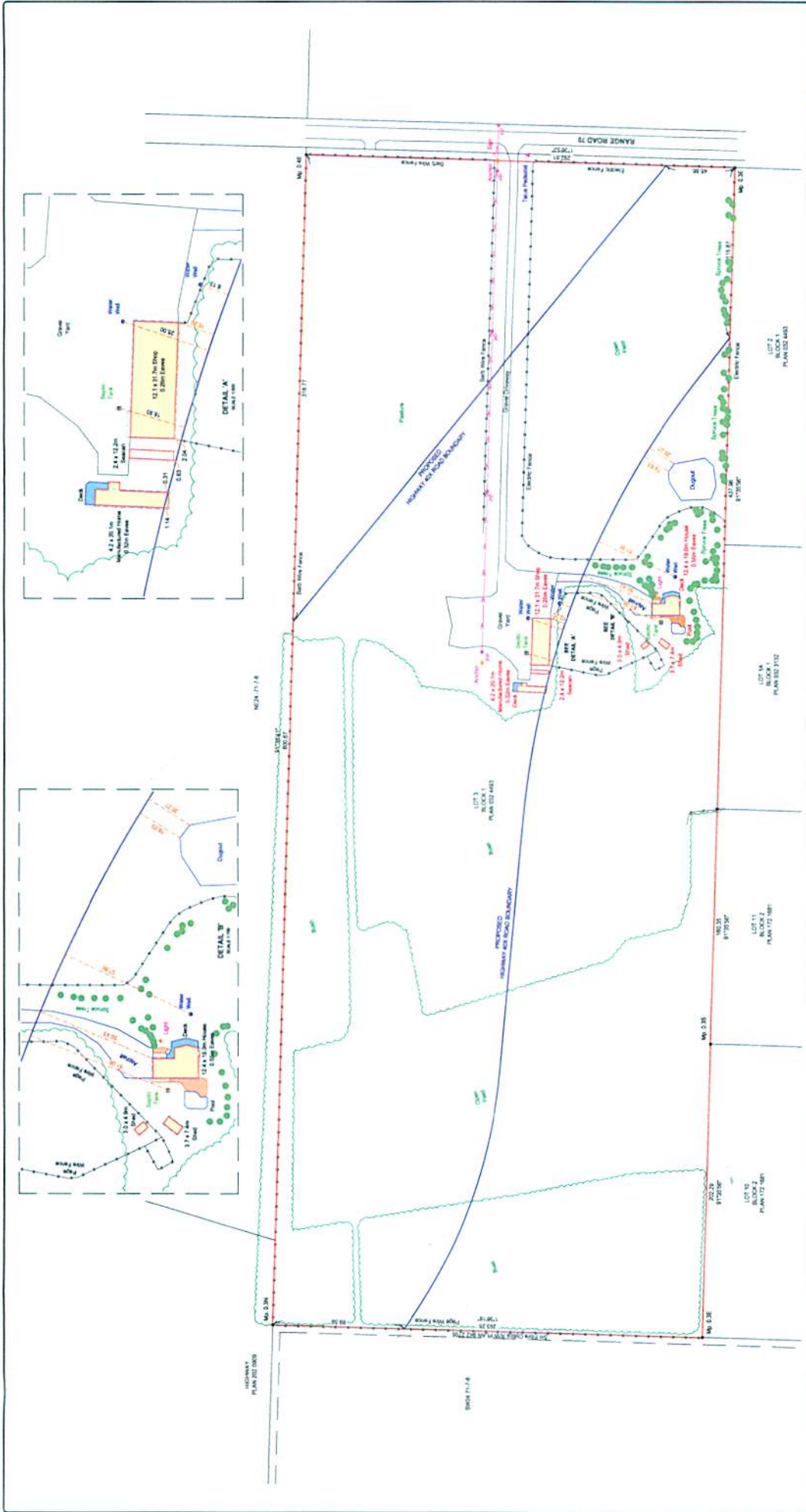


PRELIMINARY
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RIGHT-OF-WAY BEING REQUESTED = 11.29ha (27.90ac)

CONSULTANT 			PLAN SHOWING RIGHT-OF-WAY REQUIREMENTS FOR PLAN 0324493 BLOCK 1 LOT 3 COT: 032 385 767					 Transportation and Economic Corridors REGION PEACE REGION	
DRAWN BY	CHECKED BY	DATE	SITE	COT SEARCHED	SCALE	HWY	SHEET	DRAWING No	
LS	MS	2024/07/24		2023/10/30	1: 5000	40X: 42	1 OF 1	36	

C:\Users\L.Sells-Mamo\DCV\ACCDocs\ISL_Engineering\16592_40X42-Bypass\Project_Files\02_CADD\23_Sheets\16592_Legal_IOPs_20240729.dwg



COUNTY OF GRANDE PRAIRIE No. 1
SITE SURVEY PLAN OF
LOT 3 BLOCK 1, PLAN 032 4493
ALL WITHIN THE
S.E. 1/4 SEC. 24, TWP. 71, RGE. 7, W. 6M.

Scale 1:1250

BEARSTO & ASSOCIATES
 PROFESSIONAL ENGINEERS LTD.
 202 448 1144
 202 448 1144
 202 448 1144
 202 448 1144

PH: 780-532-4219 TF: 855-879-5273 FX: 780-532-4239
 10000 100th Street, Suite 100, Edmonton, Alberta T5A 1K6

LEGEND

- ALBERTA BOUNDARY CORNER MARKERS (ASCM)
- STATIONARY POINT
- WATER MAIN
- SEWER
- UTILITY
- PROPERTY
- POWER
- LIGHT
- TELEPHONE
- STATION

ABBREVIATIONS

ALL	ALBERTA
ASCM	ALBERTA BOUNDARY CORNER MARKERS
STP	STATIONARY POINT
WM	WATER MAIN
SM	SEWER
UT	UTILITY
PR	PROPERTY
PO	POWER
LI	LIGHT
TE	TELEPHONE
ST	STATION

COORDINATE SYSTEM INFORMATION
 UTM ZONE 11 NAD83
 BEARINGS DERIVED FROM GROUND OBSERVATIONS

PROJECT DETAILS
 DRAWN BY: BLAKE BOBROW
 SURVEY DATE: MARCH 19TH, 2025
 CHECKED BY: BRETT BOGAN
 DATE CHECKED: MARCH 19TH, 2025
 PROJECT NUMBER: 25GLML7014



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: 652515111
 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-01-Haz

Phone: (587) 298-7767
Fax:
Received Date: 11/17/2025 9:45 AM
Analysis Date: 11/20/2025
Collected Date: 11/14/2025

**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 652515111-0001	Kitchen - Ceiling Tile	Brown Fibrous Homogeneous	95% Cellulose HA 1	5% Non-fibrous (Other)	None Detected
2 652515111-0002	Kitchen - Lino	Gray/White Non-Fibrous Homogeneous	2% Glass HA 2	98% Non-fibrous (Other)	None Detected

Analyst(s)
 Simran Kaur (2)


 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 met method specifications unless otherwise noted. This report format is a modification to report discreet asbestos concentrations instead of ranges. Non-triable 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. linoleum, 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 10:52:22

Appendix II: Independent Laboratory Results



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

EMSL Canada Or: 652515110
 CustomerID: 55ENPC75
 CustomerPO:
 ProjectID:

Attn: **Wes Huett**
Enviro Pro Consulting
10104 106 Street
Unit 346
Hythe, AB T0H 2C0

Phone: (587) 298-7767
 Fax:
 Received: 11/17/2025 09:45 AM
 Collected: 11/14/2025

Project: **TEC-EP-01-HAZ**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client Sample Description	Lab ID	Collected	Analyzed	Weight	Lead Concentration
1	652515110-0001	11/14/2025	11/20/2025	0.2504 g	<64 ppm
Site: Shop Wall Blue Paint - Wall A - Wood					
2	652515110-0002	11/14/2025	11/20/2025	0.2619 g	<64 ppm
Site: Shop Stairs Rail White Paint - Stair Landing - Wood					
3	652515110-0003	11/14/2025	11/20/2025	0.2518 g	<64 ppm
Site: Shop Grey Paint - Floor - Wood					
4	652515110-0004	11/14/2025	11/20/2025	0.2591 g	<64 ppm
Site: Light Beige Kitchen - Wall A - Sheetrock/Wallboard					
5	652515110-0005	11/14/2025	11/20/2025	0.2522 g	<64 ppm
Site: Darker Beige Kitchen - Wall A - Sheetrock/Wallboard					
6	652515110-0006	11/14/2025	11/20/2025	0.2502 g	<64 ppm
Site: Grey Paint Bathroom - Wall A - Sheetrock/Wallboard					

Jefferson Salvador, Laboratory Manager
 or other approved signatory

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Samples analyzed by EMSL Canada Inc. Calgary, AB CALA Accreditation #A3942

Initial report from 11/20/2025 13:56:53

**EMSL Canada Inc.**

416 Meridian Road SE, Building C, Calgary, AB T2A 1X2
 Phone/Fax: (403) 879-1149 / (403) 879-1152
<http://www.EMSL.com> Calgary_ab@EMSL.com

EMSL Canada Or 652515110
 CustomerID: 55ENPC75
 CustomerPO:
 ProjectID:

Attn: **Wes Huett**
Enviro Pro Consulting
10104 106 Street
Unit 346
Hythe, AB T0H 2C0

Phone: (587) 298-7767
 Fax:
 Received: 11/17/2025 09:45 AM
 Collected: 11/14/2025

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Site: Shop Grey Paint - Floor - Wood					
4	652515110-0004	11/14/2025	11/20/2025	0.2591 g	<64 ppm
Site: Light Beige Kitchen - Wall A - Sheetrock/Wallboard					
5	652515110-0005	11/14/2025	11/20/2025	0.2522 g	<64 ppm
Site: Darker Beige Kitchen - Wall A - Sheetrock/Wallboard					
6	652515110-0006	11/14/2025	11/20/2025	0.2502 g	<64 ppm
Site: Grey Paint Bathroom - Wall A - Sheetrock/Wallboard					

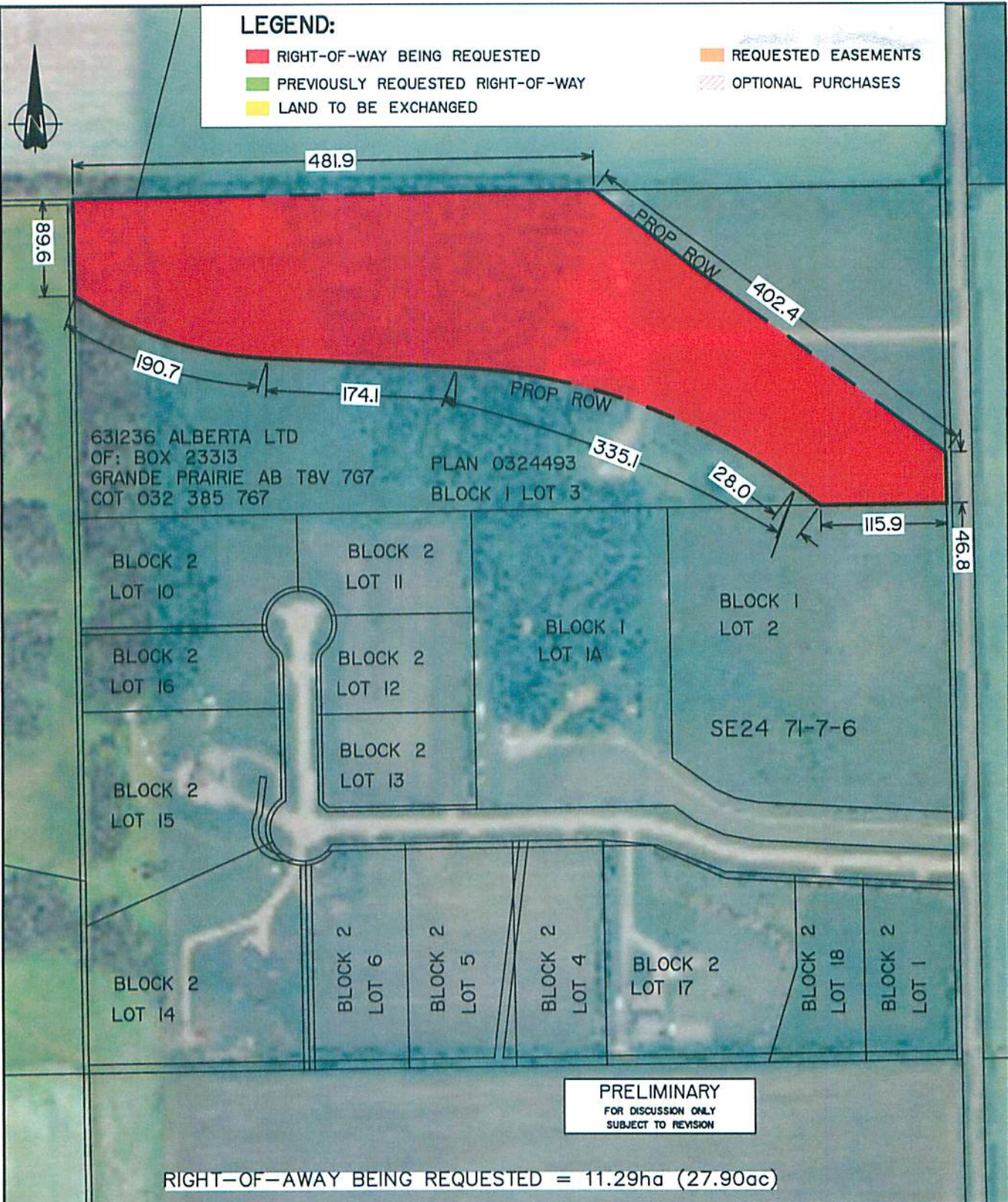
Jefferson Salvador, Laboratory Manager
 or other approved signatory

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 Samples analyzed by EMSL Canada Inc. Calgary, AB CALA Accreditation #A3942

Initial report from 11/20/2025 13:56:53

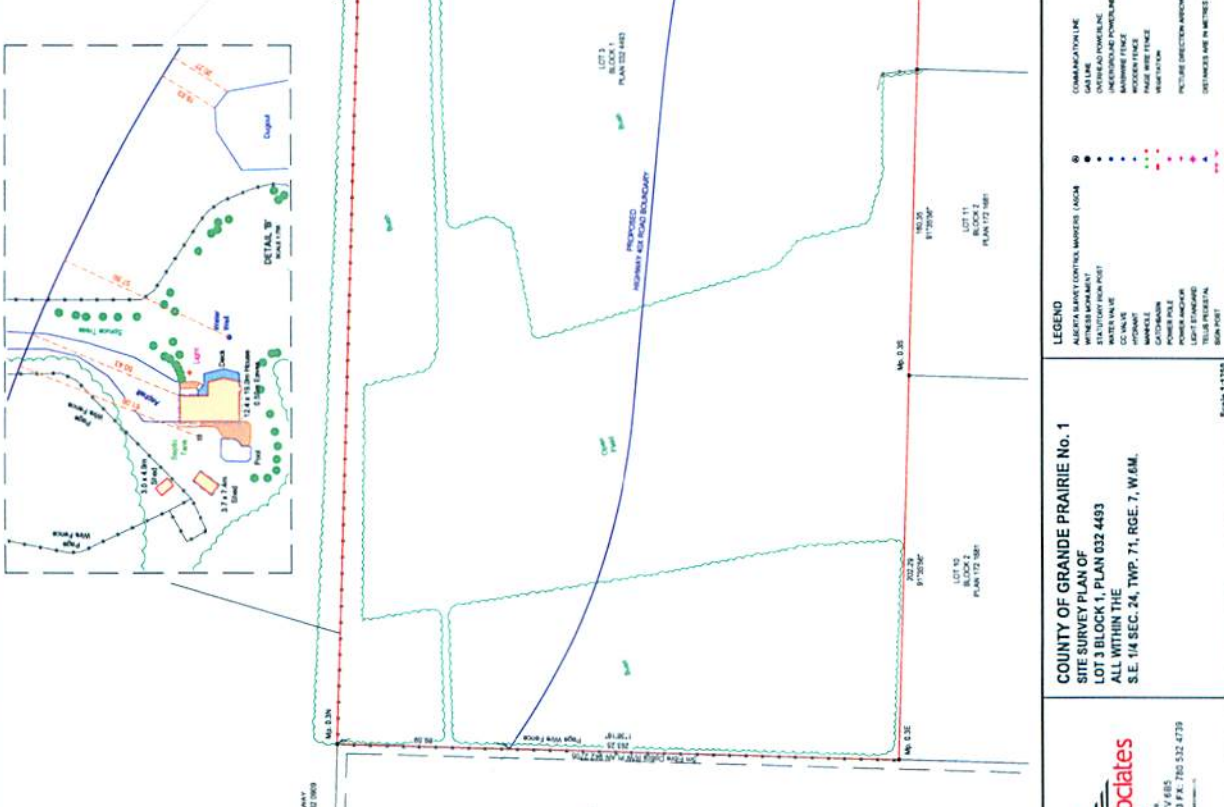
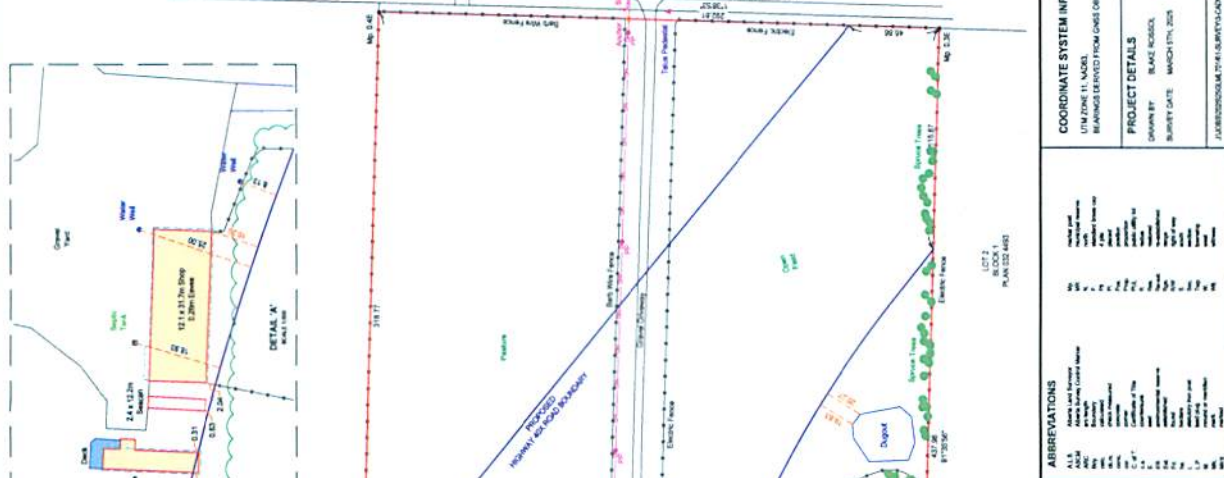
LEGEND:

- RIGHT-OF-WAY BEING REQUESTED
- PREVIOUSLY REQUESTED RIGHT-OF-WAY
- LAND TO BE EXCHANGED
- REQUESTED EASEMENTS
- OPTIONAL PURCHASES



PRELIMINARY
FOR DISCUSSION ONLY
SUBJECT TO REVISION

CONSULTANT 			PLAN SHOWING RIGHT-OF-WAY REQUIREMENTS FOR PLAN 0324493 BLOCK 1 LOT 3 COT: 032 385 767				 Transportation and Economic Corridors REGION PEACE REGION	
DRAWN BY	CHECKED BY	DATE	SITE	COT SEARCHED	SCALE	HWY	SHEET	DRAWING No
LS	MS	2024/07/24		2023/10/30	1: 5000	40X: 42	1 OF 1	36



COORDINATE SYSTEM INFORMATION
 UTM ZONE 18 NAD83
 BEARINGS DERIVED FROM GNSS OBSERVATIONS

PROJECT DETAILS
 GROUP BY: BLAKE ROSSER
 CHECKED BY: BRET NODAN
 SURVEY DATE: MARCH 17TH, 2024
 DRAFTED DATE: MARCH 14TH, 2024
 PROJECT NUMBER: 25GLML7014
 JURISDICTION: ALBERTA/CANADA (M.L.P.)

ABBREVIATIONS

Symbol	Description
●	ALBERTA SURVEY CONTROL MARKERS (ACSM)
○	UTILITY MARKERS (UTM)
○	WATER METER
○	WATER MAIN
○	WET WELL
○	WELL HEAD
○	WELL
○	POLE
○	POLE FOUNDATION
○	POLE FOUNDATION AND SIGN POST
○	WOOD PILE
○	WOOD PILE FOUNDATION
○	WOOD PILE FOUNDATION AND SIGN POST
○	WOOD PILE FOUNDATION AND SIGN POST
○	WOOD PILE FOUNDATION AND SIGN POST

COMPARISON LINE

Line Style	Description
—	CONTOUR LINE
—	PROPERTY LINE
—	INTERIOR PROPERTY LINE
—	MARSHING FENCE
—	ADJACENT FENCE
—	PROPERTY FENCE
—	RESTRICTION
—	PERMITS DIRECTION ARROW
—	DISTANCES ARE IN METERS AND DECIMALS THEREOF

LEGEND

Symbol	Description
○	ALBERTA SURVEY CONTROL MARKERS (ACSM)
○	UTILITY MARKERS (UTM)
○	WATER METER
○	WATER MAIN
○	WET WELL
○	WELL HEAD
○	WELL
○	POLE
○	POLE FOUNDATION
○	POLE FOUNDATION AND SIGN POST
○	WOOD PILE
○	WOOD PILE FOUNDATION
○	WOOD PILE FOUNDATION AND SIGN POST
○	WOOD PILE FOUNDATION AND SIGN POST

COUNTY OF GRANDE PRAIRIE No. 1
 SITE SURVEY PLAN OF
 LOT 3 BLOCK 1 PLAN 032 4493
 ALL WITHIN THE
 S.E. 1/4 SEC. 24, TWP. 71, RGE. 7, W. 6M.

Bealrsto & Associates
 ENGINEERING LTD.
 10840 - 92 Avenue
 Grande Prairie AB T8V 6E5
 PH: 780 532 4719 | F: 780 532 4734 | FAX: 780 532 4729
 www.bealrstoandassociates.com



Interior of Shop



Interior of Shop



Mechanical Area



Electrical Panel



Shop cabinets



Mezzanine Area