



Client: City of Winnipeg Water and Waste Dept Site: Lift Stations
 Building Number(s): 116

Observation Report for Location #1

Building #: 116	Building Name: Roland Flood Pumping Station		Surveyor: LSC		Survey Date: 2011-05-25								
Location #: 1	Location Name: Control/Motor Room		Floor: Main		Room #:		Square ft: 300						
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor	All	Concrete(poured)	Surface	None Found	B	Y							None
Ceiling	All	Concrete(poured)	Surface	None Found	C	Y							None
Wall	All	Concrete(poured)	Surface	None Found	B	Y							None
Wall		Clay Tile (block)	Surface	None Found	B	Y							None
Structure	All	Steel	Surface	Paint	C	Y							None
Piping	Rain Water Leader	Steel	System	Paint	B	Y							None
Duct	Supply Air	Steel	System	Paint	B	Y							None
Mechanical Equipment	Motor	Steel	System	Paint	B	Y							None

Note: No visual inspection or sampling was conducted at the exterior and roof. Exterior and roof sections needs to be tested prior to any renovation or demolition activities.

Legend:

Action		Access		Condition		Sample Number			
(1)	Clean Up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3)	ACM removal	(4)	Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7)	Management program and surveillance			D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
								V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual								Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage



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Observation Report for Location #2

Building #: 116		Building Name: Roland Flood Pumping Station		Surveyor: LSC		Survey Date: 2011-05-25							
Location #: 2		Location Name: Pump Room		Floor: Basement Level 1		Room #:		Square ft: 300					
System	Component	Material	Item	Covering	Access	Visible	Condition, Quantity & Action			Units	Sample	Hazard	Friability
							Good	Fair	Poor				
Floor	All	Concrete(poured)	Surface	None Found	B	Y							None
Ceiling	All	Concrete(poured)	Surface	Styrofoam	C	Y							None
Ceiling		Styrofoam	Surface	None Found	C	Y							None
Wall		Styrofoam	Surface	None Found	C	Y							None
Wall	All	Concrete(poured)	Surface	Styrofoam	B	Y							None
Structure	All	Concrete(precast)	Surface	None Found	C	Y							None
Piping	Domestic Water (Hot & Cold)	Steel	System	None Found	B	Y							None
Piping	Rain Water Leader	Steel	System	Paint	C	Y							None
Piping	Domestic Water (Hot & Cold)	Polyvinyl chloride (PVC)	System	None Found	B	Y							None
Duct	Supply Air	Steel	System	Paint	C	Y							None
Mechanical Equipment	Motor	Steel	System	Paint	B	Y							None

Legend:

Action		Access		Condition		Sample Number	
(1) Clean Up of ACM Debris	(2) Precautions for Access Which may Disturb ACM Debris	A	Accessible to all building occupants	Good	No visible damage or deterioration.	S####	Sample collected
(3) ACM removal	(4) Precautions for Work Which may Disturb ACM in Poor Condition	B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking or deterioration.	V####	Material is visually identified to be identical to S###
(5) Proactive ACM removal (Minimum repair required for fair condition)	(6) ACM repair	C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas	Poor	Irreparable damage or deterioration with exposed and missing material	V0000	Known non-asbestos material
(7) Management program and surveillance		D	Not normally accessible or without demolition	NOTE: See report for full definitions of action, access and condition		V9000	Material is visually identified to contain asbestos
						V9500	Material is presumed to contain asbestos
NOTE: Actions in round brackets () are auto-calculated. Actions in square brackets [] are manual						Note: Presumed various materials identified in the report are ACM if not sampled.	

Units SF - Square feet LF - Linear feet EA - Each % - Percentage