

# **EXTERIOR OPENING REPAIRS AT MULTIPLE SCHOOL SITES**

**Tender No. T22-15**



## **SUPPLEMENTARY INFORMATION PROJECT MANUAL VOLUME 2**

**Moffet & Duncan Architects Inc.**  
Prime Consultant





August 31, 2021

Durham Catholic School Board  
652 Rossland Road West  
Oshawa, Ontario, L1J 8M7

**Re: Asbestos-Containing Materials Reassessment**

Sir Albert Love, 425 Wilson Road North, Oshawa, Ontario  
Pinchin File: 293276.000

Durham Catholic School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos-containing materials (ACM) reassessment of Sir Albert Love located at 425 Wilson Road North, Oshawa Ontario. The objective of the reassessment was to evaluate the condition and quantity of previously reported asbestos-containing materials (ACM), and develop corrective action plans as required. This reassessment was performed for the long-term management of asbestos and is not to be used for construction or renovation purposes. Pinchin performed the reassessment on August 11, 2021.

The **assessed area** consisted of all accessible interior portions of the building where ACMs were previously identified.

The scope included the following:

- Assessment of any rooms/areas that were inaccessible during the previous assessment (where access could be obtained).
- Sampling any new suspected ACM in these inaccessible rooms/areas.
- Documentation of any asbestos abatement that was performed since the last reassessment.
- Additional sampling to delineate previously identified ACM.

Building materials outside the defined **assessed area** are not discussed in this report.

## **1.0 RECOMMENDATIONS**

### **1.1 Remedial Work**

Remedial work is not required.





## 1.2 On-going Management and Maintenance

The following recommendations regard on-going management and maintenance work involving the asbestos materials identified.

- Inspect all confirmed and presumed ACM at reasonable intervals and update the written documentation on annually as required by Ontario Regulation 278/05.
- Update the asbestos inventory report for all new information obtained (i.e., new materials, change of condition, abatement performed).
- Remove ACM before alteration or maintenance work if ACM may be disturbed. Follow appropriate asbestos precautions for the classification of work as per applicable regulations and guidelines.

## 1.3 Construction and Demolition

This assessment report does not provide sufficient detail to support renovation and demolition work. Therefore, perform a detailed intrusive assessment before building renovation or demolition operations. The assessment should include; destructive testing (i.e., coring, removal of building finishes and components), sampling of other hazardous materials (e.g., lead, mercury, PCBs, mould, etc.), and materials not tested in this study (e.g., roofing materials, caulking, mastics).

## 2.0 FINDINGS

### 2.1 Assessed Area Description Summary

Description Item	Details
Use	Elementary School
Number of Floors	One storey
Year of Construction	The South Wing was constructed in the early 1960s, and the North Wing was constructed in the early 1970s
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Boiler and hot water heating to radiators
Roof	Built-up roofing
Flooring	Vinyl tile, terrazzo, ceramic tile
Interior Finishes	Drywall, concrete block, plaster





## **2.2 Existing Reports**

### *2.2.1 Review of Previous Reports*

Pinchin reviewed the following reports and included relevant results as appropriate:

- “Asbestos Building Materials Survey, Durham Catholic District School Board, Sir Albert Love Catholic School, 425 Wilson Road, Oshawa, Ontario”, dated October 2005, Pinchin file 30169.425;
- “Asbestos Building Materials Reassessment, Durham Catholic District School Board, Sir Albert Love Catholic School, 425 Wilson Road, Oshawa, Ontario”, dated January 15, 2009, Pinchin file 47831;
- “Hazardous Building Materials Assessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”, dated March 3, 2014, Pinchin file 90672;
- “Asbestos Reassessment, Durham Catholic District School Board, Sir Albert Love Catholic School, 425 Wilson Road, Oshawa, Ontario”, dated September 20, 2016, Pinchin file 115999;
- “Hazardous Building Materials Assessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”, dated December 12, 2016, Pinchin file 120452.008;
- “Asbestos Reassessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”, dated September 8, 2017, Pinchin file 207613;
- “Asbestos Reassessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”, dated August 30, 2018, Pinchin File 227639;
- “Asbestos Reassessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”, dated August 30, 2019, Pinchin File 241781; and
- “Asbestos Reassessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”, dated August 30, 2020, Pinchin File 275483.

### *2.2.2 Summary of New Information since the Previous Assessment*

Based on reports and reviewed, and observations made during the reassessment, no changes to the asbestos inventory has occurred since the last reassessment.

## **2.3 Summary of Building Materials**

The following table summarizes the materials evaluated for asbestos in the assessed area. For details on locations, condition and approximate quantities of asbestos materials, refer to the Confirmed/Presumed ACM Report in Appendix IV.





Sample Number	Material Description	Type	Confirmed Hazard	Total Quantity Present
S0002	Piping   Fibreglass	None Detected	No	12 LF
V0003	Ceiling   Ceiling Tiles (lay-in)	None Detected	No	5,937 SF
V0004	Ceiling   Ceiling Tiles (lay-in)	None Detected	No	1,090 SF
S0005	Ceiling   Ceiling Tiles (lay-in)	None Detected	No	340 LF
S0007	Ceiling   Texture Coat	None Detected	No	800 SF
S0008	Ceiling   Texture Coat	None Detected	No	502 SF
S0009	Ceiling   Texture Coat	None Detected	No	1 SF
<b>S0010</b>	<b>Other   Texture Coat</b>	<b>Chrysotile</b>	<b>Yes</b>	<b>700 SF</b>
S0011	Floor   Vinyl Floor Tile and Mastic	None Detected	No	2,180 SF
S0012	Floor   Vinyl Floor Tile and Mastic	None Detected	No	2,180 SF
S0013	Floor   Vinyl Floor Tile and Mastic	None Detected	No	,5910 SF
S0014	Structure   Fireproofing (Fibrous)	None Detected	No	2,600 SF
V0015	Floor   Vinyl Floor Tile and Mastic	None Detected	No	2,310 SF
<b>S0016</b>	<b>Floor   Vinyl Floor Tile and Mastic</b>	<b>Chrysotile</b>	<b>Yes</b>	<b>2,283 SF</b>
<b>S0017</b>	<b>Floor   Vinyl Floor Tile and Mastic</b>	<b>Chrysotile</b>	<b>Yes</b>	<b>290 SF</b>
S0020	Wall   Vermiculite/concrete block walls	None Detected	No	9 EA
<b>S0028</b>	<b>Other   Caulking</b>	<b>Chrysotile</b>	<b>Yes</b>	<b>100 LF</b>
S0029	Ceiling   Plaster	None Detected	No	3500 SF
<b>V9500</b>	<b>Ceiling   Drywall and joint compound</b>	<b>Presumed Asbestos</b>	<b>Yes</b>	<b>100 SF</b>
<b>V9500</b>	<b>Ceiling   Plaster</b>	<b>Presumed Asbestos</b>	<b>Yes</b>	<b>745 SF</b>
<b>V9500</b>	<b>Floor   Mortar</b>	<b>Presumed Asbestos</b>	<b>Yes</b>	<b>2,100 SF</b>
<b>V9500</b>	<b>Floor   Terrazzo</b>	<b>Presumed Asbestos</b>	<b>Yes</b>	<b>6,270 SF</b>
<b>V9500</b>	<b>Floor   Vinyl Floor Tile and Mastic</b>	<b>Presumed Asbestos</b>	<b>Yes</b>	<b>10 SF</b>
<b>V9500</b>	<b>Wall   Vermiculite/concrete block walls</b>	<b>Presumed Asbestos</b>	<b>Yes</b>	<b>42 EA</b>





*LF – Linear Feet*

*SF – Square Feet*

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

**General Notes:**

1. Materials identified as Sample Number V9500 were either observed to be present or based on the construction of the building/equipment are likely present in concealed locations. These materials have not been sampled and are presumed to contain asbestos based on historical known use of asbestos. Sampling of these materials may be completed prior to disturbance.
2. Materials identified as Sample Number V9000 were observed to be present and were determined to contain asbestos based on previous analytical results, or labelling (e.g., Transite clearly labelled by the manufacturer).
3. Refer to the full list of materials presumed to be asbestos containing provided in the Methodology which may be present in concealed areas in the assessed area, or present in the building construction outside the Assessed Area.

**2.3.1 Presumed Asbestos Materials**

The following is a list of materials which may contain asbestos, which were beyond the scope of Pinchin's assessment and are typically included as part destructive testing for the purposes of construction, renovation or demolition assessments. The materials may be present, however, not shown in the HMIS data, and are presumed to contain asbestos until otherwise proven by destructive sampling and analysis:

- Floor levelling compound
- Ceramic tile setting compound
- Electrical components
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Adhesives and mastics

**3.0 SCOPE**

Sampling, assessment or verification of materials listed as exclusions in previous reports was not conducted unless otherwise indicated.





Refer to the proposal for the detailed scope and methodology of this reassessment.

#### **4.0 LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

#### **5.0 CLOSURE**

The data presented in the appendices is prepared by Pinchin's Hazardous Materials Inventory System (HMIS). The information can be made available for your real-time access through our secure web-based platform. Please contact your Pinchin representative to discuss HMIS solutions for management of your asbestos (and other hazardous materials) inventory.

Contact the undersigned should you have any questions.

Sincerely,

**Pinchin Ltd.**

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**Enclosures:**

APPENDIX I	Drawings
APPENDIX II	Photographs
APPENDIX III	Location Summary Report
APPENDIX IV	Confirmed / Presumed ACM Report
APPENDIX V	Asbestos Analytical Certificates
APPENDIX VI	Methodology

\\pinchin.com\pet\Job\293000s\0293276.000 DCDSB,2021AnnualReassessment,ASB,REASM\Deliverables\Sir Albert Love\293276 Asb Reassessment Report, Sir Albert Love Durham, DCDSB, Aug 31 2021.docx

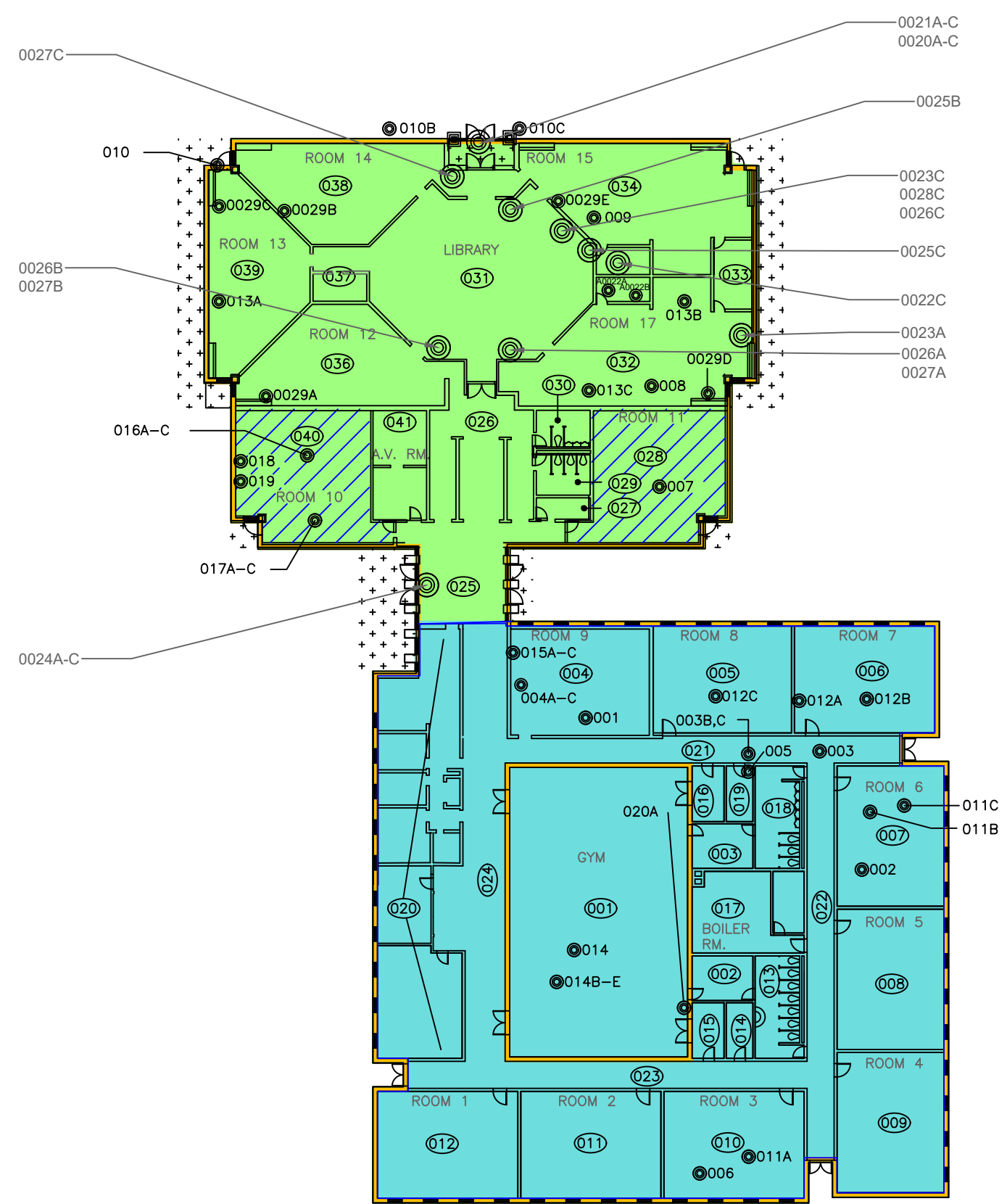
Template: Master Report for HMIS Asbestos Reassessment, HAZ, November 13, 2020

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**APPENDIX I**  
**Drawings**





**LEGEND:**

- (X) PINCHIN LOCATION NUMBER
- ASBESTOS BULK SAMPLE
- ORIGINAL PHASE OF CONSTRUCTION
- 1970 PHASE OF CONSTRUCTION

**ASBESTOS-CONTAINING MATERIALS:**

- VINYL FLOOR TILES
- TEXTURE COAT
- VERMICULITE

NOT ALL KNOWN OR SUSPECTED ASBESTOS-CONTAINING BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED ASBESTOS-CONTAINING BUILDING MATERIALS.  
LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.  
BASE PLAN PROVIDED BY CLIENT.

CLIENT: DURHAM CATHOLIC DISTRICT SCHOOL BOARD	
LOCATION: SIR ALBERT LOVE CATHLOIC SCHOOL 425 WILSON ROAD NORTH OSHAWA, ONTARIO	
TITLE: ASBESTOS REASSESSMENT  GROUND FLOOR	
DATE: AUG 2021	PROJECT # : 293276
DRAWN BY: WA	DRAWING:  1 OF 1
CHECKED BY: MH	
SCALE: NTS	



**APPENDIX II**  
**Photographs**





S0010 (Confirmed Asbestos), Other, Soffit, Texture Coat, Main Entrance Foyer & Exterior (Loc. 25).





S0016 (Confirmed Asbestos), Floor, Vinyl Floor Tile and Mastic, Science Rm (Loc. 28).





S0016 (Confirmed Asbestos), Floor, Vinyl Floor Tile and Mastic, Classroom # 10 (Loc. 40).





S0017 (Confirmed Asbestos), Floor, Vinyl Floor Tile and Mastic, Classroom # 10 (Loc. 40).





S0028 (Confirmed Asbestos), Other, Caulking, Library (Loc. 31).





V9500 (Presumed Asbestos), Ceiling, Plaster, Boiler Room (Loc. 17).





V9500 (Presumed Asbestos), Floor, Vinyl Floor Tile and Mastic, Classroom 9 (Loc. 4).



**APPENDIX III**  
**Location Summary Report**



**Client:** Durham Catholic School Board  
**Building Name:** Sir Albert Love  
**Survey Date:**

**Site:** , , ON

**Last Re-Assessment:** 2021-08-19

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Gym, room no. N/A	3700	G	A	Newly installed vinyl floor tile.
2	Gym - Girls Change Rm., room no. N/A	200	G	A	
3	Gym - Boys Change Room, room no. N/A	200	G	A	
4	Classroom 9, room no. 9	1090	G	A	V000 - Newly installed vinyl floor tile. F2 = Brown with White Streak - 2017
5	Classroom 8, room no. 8	1090	G	A	
6	Classroom 7, room no. 7	1090	G	A	
7	Classroom 6, room no. 6	1090	G	A	F - Damaged Non-ACM tiles, where book shelf was.
8	Classroom 5, room no. 5	1090	G	A	
9	Classroom 4, room no. 4	1090	G	A	
10	Classroom 3, room no. 3	1090	G	A	
11	Classroom 2, room no. 2	1090	G	A	
12	Classroom 1, room no. 1	1090	G	A	
13	Girls W.R., room no. N/A	360	G	A	
14	Paper Storage Room, room no. N/A	110	G	A	
15	Gym Storage, room no. S003	110	G	A	
16	Office, room no. N/A	130	G	A	
17	Boiler Room, room no. N/A	495	G	A	
18	Boys Washroom, room no. N/A	330	G	A	
19	Janitors Closet, room no. N/A	110	G	A	Roof access.
20	Admin Area, room no. N/A	340	G	A	Vermiculite confirmed in block walls.
21	Corridor Loc 4 to 6, room no. N/A	780	G	A	
22	Corridor loc 7 to 9, room no. N/A	780	G	A	
23	Corridor loc. 10 to 12, room no. N/A	790	G	A	
24	Corridor, room no. N/A	1050	G	A	
25	Main Entrance Foyer & Exterior, room no. N/A	1880	G	A	
26	Coat Area, room no. N/A	940	G	A	
27	Janitors, room no. N/A	90	G	A	
28	Science Rm, room no. 11	1283	G	A	
29	Girls Washroom, room no. N/A	160	G	A	
30	Boys Washroom, room no. N/A	160	G	A	
31	Library, room no. N/A	2550	G	A	
32	Classroom 17, room no. 17	1100	G	A	
33	Vestibule, room no. 16	100	G	A	Under construction.
34	Classroom, room no. 15	1500	G	A	
36	Classroom 12, room no. 12	1100	G	A	
37	Server Room, room no. N/A	210	G	A	
38	Classroom 14, room no. 14	1100	G	A	V000 - Newly installed vinyl floor tile.
39	Classroom 13, room no. 13	1100	1	A	Sample 0013a taken from this location.
40	Classroom # 10	1290	1	A	F - Four (4) colours of tiles.
41	AV Room & Storage	250	1	A	V000 - Newly installed vinyl floor tile.



**APPENDIX IV**  
**Confirmed / Presumed ACM Report**



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #4 : Classroom 9, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 9  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		10(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

V000 - Newly installed vinyl floor tile. F2 = Brown with White Streak - 2017

**Client:** Durham Catholic District School Board  
**Location:** #5 : Classroom 8, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 8  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #6 : Classroom 7, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 7  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #7 : Classroom 6, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 6  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

F - Damaged Non-ACM tiles, where book shelf was.



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #8 : Classroom 5, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 5  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #9 : Classroom 4, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 4  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #10 : Classroom 3, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 3  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #11 : Classroom 2, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 2  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #12 : Classroom 1, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 1  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1090

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #13 : Girls W.R., Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 360

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		360(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #17 : Boiler Room, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 495

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	N/A	Plaster	Not Applicable	Drywall and joint compound	C	Y		495(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(PF)

**Client:** Durham Catholic District School Board  
**Location:** #18 : Boys Washroom, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 330

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		330(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #19 : Janitors Closet, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 110

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		110(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

Roof access.

**Client:** Durham Catholic District School Board  
**Location:** #20 : Admin Area, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 340

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor		Mortar		Ceramic Tiles	D	N		40(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		950(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

Vermiculite confirmed in block walls.



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #21 : Corridor Loc 4 to 6, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 780

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		780(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #22 : Corridor loc 7 to 9, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 780

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		780(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #23 : Corridor loc. 10 to 12, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 790

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		790(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #24 : Corridor, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1050

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		1050(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #25 : Main Entrance Foyer & Exterior, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1880

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		1880(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Other	Soffit	Texture Coat	Not Applicable		A	Y		700(5)			SF	S0010	Chrysotile	0.5-5%	Confirmed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #26 : Coat Area, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 940

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		940(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #27 : Janitors, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 90

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		90(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #28 : Science Rm, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 11  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1283

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		1283(7)			SF	S0016	Chrysotile	0.5-5%	Confirmed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #29 : Girls Washroom, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 160

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		160(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #30 : Boys Washroom, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 160

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		160(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #31 : Library, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 2550

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Other		Caulking			A	Y		100(7)			LF	S0028	Chrysotile	0.5-5%	Confirmed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #32 : Classroom 17, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 17  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1100

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	A	Y		200(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #33 : Vestibule, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 16  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 100

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Drywall and joint compound			C	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor		Mortar		Ceramic Tiles	D	N		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

Under construction.

**Client:** Durham Catholic District School Board  
**Location:** #34 : Classroom, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 15  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1500

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		600(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #36 : Classroom 12, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 12  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1100

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #38 : Classroom 14, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 14  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1100

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

V000 - Newly installed vinyl floor tile.



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #39 : Classroom 13, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:** 13  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1100

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

Sample 0013a taken from this location.

**Client:** Durham Catholic District School Board  
**Location:** #40 : Classroom # 10, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:**  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 1290

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		1000(7)			SF	S0016	Chrysotile	0.5-5%	Confirmed Asbestos(NF)
Floor	N/A	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		290(7)			SF	S0017	Chrysotile	0.5-5%	Confirmed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

F - Four (4) colours of tiles.



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #41 : AV Room & Storage, Phase: A  
**Survey Date:** 2021-08-12

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:**  
**Last Re-Assessment:** 2021-08-19

**Area (sqft):** 250

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	Bulkhead	Plaster	Not Applicable	Texture Coat	C	Y		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos(PF)

V000 - Newly installed vinyl floor tile.



## Legend:

Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

Access		Condition	
A	Accessible to all building occupants	Good	No visible damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking, delamination or deterioration
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
D	Not normally accessible		

Action			
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)
(7)	Management program and surveillance	(3)	ACM removal
		(6)	ACM repair



**APPENDIX V**  
**Asbestos Analytical Certificates**





**ANALYSIS OF BULK SAMPLES FOR ASBESTOS CONTENT  
BY POLARIZED LIGHT MICROSCOPY AND DISPERSION STAINING**

**PROJECT NAME:** Sir Albert Love Elementary  
425 Wilson Rd. N, Oshawa

**PROJECT NO.:** 30169.425

**LAB REFERENCE NO.:** b31789 - 2005

**DATE:** July 26, 2005

Ten bulk samples were submitted for determination of their asbestos content by Polarized Light Microscopy and Dispersion Staining.

Sample preparation and analytical procedures are in compliance with the Code for the Determination of Asbestos from Bulk Insulation Samples, dated the 23rd of August, 1985 and issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour, and U.S. EPA Method 600/R-93/116 dated July, 1993. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. The lower limit of reliable quantitation is estimated to be 0.5%. A reported concentration of <0.5% indicates the presence of confirmed asbestos in trace quantities limited to only a few fibres or fibre bundles in an entire sample. Multiple phases within a sample are analyzed separately. A total of eleven analyses were performed.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of one year. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Code 101270-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

This test report relates only to the items tested.

The results are presented in the attached table.

/s

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5749 Coopers Avenue  
Mississauga, Ontario  
L4Z 1R9

## BULK SAMPLE ANALYSIS

PROJECT NAME: Sir Albert Love Elementary  
425 Wilson Rd. N, Oshawa  
PROJECT NO.: 30169.425  
PREPARED FOR: Juliette McIntyre  
Pinchin Environmental Ltd.

LAB REFERENCE No: b31789 - 2005

DATE: July 26, 2005

PAGE: 1 of 2

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)		COMMENTS
		ASBESTOS	OTHER	
001 Pipe insulation, room 9, location 4	Homogeneous, grey, soft, cementitious material.	Chrysotile 50-75%	Non-fibrous material 25-50%	Cellulose is present on the surface of this sample.
002 Beige layered cellulose pipe, room 6 (Mrs. Reid), location 7	Multilayered with 2 phases: a) brown paper b) tar impregnated paper	None detected None detected	Cellulose >75% Cellulose >75% Tar and other non- fibrous material 10-25%	
003 AT-01, acoustical ceiling tile, location 21	Homogeneous, beige, layered, compressed, fibrous material.	None detected	Cellulose 25-50% Mineral Wool 25-50% Perlite 10-25% Other non-fibrous material 0.5-5%	
004 AT-02, acoustical ceiling tile, room 9, location 4	Homogeneous, brown, layered paper.	None detected	Cellulose >75%	Drywall is present on the surface of this sample.
005 Acoustical ceiling tile, location 19	Homogeneous, beige, layered, compressed, fibrous material.	None detected	Cellulose 25-50% Mineral Wool 25-50% Perlite 10-25% Other non-fibrous material 1-5%	

ANALYST: 





5749 Coopers Avenue  
Mississauga, Ontario  
L4Z 1R9

## BULK SAMPLE ANALYSIS

PROJECT NAME: Sir Albert Love Elementary  
425 Wilson Rd. N, Oshawa  
PROJECT NO.: 30169.425  
PREPARED FOR: Juliette McIntyre  
Pinchin Environmental Ltd.

LAB REFERENCE No: b31789 - 2005

DATE: July 26, 2005

PAGE: 2 of 2

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)		COMMENTS
		ASBESTOS	OTHER	
006 Texture finish cellulose pipe insulation, room 3, location 10	Homogeneous, brown, layered paper.	None detected	Cellulose >75%	
007 Texture finish on bulkhead, location 28	Homogeneous, white, soft, cementitious material.	None detected	Perlite 10-25% Other non-fibrous >75% material	
008 Texture finish on bulkhead, location 32	Homogeneous, white, soft, cementitious material.	None detected	Foam 10-25% Other non-fibrous >75% material	
009 Texture finish on bulkhead, location 34	Homogeneous, white, soft, cementitious material.	None detected	Perlite 10-25% Other non-fibrous >75% material	
010 Exterior texture finish on soffit, north entrance soffit	Homogeneous, grey, hard, cementitious material.	None detected	Non-fibrous material >75%	

ANALYST: Kearf





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Sir Albert Love Elementary  
**Project No.:** 30169.425

<b>Lab Reference No.:</b> b35187	<b>Date Received:</b> February 6, 2006
<b>Analyst(s):</b> B. Gurgen	<b>Date Analyzed:</b> February 15, 2006
	<b># Samples submitted:</b> 15
	<b># Phases analyzed:</b> 14

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities limited to only a few fibres or fibre bundles in an entire sample. Refer to the chart below for the provincial regulatory thresholds. Multiple phases within a sample are analyzed separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of one year. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Code 101270-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

Provincial Jurisdiction	Regulatory Threshold	Methods of Analysis	
Ontario	0.5%	EPA 600/R-93/116	OHSD MOL
Quebec	0.1%	EPA 600/R-93/116	IRSST 244-2
Manitoba	0.1%	EPA 600/R-93/116	NIOSH 9002
British Columbia	1.0%	EPA 600/R-93/116	OHSD MOL
Alberta, Saskatchewan	Unstated, likely 1.0%	EPA 600/R-93/116	OHSD MOL
Atlantic Provinces (NL, NS, PEI, NB)	1.0%	EPA 600/R-93/116	OHSD MOL

### Methods of Analysis:

**EPA 600/R-93/116** - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993

**OHSD MOL** - Code for the Determination of Asbestos from Bulk Insulation Samples dated 23<sup>rd</sup> of August, 1985 issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour

**IRSST 244-2** - Characterization of fibres in settled dust or in bulk materials. Institut de recherche en santé et en sécurité du travail du Québec, Issued 1999

**NIOSH 9002 Method** - Bulk Asbestos Method, Issue 2 dated the 15<sup>th</sup>, August 1994

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## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: Sir Albert Love Elementary  
Project No.: 30169.425  
Prepared For: Rebecca Dixon

Lab Reference No.: b35187  
Date Analyzed: February 15, 2006

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S010b exterior texture finish, soffit, main entrance	Homogeneous, grey, soft, cementitious material.	Chrysotile 0.5-5%	Non-Fibrous Material 50-75%
S010c exterior texture finish, soffit, main entrance			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
S011a vinyl floor tile, 12 inch orange, location 10	Homogeneous, orange, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S011b vinyl floor tile, 12 inch orange, location 7	Homogeneous, orange, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S011c vinyl floor tile, 12 inch orange, location 7	Homogeneous, orange, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S012a vinyl floor tile, 12 inch tan, location 6	Homogeneous, tan, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		

REVIEWED BY:

*JHorneel*

ANALYST:

*BCGuer*





**Pinchin Environmental Asbestos Laboratory**  
**Certificate of Analysis**

**Project Name:** Sir Albert Love Elementary  
**Project No.:** 30169.425  
**Prepared For:** Rebecca Dixon

**Lab Reference No.:** b35187  
**Date Analyzed:** February 15, 2006

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S012b vinyl floor tile, 12 inch tan, location 6	Homogeneous, tan, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S012c vinyl floor tile, 12 inch tan, location 5	Homogeneous, tan, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S013a vinyl floor tile, 12 inch white with grey, location 39	Homogeneous, white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S013b vinyl floor tile, 12 inch white with grey, location 33	Homogeneous, white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		

REVIEWED BY:

*[Signature]*

ANALYST:

*[Signature]*



## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

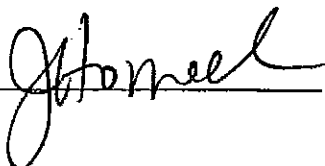
**Project Name:** Sir Albert Love Elementary  
**Project No.:** 30169.425  
**Prepared For:** Rebecca Dixon

**Lab Reference No.:** b35187  
**Date Analyzed:** February 15, 2006

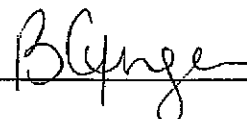
### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S013c Vinyl floor tile, 12 inch white with grey, location 321	Homogeneous, white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S014 Sprayed fire proofing, ceiling, roof deck of gymnasium, location 1	Homogeneous, off-white, fibrous material.	None Detected	Cellulose > 75% Non-Fibrous Material 0.5-5%
S015a Vinyl floor tile, 12 inch blue-grey, location 4	Homogeneous, grey, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S015b Vinyl floor tile, 12 inch blue-grey, location 4	Homogeneous, grey, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S015c Vinyl floor tile, 12 inch blue-grey, location 4	Homogeneous, grey, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		

REVIEWED BY:



ANALYST:







## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: Sir Albert Love Elementary School, 425 Wilson St. N, Oshawa  
Project No.: 47831  
Lab Reference No.: b57773  
Analyst(s): L. DeCurtis  
Date Received: December 11, 2008  
Date Analyzed: December 19, 2008  
# Samples submitted: 7  
# Phases analyzed: 12

### Method of Analysis:

EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. The percentage range category reported reflects the level of uncertainty of the method for estimating quantities of asbestos in bulk samples. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-2). Multiple phases within a sample are analyzed separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	Unstated, likely 1.0%
Alberta, British Columbia, NWT, Yukon, Nunavut	1.0%	Atlantic Provinces (NL, NS, PEI, NB)	1.0%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0 and 200795-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

**NOTE:** This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst and the laboratory manager.





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: Sir Albert Love Elementary School, 425 Wilson St. N, Oshawa  
Project No.: 47831  
Prepared For: Mike Wilson

Lab Reference No.: b57773  
Date Analyzed: December 19, 2008

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S003B Acoustic Ceiling Tile #1 Location 21	Homogeneous, beige, compressed, fibrous material.	None Detected	Cellulose 25-50% Mineral Wool 25-50% Perlite 10-25% Other Non-Fibrous 0.5-5%
S003C Acoustic Ceiling Tile #1 Location 21	Homogeneous, beige, compressed, fibrous material.	None Detected	Cellulose 25-50% Mineral Wool 25-50% Perlite 10-25% Other Non-Fibrous 0.5-5%
S004B Acoustic Ceiling Tile #2 Location 4	Homogeneous, white, hard, cementitious material.	None Detected	Cellulose 10-25% Non-Fibrous Material > 75%
Comments:	Cellulose is present on the surface of this sample.		
S004C Acoustic Ceiling Tile #2 Location 4	Homogeneous, white, hard, cementitious material.	None Detected	Cellulose 10-25% Non-Fibrous Material > 75%
Comments:	Cellulose is present on the surface of this sample.		
S014B Sprayed Fireproofing - Deck, Gymnasium	Homogeneous, tan, fibrous material.	None Detected	Cellulose > 75% Non-Fibrous Material 0.5-5%
S014C Sprayed Fireproofing - Deck, Gymnasium	Homogeneous, tan, fibrous material.	None Detected	Cellulose > 75% Non-Fibrous Material 0.5-5%
S014D Sprayed Fireproofing - Deck, Gymnasium	Homogeneous, tan, fibrous material.	None Detected	Cellulose > 75% Non-Fibrous Material 0.5-5%
S014E Sprayed Fireproofing - Deck, Gymnasium	Homogeneous, tan, fibrous material.	None Detected	Cellulose > 75% Non-Fibrous Material 0.5-5%

ANALYST: Ln DeCura






**Pinchin Environmental Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** Sir Albert Love Elementary School, 425 Wilson St. N, Oshawa  
**Project No.:** 47831  
**Prepared For:** Mike Wilson

**Lab Reference No.:** b57773  
**Date Analyzed:** December 19, 2008

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S016A Vinyl Floor Tile - Dark Green, 12" x 12", Location 40	Homogeneous, green, consolidated material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method, therefore the estimated percentage of asbestos in this sample should be treated as a minimum value only.		
S016B Vinyl Floor Tile - Dark Green, 12" x 12", Location 40			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
S016C Vinyl Floor Tile - Dark Green, 12" x 12", Location 40			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
S017A Vinyl Floor Tile - Light Green, 12" x 12", Location 40	Homogeneous, green, consolidated material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
S017B Vinyl Floor Tile - Light Green, 12" x 12", Location 40			Not Analyzed
S017C Vinyl Floor Tile - Light Green, 12" x 12", Location 40			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		

ANALYST: 





**Pinchin Environmental Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** Sir Albert Love Elementary School, 425 Wilson St. N, Oshawa  
**Project No.:** 47831  
**Prepared For:** Mike Wilson

**Lab Reference No.:** b57773  
**Date Analyzed:** December 19, 2008

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S018 Texture Finish - Bulkhead - Location 40	Homogeneous, white, soft, cementitious material.	None Detected	Perlite 5-10% Other Non-Fibrous > 75%
S019 Texture Finish - Bulkhead - Location 40	Homogeneous, white, soft, cementitious material.	None Detected	Perlite 5-10% Other Non-Fibrous > 75%

ANALYST: Linda Curik





July 15, 2005

Durham Catholic District School Board  
652 Rossland Road West  
Oshawa, ON  
L1J 8M7

**Attention: Clem Laferriere**

RE: Sample submitted July 15, 2005  
Bulk Sample Analysis  
Laboratory Reference Number: b31743 - 2005

Please find attached the results of our analysis of one bulk sample submitted on July 15, 2005 for determination of asbestos content by Polarized Light Microscopy and Dispersion Staining.

Sample preparation and analytical procedures are in compliance with the Code for the Determination of Asbestos from Bulk Insulation Samples, dated the 23rd of August, 1985 and issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour, and U.S. EPA Method 600/R-93/116 dated July, 1993. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. The lower limit of reliable quantitation is estimated to be 0.5%. A reported concentration of <0.5% indicates the presence of confirmed asbestos in trace quantities limited to only a few fibres or fibre bundles in an entire sample. Multiple phases within a sample are analyzed separately. A total of one analysis was performed.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of one year. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Code 101270-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

This test report relates only to the items tested.

If you have any questions, please feel free to contact me.

Yours truly,

Karen Slayer  
Laboratory Manager  
Pinchin Environmental Ltd.

/e

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PINCHIN ENVIRONMENTAL LTD.  
5749 COOPERS AVENUE, MISSISSAUGA, ONTARIO L4Z 1R9 TEL: (905) 507-4850 FAX: (905) 507-4884  
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5749 Coopers Avenue  
Mississauga, Ontario  
L4Z 1R9

## **BULK SAMPLE ANALYSIS**

**PROJECT NAME:** Durham Catholic District School Board  
**PROJECT NO.:** Sample submitted July 15, 2005  
**PREPARED FOR:** Clem Laferriere  
Durham Catholic District School Board  
652 Rossland Road West  
Oshawa, ON  
L1J 8M7

**LAB REFERENCE No:** b31743 - 2005

**DATE:** July 15, 2005

**PAGE:** 1 of 1

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)		COMMENTS
		ASBESTOS	OTHER	
01 Vermiculite, Office Wall	Homogeneous, grey, beige and brown, loose particulate, micaceous-like material.	Actinolite/Tremolite confirmed	Vermiculite >75%	This sample should be considered asbestos containing for the reasons explained in the note below.

**Note:** Polarized Light Microscopy (PLM) of vermiculite samples can not provide an accurate percentage result in an installation and in fact may not detect asbestos even when it is present in an application due to a number of factors (the low concentration of asbestos in vermiculite; the inconsistent and variable content of asbestos due to the method of mining and manufacturing; the settling of the dense asbestiform minerals in the exfoliated product; and the non-homogenous nature of vermiculite). The percentage detected would be representative only of the specific sample submitted. Positive asbestos results are conclusive regarding the presence of asbestos and based on published literature on vermiculite ore concentrate from the Libby Montana mine, the percentage in the overall installation will likely be in the range of 0.3% to 7% (Atkinson *et al.* 1982; Amandus *et al.* 1987). Negative results by PLM should be treated as inconclusive due to the factors stated above. If results are negative, the USEPA method EPA/600/R-04/004 (Sampling and Analysis of Fibrous Amphibole in Vermiculite Attic Insulation) using PLM for vermiculite should be used and will provide conclusive results related to the presence or absence of very fine asbestos fibres (at concentrations greater than 0.01%) in the sample submitted.

**ANALYST:** \_\_\_\_\_



## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

<b>Project Name:</b>	<b>Durham Catholic District School Board</b>		
	<b>Sir Albert Love Catholic School, 425 Wilson Road North, Oshawa</b>		
	<b>652 Rossland Road West, Oshawa, Ontario L1J 8M7</b>		
<b>Project No.:</b>	<b>90672</b>		
<b>Prepared For:</b>	<b>C. Moose / M. Wilson</b>		
<b>Lab Reference No.:</b>	<b>b105642 Revised</b>		
<b>Analyst(s):</b>	<b>J. Raisch-Berkoff</b>		
<b>Date Received:</b>	<b>January 28, 2014</b>	<b># Samples submitted:</b>	<b>15</b>
<b>Date Analyzed:</b>	<b>February 6, 2014</b>	<b># Phases analyzed:</b>	<b>16</b>

**Method of Analysis:**

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-3). Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.1% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board  
Sir Albert Love Catholic School, 425 Wilson Road North, Oshawa  
652 Rossland Road West, Oshawa, Ontario L1J 8M7

**Project No.:** 90672

**Prepared For:** C. Moose / M. Wilson

**Lab Reference No.:** b105642 Revised

**Date Analyzed:** February 6, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
A0020A Grey Window Caulking, Windows in Vestibule	Homogeneous, grey, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
A0020B Grey Window Caulking, Windows in Vestibule	Homogeneous, grey, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
A0020C Grey Window Caulking, Windows in Vestibule	Homogeneous, grey, soft, sticky, caulking material.	None Detected	Non-Fibrous Material > 75%
A0021A Brown Caulking, Internal Windows in Vestibule	Homogeneous, dark brown, soft, caulking material.	None Detected	Non-Fibrous Material > 75%
A0021B Brown Caulking, Internal Windows in Vestibule	Homogeneous, dark brown, soft, caulking material.	None Detected	Non-Fibrous Material > 75%
A0021C Brown Caulking, Internal Windows in Vestibule	Homogeneous, dark brown, soft, caulking material.	None Detected	Non-Fibrous Material > 75%
A0022A DJC, Ceiling Washoom in Room 17	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
Comments:	Man-made vitreous fibres are present on the surface of this sample.		
A0022B DJC, Ceiling Washoom in Room 16	Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
Comments:	Cellulose is present on the surface of this sample.		

ANALYST





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board  
Sir Albert Love Catholic School, 425 Wilson Road North, Oshawa  
652 Rossland Road West, Oshawa, Ontario L1J 8M7

**Project No.:** 90672

**Prepared For:** C. Moose / M. Wilson

**Lab Reference No.:** b105642 Revised

**Date Analyzed:** February 6, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
A0022C DJC, Corridor	2 Phases: a) Homogeneous, off-white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, white, drywall joint compound.	None Detected	Non-Fibrous Material > 75%
A0023A Plaster, Bulkhead Classroom 16	Homogeneous, light grey, hard, cementitious, plaster material.	None Detected	Cellulose 0.5-5% Perlite 10-25% Other Non-Fibrous > 75%
A0023B Plaster, Classroom 17	Homogeneous, light grey, hard, cementitious, plaster material.	None Detected	Cellulose 0.5-5% Perlite 10-25% Other Non-Fibrous > 75%
A0023C Plaster, Classroom 15 Bulkhead	Homogeneous, light grey, hard, cementitious, plaster material.	None Detected	Cellulose 0.5-5% Perlite 10-25% Other Non-Fibrous > 75%
A0024A Ceiling Tile, AT-002, Main Corridor	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Man-made Vitreous 25-50% Fibres Perlite 10-25% Other Non-Fibrous 0.5-5%
A0024B Ceiling Tile, AT-002, Main Corridor	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Man-made Vitreous 25-50% Fibres Perlite 10-25% Other Non-Fibrous 0.5-5%
A0024C Ceiling Tile, AT-002, Main Corridor	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Man-made Vitreous 25-50% Fibres Perlite 10-25% Other Non-Fibrous 0.5-5%

ANALYST





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board, Sir Albert Love Catholic School  
425 Wilson Road North, Oshawa, Ontario  
**Project No.:** 120452  
**Prepared For:** S. Dadhwal / C. Fennel / M. Wilson  
**Lab Reference No.:** b162068  
**Analyst(s):** A. Di Giulio  
**Date Received:** November 30, 2016      **# Samples submitted:** 12  
**Date Analyzed:** December 7, 2016      **# Phases analyzed:** 11

### Method of Analysis:

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** Durham Catholic District School Board, Sir Albert Love Catholic School

425 Wilson Road North, Oshawa, Ontario

**Project No.:** 120452

**Prepared For:** S. Dadhwal / C. Fennel / M. Wilson

**Lab Reference No.:** b162068

**Date Analyzed:** December 7, 2016

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0025A Vinyl floor tile and black mastic near Room 113.	2 Phases: a) Homogeneous, white, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Non-homogeneous, black, soft, sticky material and beige, levelling compound on the back of vinyl floor tile.	None Detected	Tar and other non-fibrous > 75%
0025B Vinyl floor tile and black mastic near north exit door.	2 Phases: a) Homogeneous, white, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Non-homogeneous, black, soft, sticky material and beige, levelling compound on the back of vinyl floor tile.	None Detected	Tar and other non-fibrous > 75%
0025C Vinyl floor tile and black mastic beside east wall.	2 Phases: a) Homogeneous, white, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Non-homogeneous, black, soft, sticky material and beige, levelling compound on the back of vinyl floor tile.	None Detected	Tar and other non-fibrous > 75%
0026A Drywall joint compound above south entrance wall.	Homogeneous, off-white, drywall joint compound.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board, Sir Albert Love Catholic School  
425 Wilson Road North, Oshawa, Ontario

**Project No.:** 120452

**Prepared For:** S. Dadhwal / C. Fennel / M. Wilson

**Lab Reference No.:** b162068

**Date Analyzed:** December 7, 2016

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0026B Drywall joint compound above south entrance wall.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0026C Drywall joint compound on north east column.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0027A Grey caulking on south entrance door frame.	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0027B Grey caulking on south entrance window frame.	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0027C Grey caulking on north entrance door frame.	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0028A White caulking on wood structure and concrete wall.	Homogeneous, off-white, caulking material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
0028B White caulking on wood structure and concrete wall.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0028C White caulking on wood structure and concrete wall.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		

**Reviewed by:**

**Reporting Analyst:**





Analyzed by: AD  
Reviewed by: HC  
Report Sent by: EL



**Special Instructions:**

**Pinchin Ltd. - Asbestos Laboratory  
Internal Asbestos Bulk Sample Chain of Custody**

Client Name:	Durham Catholic District School Board	Project Address:	425 Wilson Road North, Oshawa, Ontario
Portfolio/Building No:	Sir Albert Love Catholic School	Pinchin File:	120452
Submitted by:	Sanjeet Dadhwal	Email:	sdadhwal@pinchin.com
CC Results to:	Chris Fennel; Mike Wilson	CC Email:	cfennel@pinchin.com;
Invoice to:		Invoice Email:	
Date Submitted:	November 30 2016	Required by:	December 7 2016
# of Samples:	12	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):	1950		
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):	Pinchin		

**To be Completed by Lab Personnel Only:**

Lab Reference #:	b162068	Time:	24 hour clock		
Received by:	NOV 30 2016 EL	Date:	Month	Day	Year
Name(s) of Analyst(s):	11 12 07 16				

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0025	A	Vinyl floor tile and black mastic near Room 113. a) ND b) ND
	0025	B	Vinyl floor tile and black mastic near north exit door. a) ND b) ND
	0025	C	Vinyl floor tile and black mastic beside east wall. a) ND b) ND
	0026	A	Drywall joint compound above south entrance wall. CH 0.5-5%
	0026	B	Drywall joint compound above south entrance wall. NA-
	0026	C	Drywall joint compound on north east column. NA



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0027	A	Grey caulking on south entrance door frame. ND
	0027	B	Grey caulking on south entrance window frame. ND
	0027	C	Grey caulking on north entrance door frame. ND
	0028	A	White caulking on wood structure and concrete wall. CH0.5-57.
	0028	B	White caulking on wood structure and concrete wall. NA-
	0028	C	White caulking on wood structure and concrete wall. NA-





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name:	DCDSB, Sir Albert Love Catholic School, 425 Wilson Road N., Oshawa, ON		
Project No.:	0223639.000		
Prepared For:	G. Gigliotti / M. Horobin	Date Received:	August 15, 2018
Lab Reference No.:	b194931	Date Analyzed:	August 21, 2018
Analyst(s):	L. DeCurtis	# Samples submitted:	5
		# Phases analyzed:	15

### Method of Analysis:

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Alberta	Undefined
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
PEI, NWT, Yukon, Nunavut, Newfoundland and Labrador, and New Brunswick	1%	Manitoba	0.1% friable 1% non-friable

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: DCDSB, Sir Albert Love Catholic School, 425 Wilson Road N., Oshawa, ON  
Project No.: 0223639.000  
Prepared For: G. Gigliotti / M. Horobin

Lab Reference No.: b194931  
Date Analyzed: August 21, 2018

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0029A Plaster - Location 36.	3 Phases: a) Homogeneous, grey, hard, cementitious, plaster base coat.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
	b) Homogeneous, off-white, hard, cementitious, plaster top coat.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, white, finishing or texture coat.	None Detected	Perlite 25-50% Other Non-Fibrous 50-75%
0029B Plaster - Location 38.	3 Phases: a) Homogeneous, grey, hard, cementitious, plaster base coat.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
	b) Homogeneous, white, hard, cementitious, plaster top coat.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, white, finishing or texture coat.	None Detected	Perlite 25-50% Other Non-Fibrous 50-75%
0029C Plaster - Location 39.	3 Phases: a) Homogeneous, grey, hard, cementitious, plaster base coat.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
	b) Homogeneous, white, hard, cementitious, plaster top coat.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, white, finishing or texture coat.	None Detected	Perlite 25-50% Other Non-Fibrous 50-75%





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** DCDSB, Sir Albert Love Catholic School, 425 Wilson Road N., Oshawa, ON  
**Project No.:** 0223639.000  
**Prepared For:** G. Gigliotti / M. Horobin

**Lab Reference No.:** b194931  
**Date Analyzed:** August 21, 2018

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0029D Plaster - Location 32.	3 Phases: a) Homogeneous, grey, hard, cementitious, plaster base coat.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
	b) Homogeneous, white, hard, cementitious, plaster top coat.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, white, finishing or texture coat.	None Detected	Perlite 25-50% Other Non-Fibrous 50-75%
0029E Plaster - Location 34.	3 Phases: a) Homogeneous, grey, hard, cementitious, plaster base coat.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
	b) Homogeneous, white, hard, cementitious, plaster top coat.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, white, finishing or texture coat.	None Detected	Perlite 25-50% Other Non-Fibrous 50-75%

**Reviewed by:**

**Reporting Analyst:**





Analyzed by: JD

Reviewed by: HB

Report Sent by: EL

### Special Instructions:

## Pinchin Ltd. - Asbestos Laboratory Internal Asbestos Bulk Sample Chain of Custody

Client Name:	DCDSB	Project Address:	425 Wilson Road N., Oshawa, ON.
Portfolio/Building No:	Sir Albert Love Catholic School.	Pinchin File:	223639
Submitted by:	Giuseppe Gigliotti	Email:	ggigliotti@pinchin.com
CC Results to:	Mike Horobin	CC Email:	mhorobin@pinchin.com
Invoice to:	Mike Horobin	Invoice Email:	mhorobin@pinchin.com
Date Submitted:	August 14 2018	Required by:	August 21 2018
# of Samples:	5	Priority:	5 Day Turnaround
Year of Building Construction (Mandatory Field):		1950	
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	

### To be Completed by Lab Personnel Only:

Lab Reference #:	6194931		Time:	24 hour clock		
Received by:	AUG 15 2018 JC		Date:	Month	Day	Year
Name(s) of Analyst(s):	FO 18/8/21					
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)			
	0029	A	Plaster - Location 36. AND b)ND c)ND			
	0029	B	Plaster - Location 38. AND b)ND c)ND			
	0029	C	Plaster - Location 39. AND b)ND c)ND			
	0029	D	Plaster - Location 32. AND b)ND c)ND			
	0029	E	Plaster - Location 34. AND b)ND c)ND			



**APPENDIX VI**  
**Methodology**



## **1.0 METHODOLOGY**

Pinchin conducts an inspection of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

### **1.1 Limitations on Scope**

The re-assessment excludes the following:

- Articles belonging to the owner, tenant or occupant (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

As per the original scope of work, concealed locations such as ceiling spaces above solid ceilings, shafts and chases are accessed via existing access panels. Our investigation does not include demolition of drywall or plaster walls to view concealed conditions. Structural items or exterior building finishes are not removed to determine the presence of concealed materials.

### **1.2 Methodology**

Existing sampling data is reviewed and relied upon. If sampling is conducted, samples are collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy is 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM.

Materials listed as exclusions in the previous reports remain as exclusions. Sampling, assessment or verification of excluded materials was not conducted.



If present, the following materials are presumed to be asbestos-containing and are best sampled immediately prior to commencing renovation/disturbance:

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards
- Fire resistant doors
- Metal clad finishes
- Exterior cladding
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment

## **2.0 ANALYSIS AND IDENTIFICATION OF ASBESTOS MATERIALS**

Pinchin relies on the analytical results of prior surveys. Asbestos bulk samples (if required) are analyzed at an independent NVLAP accredited laboratory. Preliminary identification of asbestos fibres is made using polarized light microscopy, with confirmation of the presence and type of asbestos made by dispersion staining optical microscopy. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June 1993. All independent laboratories used by Pinchin, including our laboratory, are certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.



Analytical results are compared to the following criteria.

Jurisdiction	Friable	Non-Friable
Ontario	0.5%	0.5%

The asbestos analysis is completed using a stop positive approach. Only one result meeting the above regulated criteria is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result.

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

Template: Methodology for Asbestos Re-Assessment, HAZ, January 10, 2020





September 7, 2021

Durham Catholic District School Board  
652 Rossland Road West  
Oshawa, Ontario, L1J 8M7

**Re: Asbestos-Containing Materials Reassessment**

Monsignor Philip Coffey Catholic Secondary School, 1324 Oxford Street, Oshawa, Ontario  
Pinchin File: 293276.000

The Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos-containing materials (ACM) reassessment of Monsignor Philip Coffey Catholic Secondary School located at 1324 Oxford Street, Oshawa, Ontario. This reassessment was performed for the long-term management of asbestos and is not to be used for construction or renovation purposes.

Pinchin performed the assessment on August 10, 2021. The surveyor was accompanied by a Durham Catholic District School Board Custodian during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the reassessment was to evaluate the condition and quantity of previously reported ACM and develop corrective action plans as required. This assessment is only to be used for the purposes of long-term management and routine maintenance. The results of this assessment are not to be used for construction, renovation, demolition, or project tendering purposes.

The **assessed area** consisted of all accessible interior portions of the building where ACM were previously identified.

The scope included the following:

- Assessment of any rooms/areas that were inaccessible during the previous assessment (where access could be obtained).
- Documentation of any asbestos abatement that was performed since the last reassessment.
- Additional sampling to delineate previously identified ACM.

Building materials outside the defined **assessed area** are not discussed in this report.

## **1.0 RECOMMENDATIONS**

### **1.1 Remedial Work**

Remedial work is not required.





## 1.2 On-going Management and Maintenance

The following recommendations regard on-going management and maintenance work involving the ACM identified.

- Inspect all confirmed and presumed ACM at reasonable intervals and update the written documentation annually as required by Ontario 278/05.
- Update the asbestos assessment report for all new information obtained (i.e., new materials, change of condition, abatement performed).
- Remove ACM before alteration or maintenance work if ACM may be disturbed. Follow appropriate asbestos precautions for the classification of work as per applicable regulations and guidelines.

## 1.3 Construction and Demolition

This assessment report does not provide sufficient detail to support renovation and demolition work. Therefore, perform a detailed intrusive assessment before building renovation or demolition operations. The assessment should include destructive testing (e.g., coring, removal of building finishes and components), sampling of other hazardous materials (e.g., lead, mercury, PCBs, mould, etc.), and materials not tested in this study (e.g., roofing materials, caulking, mastics).

## 2.0 FINDINGS

### 2.1 Assessed Area Description Summary

Description Item	Details
Use	Elementary School
Number of Floors	One storey with a basement mechanical room
Year of Construction	Constructed in 1958 with an addition in 1968
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Boiler and hot water heating to radiators
Roof	Built up
Flooring	Vinyl tile, carpet, terrazzo, ceramic tile
Interior Finishes	Plaster, drywall, acoustic ceiling tiles





## 2.2 Existing Reports

### 2.2.1 Review of Previous Reports

Pinchin reviewed the following reports and included relevant results as appropriate:

- “Asbestos Building Materials Survey, Durham Catholic District School Board, Monsignor Philip Coffey Catholic School, 1324 Oxford Street, Oshawa, Ontario”, dated October 2005, Revised June 2006, Pinchin File 30169.1324; and
- “Asbestos Reassessment, Durham Catholic District School Board, Monsignor Philip Coffey Catholic School, 1324 Oxford Street, Oshawa, Ontario”, dated August 31, 2021, Pinchin File 275483.

### 2.2.2 Summary of New Information since the Previous Assessment

Based on reports reviewed, and observations made during the reassessment, no changes to the quantity or condition of ACM have occurred since the last reassessment.

## 2.3 Summary of Building Materials

The following table summarizes the materials evaluated for asbestos in the assessed area. For details on locations, condition and approximate quantities of asbestos materials, refer to the Confirmed/Presumed ACM Report in Appendix IV.

Sample Number	Material Description	Type	Confirmed Hazard	Total Quantity Present	Notes
S0001	Floor   Vinyl Floor Tile and Mastic	Chrysotile	Yes	1675 SF	
S0002	Ceiling   Plaster	None Detected	No	N/A	
S0003	Floor   Vinyl Floor Tile and Mastic	None Detected	No	N/A	
S0004	Ceiling   Plaster	None Detected	No	N/A	
S0005	Ceiling   Plaster	None Detected	No	N/A	
S0006	Ceiling   Plaster	None Detected	No	N/A	
S0007	Floor   Vinyl Floor Tile and Mastic	None Detected	No	N/A	
S0008	Floor   Vinyl Floor Tile and Mastic	Chrysotile	Yes	N/A	Abated



**Asbestos-Containing Materials Reassessment**

Monsignor Philip Coffey Catholic Secondary School, 1324 Oxford Street, Oshawa, ON  
Durham Catholic District School Board

September 7, 2021  
Pinchin File: 275483.000

Sample Number	Material Description	Type	Confirmed Hazard	Total Quantity Present	Notes
S0009	Other   Adhesive	None Detected	No	N/A	
S0010	Wall   Vermiculite/concrete block walls	Chrysotile	Yes	250 SF	
S0011	Other   Caulking	Chrysotile	Yes	100 LF	
S0012	Other   Caulking	None Detected	No	N/A	
S0013	Other   Caulking	Chrysotile	Yes	N/A	Abated
S0014	Pipe   Parging Cement	None Detected	No	N/A	
S0015	Other   Caulking	None Detected	No	N/A	
S0016	Other   Caulking	None Detected	No	N/A	
S0017	Other   Caulking	None Detected	No	N/A	
S0018	Other   Caulking	None Detected	No	N/A	
S0019	Other   Caulking	None Detected	No	N/A	
S0020	Ceiling   Ceiling tiles (glue-on)	None Detected	No	N/A	
S0021	Other   Mastic	None Detected	No	N/A	
S0022	Ceiling   Drywall	None Detected	No	N/A	
S1008	Ceiling   Ceiling tiles (glue-on)	None Detected	No	N/A	
V9500	Ceiling   Drywall and joint compound	Presumed Asbestos	Yes	4680 SF	
V9500	Floor   Mortar	Presumed Asbestos	Yes	6687 SF	
V9500	Floor   Terrazzo	Presumed Asbestos	Yes	8702 SF	
V9500	Other   Caulking	Presumed Asbestos	Yes	100 SF	Window





Sample Number	Material Description	Type	Confirmed Hazard	Total Quantity Present	Notes
V9500	Wall   Drywall and joint compound	Presumed Asbestos	Yes	6330 SF	
V9500	Wall   Mortar	Presumed Asbestos	Yes	390 SF	Wall tile
V9500	Wall   Vermiculite/concrete block walls	Presumed Asbestos	Yes	58875 SF	

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

**General Notes:**

1. Materials identified as Sample Number V9500 were either observed to be present or based on the construction of the building/equipment are likely present in concealed locations. These materials have not been sampled and are presumed to contain asbestos based on historical known use of asbestos. Sampling of these materials may be completed prior to disturbance.
2. Refer to the full list of materials presumed to be asbestos containing provided in the Methodology which may be present in concealed areas in the assessed area, or present in the building construction outside the Assessed Area.

**2.3.1 Presumed Asbestos Materials**

The following is a list of materials which may contain asbestos, which were beyond the scope of Pinchin's assessment and are typically included as part of destructive testing for the purposes of construction, renovation or demolition assessments. The materials may be present, however, not shown in the HMIS data, and are presumed to contain asbestos until otherwise proven by destructive sampling and analysis:

- Floor levelling compound
- Elevator and lift brakes
- Electrical components
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Adhesives and mastics





### **3.0 METHODOLOGY**

Pinchin conducts a survey of previously identified ACM to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

Sampling, assessment or verification of materials listed as exclusions in previous reports was not conducted unless otherwise indicated.

For further details on the methodology including test methods, refer to Appendix VI.

### **4.0 REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.

### **5.0 TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

### **6.0 CLOSURE**

The data presented in the appendices is prepared by Pinchin's Hazardous Materials Inventory System (HMIS). The information can be made available for your real-time access through our secure web-based platform. Please contact your Pinchin representative to discuss HMIS solutions for management of your asbestos (and other hazardous materials) inventory.





## Asbestos-Containing Materials Reassessment

Monsignor Philip Coffey Catholic Secondary School, 1324 Oxford Street, Oshawa, ON  
Durham Catholic District School Board

September 7, 2021  
Pinchin File: 275483.000

Contact the undersigned should you have any questions.

Sincerely,

**Pinchin Ltd.**

Prepared by:

Reviewed by:

Willis Asiedu

Project Technologist  
289.830.2435

[wasiedu@pinchin.com](mailto:wasiedu@pinchin.com)

Mike Horobin, C.E.T., EP

Project Manager  
905.245.0691

[mhorobin@pinchin.com](mailto:mhorobin@pinchin.com)

Reviewed by:

Juliette McIntyre

Senior Technical Manager Hazardous Materials  
416.368.6555 ext. 1910

[jmcintyre@pinchin.com](mailto:jmcintyre@pinchin.com)

Encls:	APPENDIX I	Drawings
	APPENDIX II	Photographs
	APPENDIX III	Location Summary Report
	APPENDIX IV	Confirmed / Presumed ACM Report
	APPENDIX V	Asbestos Analytical Certificates
	APPENDIX VI	Methodology

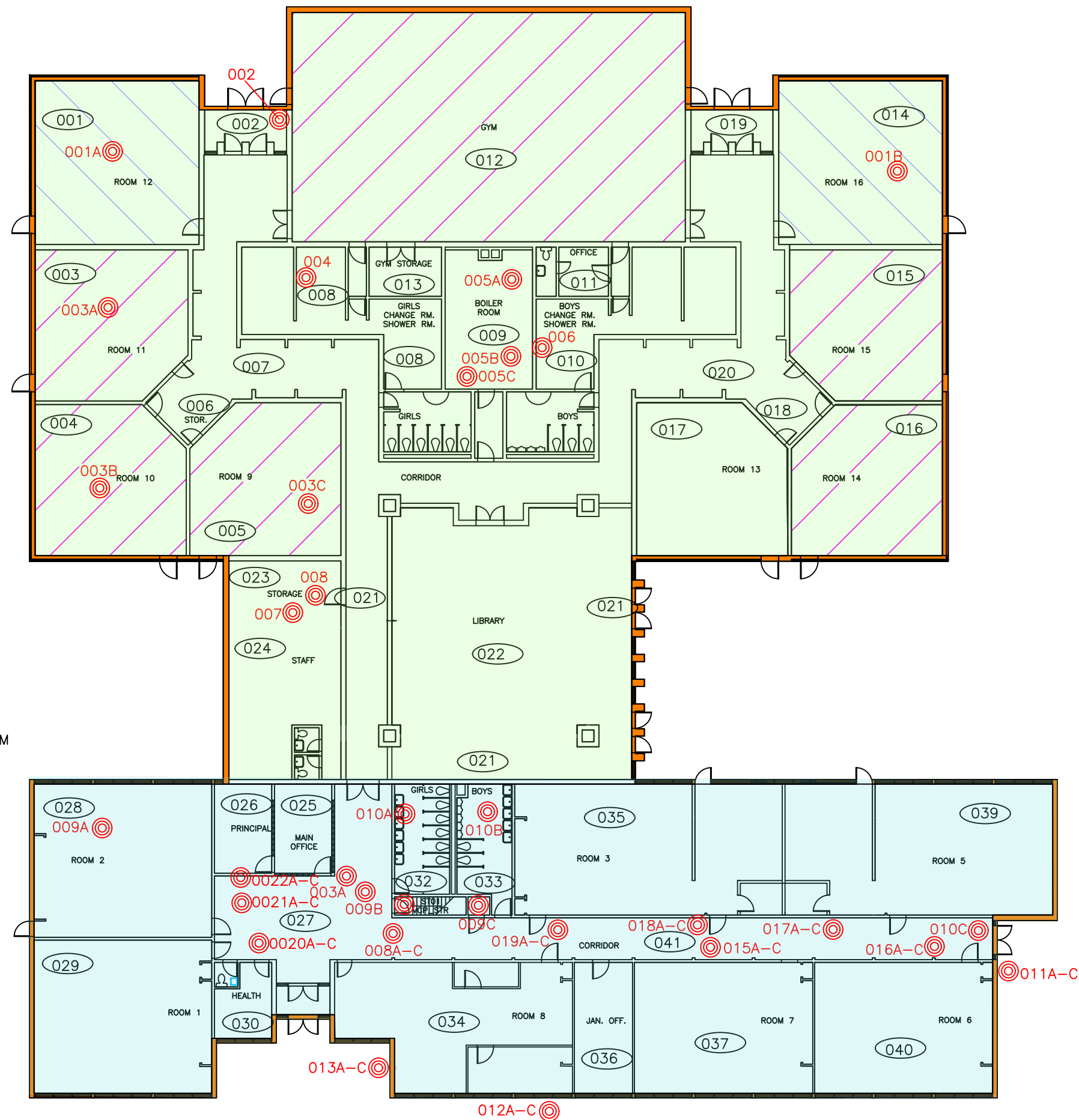
\\pinchin.com\pet\Job\293000s\0293276.000 DCDSB,2021AnnualReassessment,ASB,REASM\Deliverables\MSGR Coffey\293276 Asbestos Reassessment Report MSGR Coffey CSS DCDSB Sept 7 2021.docx








Template: Master Report for HMIS Asbestos Reassessment, HAZ, November 13, 2020



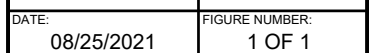
**APPENDIX I**  
**Drawings**





-  ASBESTOS BULK SAMPLE
-  PINCHIN LOCATION NUMBER
-  1958 PHASE OF CONSTRUCTION
-  1968 PHASE OF CONSTRUCTION
-  PRESUMED VINYL FLOOR TILE MASTIC
-  VINYL FLOOR TILES
-  VERMICULITE INSULATION

BASE PLAN PROVIDED BY CLIENT.



BASEMENT/MECHANICAL ROOM



**APPENDIX II**  
**Photographs**





S0001 (Confirmed Asbestos), Floor, N/A, Vinyl Floor Tile and Mastic, Classroom 12 (Loc. 1)

12 x 12 green with streaks





V9500 (Presumed Asbestos), Other, Caulking, Vestibule (Loc. 2)

off white



V9500 (Presumed Asbestos), Wall, Drywall and joint compound, Corridor (Loc. 21)



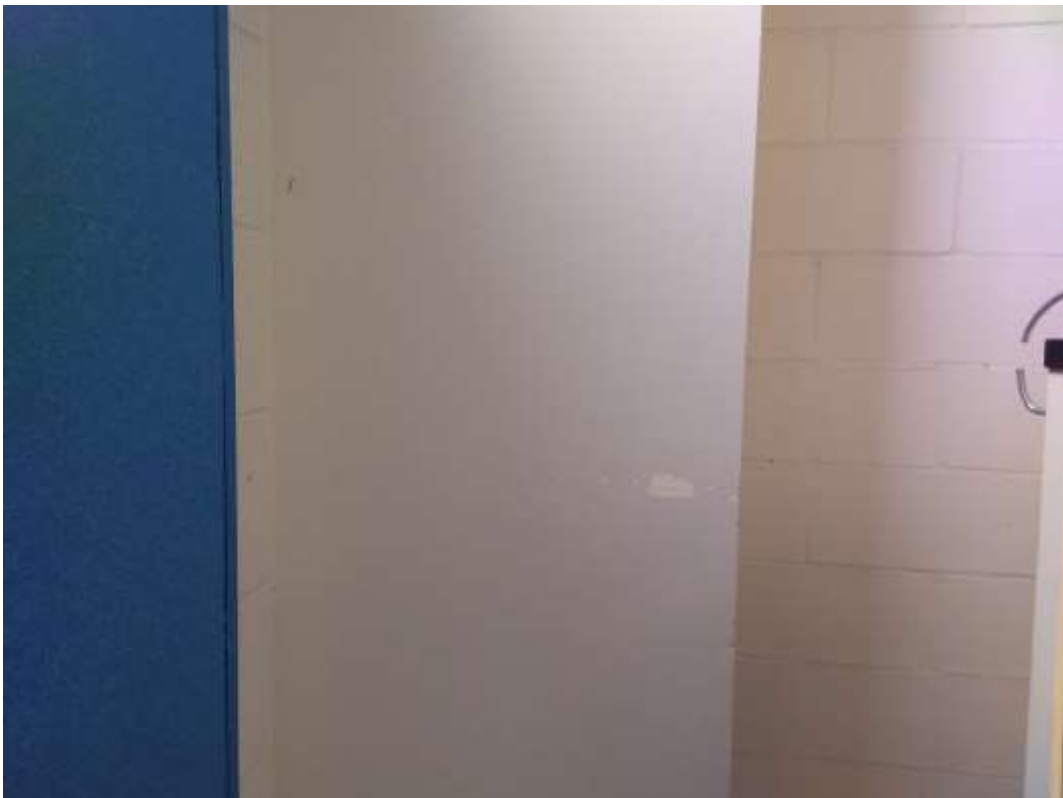


V9500 (Presumed Asbestos), Wall, Drywall and joint compound, Staff Room (Loc. 24)





V9500 (Presumed Asbestos), Wall, N/A, Drywall and joint compound, Principal's Office (Loc. 26)



V9500 (Presumed Asbestos), Wall, N/A, Drywall and joint compound, Classroom 2 (Loc. 28)





V9500 (Presumed Asbestos), Wall, N/A, Drywall and joint compound, Custodian Office (Loc. 36)





V9500 (Presumed Asbestos), Wall, N/A, Drywall and joint compound, Classroom 5 (Loc. 39)



**APPENDIX III**  
**Location Summary Report**



Client: Durham Catholic District School Board

Site: , , ON

Building Name: Monsignor Philip Coffey

Last Re-Assessment: 2021-08-21

Survey Date:

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Classroom 12, room no. 12	840	NA	A	
2	Vestibule	91	NA	A	
3	Classroom 11, room no. 11	812	NA	A	
4	Classroom 10, room no. 10	812	NA	A	
5	Classroom 9, room no. 9	812	NA	A	
6	Corridor	96	NA	A	AT-001 painted black.
7	Corridor	696	NA	A	
8	Girls Washroom/Change room/Shower	1126	NA	A	No access above ceiling.
9	Boiler Room	430	NA	A	
10	Boys Washroom/Change Room/Shower	1126	NA	A	No access to shower room. No access to ceiling, hatch was stuck.
11	Office and Washroom	160	NA	A	
12	Gym	3025	NA	A	F2 - Replacement tile.
13	Gym storage	160	NA	A	
14	Classroom 16, room no. 16	840	NA	A	
15	Classroom 15, room no. 15	812	NA	A	
16	Classroom 14, room no. 14	812	NA	A	
17	Classroom 13, room no. 13	812	NA	A	2018 New Floor
18	Corridor	80	NA	A	
19	Vestibule	91	NA	A	
20	Corridor	696	NA	A	
21	Corridor	1520	NA	A	
22	Library	2500	NA	A	F1 - New vinyl floor tile.
24	Staff Room	781	NA	A	F2 - New vinyl floor tile. W2 - drywall pipe chase.
25	Meeting room	160	NA	A	F - Blue
26	Principal's Office	160	NA	A	
27	Corridor	654	NA	A	No access above ceiling 2
28	Classroom 2, room no. 2	980	NA	A	
29	Classroom 1, room no. 1	980	NA	A	
30	Health/Washroom	140	NA	A	
31	Storage/Washroom	130	NA	A	Location part of location 30.
32	Girls washroom	240	NA	A	
33	Boys Washroom	240	NA	A	
34	Office, room no. 8	840	NA	A	
35	Room 3, room no. 3	840	NA	A	
36	Custodian Office	200	NA	A	
37	Room 4, room no. 7	840	NA	A	
38	Classroom 4, room no. 4	840	NA	A	
39	Classroom 5, room no. 5	840	NA	A	
40	Classroom 6, room no. 6	840	NA	A	
41	Corridor	732	NA	A	
42	Basement Mechanical	400	NA	A	



**APPENDIX IV**  
**Confirmed / Presumed ACM Report**



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #1 : Classroom 12  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 12  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor <sup>1</sup>	N/A	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		840			SF	S0001	Chrysotile	5-10%	Confirmed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

1 - 12 x 12 green with streaks

**Client:** Durham Catholic District School Board  
**Location:** #2 : Vestibule  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 91

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		91			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Other <sup>1</sup>		Caulking			A	Y		250				V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

1 - brown exterior windows



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #3 : Classroom 11  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 11  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #4 : Classroom 10  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 10  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #5 : Classroom 9  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 9  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable	N/A	A	Y		110			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #6 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 96

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		96			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

AT-001 painted black.



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #7 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 696

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		696			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #8 : Girls Washroom/Change room/Shower  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1126

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		1126			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

No access above ceiling.



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #9 : Boiler Room  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 430

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #10 : Boys Washroom/Change Room/Shower  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1126

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		1126			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

No access to shower room. No access to ceiling, hatch was stuck.



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #11 : Office and Washroom  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		160			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		160			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #12 : Gym  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 3025

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		5000			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

F2 - Replacement tile.



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #13 : Gym storage  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		160			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #14 : Classroom 16  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 16  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		835			SF	S0001	Chrysotile	5-10%	Confirmed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #15 : Classroom 15  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 15  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #16 : Classroom 14  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 14  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #17 : Classroom 13  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 13  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

2018 New Floor

**Client:** Durham Catholic District School Board  
**Location:** #18 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 80

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		80			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #19 : Vestibule  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 91

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		91			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #20 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 696

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		696			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #21 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1520

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		1520			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Drywall and joint compound			A	Y		1000			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		3750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #22 : Library  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 2500

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor		Mortar		Ceramic Tiles	D	N		350			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1000			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

F1 - New vinyl floor tile.



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #24 : Staff Room  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 781

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		141			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Drywall and joint compound			A	Y		50			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

F2 - New vinyl floor tile. W2 - drywall pipe chase.

**Client:** Durham Catholic District School Board  
**Location:** #25 : Meeting room  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

F - Blue



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #26 : Principal's Office  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		160			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #27 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 654

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		300			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Mortar	Not Applicable	Ceramic Tiles	D	N		354			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		875			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

No access above ceiling 2



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #28 : Classroom 2  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 2  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 980

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		980			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		980			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #29 : Classroom 1  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 1  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 980

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		980			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		2500			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		980			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #30 : Health/Washroom  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 140

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		100			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #31 : Storage/Washroom  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 130

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		130			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		130			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

Location part of location 30.



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #32 : Girls washroom  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 240

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Drywall and joint compound	Not Applicable	N/A	C	Y		240			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y		240			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1			EA	S0010	Chrysotile	0.5-5%	Confirmed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #33 : Boys Washroom  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 240

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Drywall and joint compound	Not Applicable	N/A	C	Y		240			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y					SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Mortar		Ceramic Tiles	D	N		180			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		250			SF	V0010	Chrysotile	0.5-5%	Confirmed Asbestos(F)



# CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #34 : Office  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 8  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Drywall and joint compound	Not Applicable	N/A	A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Mortar		Ceramic Tiles	D	N		50			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		100			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #35 : Room 3  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 3  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		100			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #36 : Custodian Office  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 200

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		200			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		100			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #37 : Room 4  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 7  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	N/A	Drywall and joint compound	Not Applicable	N/A	A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		100			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #38 : Classroom 4  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 4  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	N/A	Drywall and joint compound	Not Applicable	N/A	A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #39 : Classroom 5  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 5  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	N/A	Drywall and joint compound	Not Applicable	N/A	C	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #40 : Classroom 6  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:** 6  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling	N/A	Drywall and joint compound	Not Applicable	N/A	C	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Floor	N/A	Terrazzo	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1950			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	N/A	Drywall and joint compound	Not Applicable		A	Y		840			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #41 : Corridor  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 732

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	N/A	Terrazzo	Not Applicable		A	Y		732			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #42 : Basement Mechanical  
**Survey Date:** 2021-08-10

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** NA

**Building Name:** Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 400

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall		Vermiculite/concrete block walls			D	N		750			SF	V9500	Presumed Asbestos		Presumed Asbestos(F)

**Client:** Durham Catholic District School Board  
**Location:** #43 : Exterior  
**Survey Date:**

**Site:** 1324 Oxford Street, Oshawa, ON  
**Floor:** EXT

**Building Name:** Monsignor Philip Coffey  
**Room #:** E  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 25000

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Other <sup>1</sup>		Caulking			A	Y		100			LF	S0011A	Chrysotile	0.5-5%	Confirmed Asbestos(NF)

1 - off white on exterior



## Legend:

Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material



**APPENDIX V**  
**Asbestos Analytical Certificates**





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic School Board, Monsignor Philip Coffey  
**Project No.:** 30169.1324  
**Lab Reference No.:** b33368  
**Analyst(s):** K. Bertuzzi  
**Date Received:** September 29, 2005  
**Date Analyzed:** October 5, 2005  
**# Samples submitted:** 13  
**# Phases analyzed:** 14

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities limited to only a few fibres or fibre bundles in an entire sample. Refer to the chart below for the provincial regulatory thresholds. Multiple phases within a sample are analyzed separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of one year. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Code 101270-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

Provincial Jurisdiction	Regulatory Threshold	Methods of Analysis	
Ontario	0.5%	EPA 600/R-93/116	OHSD MOL
Quebec	0.1%	EPA 600/R-93/116	IRSST 244-2
Manitoba	0.1%	EPA 600/R-93/116	NIOSH 9002
British Columbia	1.0%	EPA 600/R-93/116	OHSD MOL
Alberta, Saskatchewan	Unstated, likely 1.0%	EPA 600/R-93/116	OHSD MOL
Atlantic Provinces (NL, NS, PEI, NB)	1.0%	EPA 600/R-93/116	OHSD MOL

### Methods of Analysis:

**EPA 600/R-93/116** - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993

**OHSD MOL** - Code for the Determination of Asbestos from Bulk Insulation Samples dated 23<sup>rd</sup> of August, 1985 issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour

**IRSST 244-2** - Characterization of fibres in settled dust or in bulk materials. Institut de recherche en santé et en sécurité du travail du Québec, Issued 1999

**NIOSH 9002 Method** - Bulk Asbestos Method, Issue 2 dated the 15<sup>th</sup>, August 1994

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## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic School Board, Monsignor Philip Coffey  
**Project No.:** 30169.1324  
**Prepared For:** Rebecca Dixon

**Lab Reference No.:** b33368  
**Date Analyzed:** October 5, 2005

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
001a Vinyl floor tile, 12" green, location #1	Homogeneous, green, consolidated material.	Chrysotile 5-10%	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method, therefore the estimated percentage of asbestos in this sample should be treated as a minimum value only.		
001b Vinyl floor tile, 12" green, location #14			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
002 White plaster on grey concrete, ceiling, location #2	Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
003a Vinyl floor tile, 12" white, location #3	Homogeneous, white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is recommended.		
003b Vinyl floor tile, 12" white, location #4	Homogeneous, white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is recommended.		

REVIEWED BY: \_\_\_\_\_

ANALYST: K. Bertuzzi





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic School Board, Monsignor Philip Coffey  
**Project No.:** 30169.1324  
**Prepared For:** Rebecca Dixon

**Lab Reference No.:** b33368  
**Date Analyzed:** October 5, 2005

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
003c Vinyl floor tile, 12" white, location #5	Homogeneous, white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is recommended.		
004 White plaster on grey concrete, ceiling, location #8	2 Phases: a) Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, white, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
005a White plaster, ceiling, location #9	Homogeneous, grey, hard, cementitious material.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
005b White plaster, ceiling, location #9	Homogeneous, grey, hard, cementitious material.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
005c White plaster, ceiling, location #9	Homogeneous, grey, hard, cementitious material.	None Detected	Perlite 10-25% Other Non-Fibrous > 75%
006 Plaster, ceiling, location #10	2 Phases: a) Homogeneous, grey, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, white, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%

REVIEWED BY: \_\_\_\_\_

ANALYST: K. Rontunggi





**Pinchin Environmental Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** Durham Catholic School Board, Monsignor Philip Coffey  
**Project No.:** 30169.1324  
**Prepared For:** Rebecca Dixon

**Lab Reference No.:** b33368  
**Date Analyzed:** October 5, 2005

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
007 Vinyl floor tile, 12" off-white with beige markings, location #23	Homogeneous, off-white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is recommended.		
008 Vinyl floor tile, 12" off-white with grey markings, location #23	Homogeneous, off- white, consolidated material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method, therefore the estimated percentage of asbestos in this sample should be treated as a minimum value only.		

REVIEWED BY: \_\_\_\_\_

ANALYST: K. Rostung





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

<b>Project Name:</b>	<b>Monsignor Phillip Coffey Elementary</b>	<b>Date Received:</b>	<b>February 6, 2006</b>
<b>Project No.:</b>	<b>30169.1324</b>	<b>Date Analyzed:</b>	<b>February 14, 2006</b>
<b>Lab Reference No.:</b>	<b>b35186</b>	<b># Samples submitted:</b>	<b>2</b>
<b>Analyst(s):</b>	<b>B. Gurgen</b>	<b># Phases analyzed:</b>	<b>2</b>

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the volume percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities limited to only a few fibres or fibre bundles in an entire sample. Refer to the chart below for the provincial regulatory thresholds. Multiple phases within a sample are analyzed separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of one year. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Code 101270-0) for selected test methods for the identification of asbestos in bulk samples and meets all requirements of ISO/IEC 17025:1999 and relevant requirements of ISO 9002:1994.

Provincial Jurisdiction	Regulatory Threshold	Methods of Analysis	
Ontario	0.5%	EPA 600/R-93/116	OHSD MOL
Quebec	0.1%	EPA 600/R-93/116	IRSST 244-2
Manitoba	0.1%	EPA 600/R-93/116	NIOSH 9002
British Columbia	1.0%	EPA 600/R-93/116	OHSD MOL
Alberta, Saskatchewan	Unstated, likely 1.0%	EPA 600/R-93/116	OHSD MOL
Atlantic Provinces (NL, NS, PEI, NB)	1.0%	EPA 600/R-93/116	OHSD MOL

### Methods of Analysis:

**EPA 600/R-93/116** - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993

**OHSD MOL** - Code for the Determination of Asbestos from Bulk Insulation Samples dated 23<sup>rd</sup> of August, 1985 issued by the Occupational Health and Safety Division of the Ontario Ministry of Labour

**IRSST 244-2** - Characterization of fibres in settled dust or in bulk materials. Institut de recherche en santé et en sécurité du travail du Québec, Issued 1999

**NIOSH 9002 Method** - Bulk Asbestos Method, Issue 2 dated the 15<sup>th</sup>, August 1994

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**Pinchin Environmental Asbestos Laboratory**  
**Certificate of Analysis**

**Project Name:** Monsignor Phillip Coffey Elementary  
**Project No.:** 30169.1324  
**Prepared For:** Rebecca Dixon

**Lab Reference No.:** b35186  
**Date Analyzed:** February 14, 2006

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S007b vinyl floor tile, 12 inch off white with beige	Homogeneous, off-white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		
S007c vinyl floor tile, 12 inch off white with beige	Homogeneous, off-white, consolidated material.	None Detected	Non-Fibrous Material > 75%
Comments:	Vinyl floor tiles may contain very fine asbestos fibres which are not visible using the PLM method. For confirmation of the absence of asbestos, analysis by Transmission Electron Microscopy (TEM) is necessary.		

REVIEWED BY:

ANALYST:



## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

<b>Project Name:</b>	DCDSB , Phillip Coffey School, 1324 Oxford Street, Oshawa		
<b>Project No.:</b>	90674		
<b>Prepared For:</b>	C. Moose/ M. Wilson	<b>Date Received:</b>	January 31, 2014
<b>Lab Reference No.:</b>	b105735 Revised	<b>Date Analyzed:</b>	February 13, 2014
<b>Analyst(s):</b>	B. Hicks	<b># Samples submitted:</b>	21
		<b># Phases analyzed:</b>	15

**Method of Analysis:**

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-3). Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.1% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

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## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: DCDSB , Phillip Coffey School, 1324 Oxford Street, Oshawa  
Project No.: 90674  
Prepared For: C. Moose/ M. Wilson

Lab Reference No.: b105735 Revised  
Date Analyzed: February 13, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0008A Glued on ceiling tiles - Corridor	Homogeneous, grey, compressed, acoustic ceiling tile.	None Detected	Man-made Vitreous Fibres > 75% Non-Fibrous Material 0.5-5%
0008B Glued on ceiling tiles - Corridor	Homogeneous, grey, compressed, acoustic ceiling tile.	None Detected	Man-made Vitreous Fibres > 75% Non-Fibrous Material 0.5-5%
0008C Glued on ceiling tiles - Corridor	Homogeneous, grey, compressed, acoustic ceiling tile.	None Detected	Man-made Vitreous Fibres > 75% Non-Fibrous Material 0.5-5%
0009A Adhesive Room 114	Homogeneous, brown, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
0009B Adhesive Stairs to Basement	Homogeneous, brown, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
0009C Adhesive Room 112	Homogeneous, brown, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
0010A DJC - Girls Washroom	Homogeneous, beige, drywall joint compound.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
Comments:	Cellulose is present on the surface of this sample.		
0010B DJC - Boys Washroom			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		

ANALYST

*BHicks*





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** DCDSB , Phillip Coffey School, 1324 Oxford Street, Oshawa  
**Project No.:** 90674  
**Prepared For:** C. Moose/ M. Wilson

**Lab Reference No.:** b105735 Revised  
**Date Analyzed:** February 13, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0010C DJC - North Doors			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0011A Caulking - Off white - North Vestibule Exterior	Homogeneous, grey, caulking material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
0011B Caulking - Off white - North Vestibule Exterior			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0011C Caulking - Off white - North Vestibule Exterior			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0012A Caulking - White - at exterior windows	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0012B Caulking- White - at exterior windows	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0012C Caulking- White - at exterior windows	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0013A Caulking - Brown - Exterior Windows	Homogeneous, dark grey, caulking material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%

ANALYST

*BHicks*





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: DCDSB , Phillip Coffey School, 1324 Oxford Street, Oshawa  
Project No.: 90674  
Prepared For: C. Moose/ M. Wilson

Lab Reference No.: b105735 Revised  
Date Analyzed: February 13, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0013B Caulking - Brown - Exterior Windows			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0013C Caulking - Brown - Exterior Windows			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0014A Parging cement - BSMT foundation	Homogeneous, beige, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
0014B Parging cement - BSMT foundation	Homogeneous, beige, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%
0014C Parging cement - BSMT foundation	Homogeneous, beige, hard, cementitious material.	None Detected	Non-Fibrous Material > 75%

ANALYST

*BHicks*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** DCDSB - Msrg Coffey, 1324 Oxford Drive, Oshawa, Ontario  
**Project No.:** 102346  
**Prepared For:** Rachel Northey  
Mike Wilson  
**Date Received:** March 5, 2015  
**Lab Reference No.:** b117307  
**Date Analyzed:** March 17, 2015  
**Analyst(s):** M. Tipgos  
**# Samples submitted:** 15  
**# Phases analyzed:** 22

### Method of Analysis:

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** DCDSB - Msrg Coffey, 1324 Oxford Drive, Oshawa, Ontario  
**Project No.:** 102346  
**Prepared For:** Rachel Northey  
Mike Wilson  
**Lab Reference No.:** b117307  
**Date Analyzed:** March 17, 2015

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0015A Clear Caulking, under brown caulk on skylight	Homogeneous, clear, caulking material.	None Detected	Non-Fibrous Material > 75%
0015B Clear Caulking, under brown caulk on skylight	Homogeneous, clear, caulking material.	None Detected	Non-Fibrous Material > 75%
0015C Clear Caulking, under brown caulk on skylight	Homogeneous, clear, caulking material.	None Detected	Non-Fibrous Material > 75%
0016A Grey Caulking, Skylights	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0016B Grey Caulking, Skylights	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0016C Grey Caulking, Skylights	Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0017A Brown and Grey Cauling, Skylights	3 Phases: a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, beige, caulking material.	None Detected	Non-Fibrous Material > 75%

REVIEWED BY

ANALYST





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** DCDSB - Msrg Coffey, 1324 Oxford Drive, Oshawa, Ontario  
**Project No.:** 102346  
**Prepared For:** Rachel Northey  
Mike Wilson  
**Lab Reference No.:** b117307  
**Date Analyzed:** March 17, 2015

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0017B Brown and Grey Cauling, Skylights	2 Phases: a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
0017C Brown and Grey Cauling, Skylights	3 Phases: a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, beige, caulking material.	None Detected	Non-Fibrous Material > 75%
0018A Brown Caulking, Skylights	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
0018B Brown Caulking, Skylights	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%

REVIEWED BY

ANALYST





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** DCDSB - Msrg Coffey, 1324 Oxford Drive, Oshawa, Ontario  
**Project No.:** 102346  
**Prepared For:** Rachel Northey  
Mike Wilson  
**Lab Reference No.:** b117307  
**Date Analyzed:** March 17, 2015

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0018C Brown Caulking, Skylights	3 Phases:		
	a) Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, grey, caulking material.	None Detected	Non-Fibrous Material > 75%
	c) Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0019A Beige Cauling, Interior wall, Skylights	Homogeneous, beige, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Cellulose is present on the surface of this sample.		
0019B Beige Cauling, Interior wall, Skylights	Homogeneous, beige, caulking material.	None Detected	Non-Fibrous Material > 75%
0019C Beige Cauling, Interior wall, Skylights	Homogeneous, beige, caulking material.	None Detected	Non-Fibrous Material > 75%

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## **APPENDIX VI**

### **Methodology**



## **1.0 METHODOLOGY**

Pinchin conducts an inspection of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

### **1.1 Limitations on Scope**

The re-assessment excludes the following:

- Articles belonging to the owner, tenant or occupant (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

As per the original scope of work, concealed locations such as ceiling spaces above solid ceilings, shafts and chases are accessed via existing access panels. Our investigation does not include demolition of drywall or plaster walls to view concealed conditions. Structural items or exterior building finishes are not removed to determine the presence of concealed materials.

### **1.2 Methodology**

Existing sampling data is reviewed and relied upon. If sampling is conducted, samples are collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy is 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM.

Materials listed as exclusions in the previous reports remain as exclusions. Sampling, assessment or verification of excluded materials was not conducted.



If present, the following materials are presumed to be asbestos-containing and are best sampled immediately prior to commencing renovation/disturbance:

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards
- Fire resistant doors
- Metal clad finishes
- Exterior cladding
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment

## **2.0 ANALYSIS AND IDENTIFICATION OF ASBESTOS MATERIALS**

Pinchin relies on the analytical results of prior surveys. Asbestos bulk samples (if required) are analyzed at an independent NVLAP accredited laboratory. Preliminary identification of asbestos fibres is made using polarized light microscopy, with confirmation of the presence and type of asbestos made by dispersion staining optical microscopy. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June 1993. All independent laboratories used by Pinchin, including our laboratory, are certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.



Analytical results are compared to the following criteria.

<b>Jurisdiction</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

The asbestos analysis is completed using a stop positive approach. Only one result meeting the above regulated criteria is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result.

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

Template: Methodology for Asbestos Re-Assessment, HAZ, January 10, 2020



## **METHODOLOGY ANNEX A EVALUATION CRITERIA**



## 1.0 EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

The detailed asbestos assessment provides information regarding the location, condition, accessibility and friability of the asbestos-containing materials (ACM). In order to make recommendations for compliance with current regulations, Pinchin developed the following criteria.

## 2.0 EVALUATION OF CONDITION

### 2.1 Friable Sprayed or Trowelled Fireproofing, Thermal Insulation and Texture Finishes (Surfacing Materials)

To evaluate the condition of ACM sprayed or trowelled on fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria are applied:

<b>Good</b>	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
<b>Poor</b>	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination or some portion of the substrate may be exposed.

In Locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

### 2.2 Friable Mechanical or Thermal System Insulation (TSI)

To evaluate the condition of mechanical insulation on vessels, boilers, breeching, ducts, pipes, fan units, equipment etc. the following criteria are applied:

<b>Good</b>	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.
<b>Fair</b>	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.



<b>Poor</b>	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.
-------------	---

The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

### **2.3 Potentially Friable Materials and Miscellaneous Friable Materials**

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as acoustic ceiling tiles and plaster. To evaluate the condition of potentially friable materials, the following criteria are applied:

<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
<b>Poor</b>	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

### **2.4 Non-Friable Materials**

Non-friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g. use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:



<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
<b>Poor</b>	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

## 2.5 Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

<b>Debris</b>	Debris may be friable or non-friable but is always identified as debris.
---------------	--

## 2.6 Evaluation of Presumed Asbestos-Containing Material (PACM)

Presumed asbestos-containing materials (PACM), are building materials that may contain asbestos but were not sampled or analyzed due to inaccessibility or the need to perform destructive testing to obtain a reasonable sample set. Evaluation of these materials is based on the assumption that these PACM are asbestos-containing.

A list of PACM is provided in the report and they are generally not included in the detailed room by room reports. Typically, they are excluded because they are inaccessible or present in very small quantities. If PACM are evaluated, Pinchin uses the criteria that correspond with the type (and friability) of the material listed above.



### 3.0 EVALUATION OF ACCESSIBILITY

The accessibility of building materials known or suspected of being ACM is rated according to the following criteria:

<b>Access (A)</b>	Common areas of the building within reach of all building users (approximately 8' - 9' from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops, warehouses)
<b>Access (B)</b>	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
<b>Access (C) and Visible</b>	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels. Visible column on HMIS sheets will say YES.
<b>Access (C) and not Visible</b>	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points. Visible column on HMIS sheets will say NO.
<b>Access (D)</b>	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

### 4.0 ACTION MATRIX AND DEFINITIONS

Pinchin's evaluation of the viability of a specific asbestos control option is based on the consideration of the friability, condition, accessibility and visibility of a material. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area. The action matrix considers the potential for fibre release (primarily from friable ACM) and the possible concerns from regulatory bodies and many building occupants to all damaged ACM (including non-friable).

In any building with asbestos, many current regulations require an Asbestos Management Program be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be recommended. The following matrix provides guidance for recommended Actions in the



absence of renovation or demolition. In the event of construction or maintenance activity which will disturb ACM more aggressive control or removal will be required.

#### 4.1 Action Matrix

The following tables outline the action decisions based on the relationship of assessed factors. Table I applies to friable ACM. Table II applies to non-friable ACM.

**Table I Decision Matrix for Friable ACM**

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 5 <sup>1</sup>	Action 5 <sup>2</sup>	Action 3	Action 1
(B)	Action 7	Action 6 <sup>3</sup>	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

**Table II Decision Matrix for Potentially Friable and Non-Friable ACM**

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 7	Action 7 <sup>4</sup>	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

<sup>1</sup> If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.

<sup>2</sup> If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.

<sup>3</sup> If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.

<sup>4</sup> Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons



## 4.2 Action Definitions

The following are the definitions in the Action Matrix Table presented above:

Action Definitions	
<b>Action 1</b>	<p>Clean-Up of ACM Debris</p> <p>Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.</p>
<b>Action 2</b>	<p>Precautions for Access Which may Disturb ACM Debris</p> <p>Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.</p>
<b>Action 3</b>	<p>ACM Removal</p> <p>Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.</p>
<b>Action 4</b>	<p>Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.</p>
<b>Action 5</b>	<p>Proactive ACM Removal</p> <p>Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.</p>
<b>Action 6</b>	<p>ACM Repair</p> <p>Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room</p>
<b>Action 7</b>	<p>Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).</p>

Master Template: Methodology Annex A to Appendix I Evaluation Criteria, HAZ, January 10, 2020





## **Hazardous Building Materials Assessment**

Exterior Window and Door  
Replacement Project  
Monsignor John Pereyma  
Catholic School  
316 Conant Street, Oshawa,  
Ontario

Prepared for:

### **Durham Catholic District School Board**

652 Rossland Road West  
Oshawa, Ontario L1J 8MJ

May 6, 2021

Pinchin File: 288435





**Hazardous Building Materials Assessment**

Monsignor John Pereyma Catholic School, 316 Conant Street, Oshawa, Ontario  
Durham Catholic District School Board

May 6, 2021  
Pinchin File: 288435

**Issued to:** Durham Catholic District School Board  
**Issued on:** May 6, 2021  
**Pinchin File:** 288435  
**Issuing Office:** Peterborough, ON

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## **EXECUTIVE SUMMARY**

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment at Monsignor John Pereyma Catholic School located at 316 Conant Street, Oshawa, Ontario. Pinchin performed the assessment on March 23, 2021.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes renovations to the exterior window and doors of the perimeter of the building.

The results of this assessment are intended for use with a properly developed performance specification.

The assessed area was limited to part of the building, which consisted of the perimeter windows and doors of the interior and exterior of the building, and finishes in the immediate vicinity of the openings, as shown on the drawings in Appendix I.

## **SUMMARY OF FINDINGS**

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

### Asbestos:

- Vermiculite insulation, presumed to contain asbestos, present in the perimeter block walls of the 1963 phase of construction;
- Transite, presumed to contain asbestos, present as a rain-water leaders in the building;
- Black putty, containing chrysotile asbestos, present on exterior doors and windows of the 1990 phase of construction; and
- White paint, containing chrysotile asbestos, present in paint on masonry walls of the 1963 phase of construction.

### Lead:

- Paints sampled are considered non-lead containing (<0.009% lead).
- Lead within batteries of emergency lights.

Silica: Crystalline silica is present in concrete, mortar, masonry, ceramics, grout, drywall, ceiling tiles and plaster.

Mercury: Mercury vapour is present in lamp tubes.





## **Hazardous Building Materials Assessment**

Monsignor John Pereyma Catholic School, 316 Conant Street, Oshawa, Ontario  
Durham Catholic District School Board

May 6, 2021  
Pinchin File: 288435

Polychlorinated Biphenyls (PCBs): PCBs are presumed to be present in the caulking located in the 1963 phase of construction.

Mould and Water Damage: Visible mould and water damage was not observed.





## SUMMARY OF RECOMMENDATIONS

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

1. Prepare specifications for the hazardous materials removal required for the planned work.
2. Conduct further investigation of the following items, which was not completed during this assessment:
  - a. Sample ceramic tile settling compound if impacted during renovations.
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 or renovation activities.
5. Recycle mercury-containing lamp tubes when removed from service.
6. Follow appropriate safe work procedures when handling or disturbing silica and lead.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*





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## APPENDICES

APPENDIX I	Drawings
APPENDIX II-A	Asbestos Analytical Certificates
APPENDIX II-B	Lead Analytical Certificates
APPENDIX III	Methodology
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APPENDIX V	Hazardous Materials Summary Report / Sample Log
APPENDIX VI	HMIS All Data Report





## **1.0 INTRODUCTION AND SCOPE**

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of Monsignor John Pereyma Catholic School located at 316 Conant Street, Oshawa, Ontario.

Pinchin performed the assessment on March 23, 2021. The surveyor was unaccompanied during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation including an exterior windows and doors replacement project at the perimeter of the building.

The results of this assessment are intended for use with a properly developed performance specification.

### **1.1 Scope of Assessment**

The **assessed area** is limited to the portion(s) of the building to renovated, as described by the Client and identified in the drawings in Appendix I.

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

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

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

The following Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide





- Isocyanates
- Vinyl chloride monomer

## 2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined in the scope.

Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation.

For further details on the methodology including test methods, refer to Appendix III.

## 3.0 BACKGROUND INFORMATION

### 3.1 Building Description

Description Item	Details
Use	School
Number of Floors	The building is one storey plus one level below grade.
Total Area	The assessed area is ~20,000 square feet.
Year of Construction	The building was constructed in 1963 with additions constructed in 1990 and 2001.
Structure	Structural steel and concrete
Exterior Cladding	Brick, pre-cast concrete
HVAC	Rooftop HVAC unit, boiler and hot water heating to radiators
Roof	Not accessed
Flooring	Vinyl tile, terrazzo, ceramic tile, carpet
Interior Walls	Drywall, masonry, ceramic tile
Ceilings	Drywall and acoustic tile, textured plaster

### 3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- “HMIS Asbestos Assessment, Monsignor John Pereyma Catholic Secondary School, 316 Conant Street, Oshawa, Ontario”, dated August 5, 2010, Pinchin File 58127.





- “Asbestos Letter of Findings, Monsignor John Pereyma Catholic Secondary School, 316 Conant Street, Oshawa, Ontario”, dated July 5, 2012, Pinchin File 76056.
- “Hazardous Building Materials Assessment, Monsignor John Pereyma Catholic Secondary School, 316 Conant Street, Oshawa, Ontario”, dated March 31, 2015, Pinchin File 103340.
- “Hazardous Building Materials Assessment, Monsignor John Pereyma Catholic Secondary School, 316 Conant Street, Oshawa, Ontario”, dated March 1, 2016, Pinchin File 111667.
- “Asbestos Assessment, Monsignor John Pereyma Catholic Secondary School, 316 Conant Street, Oshawa, Ontario”, dated August 31, 2020, Pinchin file 275483.
- “Hazardous Building Materials Assessment, Monsignor John Pereyma Catholic Secondary School, 316 Conant Street, Oshawa, Ontario”, dated April 16, 2021, Pinchin File 288435.

## **4.0 FINDINGS**

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations. For details on approximate quantities, condition, friability and locations of hazardous materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

### **4.1 Asbestos**

#### *4.1.1 Texture Finishes (Decorative)*

Texture finish present on the drywall and plaster ceilings in the Main Foyer (Location 9), Career Centre (Location 11) and Offices (Location 13) and does not contain asbestos (samples 0006A-G & 0017A-E).





Non-asbestos texture finish present in the Main Foyer  
(Location 9).

#### 4.1.2 *Pipe Insulation*

Pipes are insulated with fibreglass or uninsulated in the assessed area.

Pipes insulated with asbestos-containing insulations may be present in inaccessible spaces such as above solid ceilings, in chases, in column enclosures and within shafts in the assessed area as asbestos-containing pipe insulation is present in the Boiler Room (Location 1) and Custodian Room (Location 4) (samples 0009B & 0010A).



Pipes insulated with non-asbestos fibreglass present in the  
assessed area.

#### 4.1.3 *Duct Insulation and Mastic*

Ducts are either uninsulated or insulated with fibreglass and jacketed with either canvas or foil in the assessed area. Duct mastic was not observed on uninsulated ducts during the assessment.





Non-asbestos fibre glass insulation on ventilation ducts present in assessed area.

#### 4.1.4 Mechanical Equipment Insulation

Mechanical equipment (Radiators) are not insulated in the assessed area.

#### 4.1.5 Vermiculite

Destructive testing was conducted of a representative selection of interior masonry block walls and exterior brick walls, including creating penetrations at multiple locations. The locations of destructive testing have been indicated on the drawings in Appendix I. Loose fill vermiculite was not observed within the cavities.

Pinchin was informed that vermiculite debris was identified in the 1963 phase of construction in masonry walls by a custodial member. If vermiculite is observed during renovations stop work immediately and notify Pinchin to collect samples.

#### 4.1.6 Acoustic Ceiling Tiles

Acoustic ceiling tiles are present in the assessed area, as follows:

Size, Type, Pattern	Sample Locations	Sample Number or Date Code	Asbestos Type
24" x 48", Lay-in white ridges and medium pinhole	Various locations of 1963, 1990 and 2001 Phases of Construction	Dated post 1995	None
24" x 48", Small fleck and pinhole	Various locations of 1963, 1990 and 2001 Phases of Construction	Dated post 1995	None

Ceiling tiles are presumed to be non-asbestos based on the date of manufacture determined from the date stamp applied to the top of the tiles. The tiles were manufactured after asbestos stopped being used in acoustic ceiling tiles.





Non-asbestos 12" x 24" lay-in small fleck and pinhole ceiling tiles are present in the assessed area.



Non-asbestos 12" x 24" lay-in white ridges and medium pinhole ceiling tiles are present in the assessed area.

#### 4.1.7 Plaster

Plaster present on ceilings in the Corridor (Location 8) does not contain asbestos (samples 0005A-C).

#### 4.1.8 Drywall Joint Compound

Drywall joint compound on ceiling and wall finishes in the 1963 phase of construction does not contain asbestos 0004A-G, 0016C & 0033A-C).

Asbestos in drywall joint compound was banned in Canada in 1980. Drywall joint compound in the 1990 and 2001 Phases of Construction was installed after 1986 and is presumed to contain no asbestos.



Non-asbestos drywall joint compound is present in the building.

#### 4.1.9 Asbestos Cement Products (Transite)

Asbestos cement (Transite) pipe is present as rain-water leaders in the assessed area. The Transite pipes were observed in the following assessed locations:

- Room 132 (Location 28);



- Cafeteria (Location 34); and
- Room 125 (Location 37).

Transite is a non-friable material that was visually determined to contain asbestos. All Transite is in good condition.



Transite pipe is present in the assessed area.

#### 4.1.10 Vinyl Floor Tiles

Vinyl floor tiles are present as follows:

Description	Sample Locations	Sample Number	Asbestos Type (tile)	Asbestos Type (mastic)
12" x 12" Blue and white spots	Career Centre (Location 2)	0007A-C	None detected	None detected
12" x 12" Off white with grey spots	Kitchenette (Location 20), and Seminar Room 121 (Location 32)	0007A-C & 0013A-C	None detected	None detected
12" x 12" Grey with grey splotches	Staff Work Room (Location 31)	0014A-C	None detected	None detected

Vinyl floor tiles located in the 1990 and 2001 phases of construction were presumed to be non-asbestos based on historical knowledge of the date of installation.





Non-asbestos 12" x 12" blue vinyl floor tile with white spots located in the Career Centre (Location 2).



Non-asbestos 12" x 12" off-white vinyl floor tile with grey spots located in the Kitchenette (Location 20).



Non-asbestos 12" x 12" grey with grey splotches vinyl floor tile with white spots located in the Staff Work Room (Location 31).

#### 4.1.11 Sealants, Caulking, and Putty

The following table presents a summary of caulking, sealants and putties present:

Material, Colour	Application	Sample Location	Sample Number	Asbestos Type
Caulking, Yellow	Masonry wall joints	Main Foyer (Location 9) – 1963 phase of construction	0012A-C	None detected
Caulking, light grey	On interior metal door frames	Main Foyer (Location 9) – 1963 phase of construction	0030A-C	None detected
Caulking, dark grey	Interior door frames between masonry and metal.	Main Foyer (Location 9) – 1963 phase of construction	0031A-C	None detected



**Hazardous Building Materials Assessment**

Monsignor John Pereyma Catholic School, 316 Conant Street, Oshawa, Ontario  
Durham Catholic District School Board

May 6, 2021  
Pinchin File: 288435

Material, Colour	Application	Sample Location	Sample Number	Asbestos Type
Caulking, grey	Interior window frames between masonry and metal.	Classroom (Location 22) – 1963 phase of construction	0013A-C & 0032A-C	None Detected
Caulking, white	Interior door frames between masonry and metal.	2001 Phase of Construction (Location 39)	0035A-C	None Detected
Caulking, light grey	Interior window frames between masonry and metal.	2001 Phase of Construction (Location 39)	0036A-C	None Detected
Caulking, grey	Interior door frames between masonry and metal.	Corridor (Location 35) & Library (Location 29) - 1990 Phase of Construction	0037A-C & 0009A-C	None Detected
Caulking, grey	Interior window frames between masonry and metal.	Library (Location 29) - 1990 Phase of Construction	0011A-C	None Detected
Caulking, beige	Masonry wall joints	Library (Location 29) - 1990 Phase of Construction	0010A-C	None Detected
Caulking, white	Interior window frames between masonry and metal.	Cafeteria (Location 34) - 1990 Phase of Construction	0038A-C	None Detected
Caulking, grey	Exterior windows and doors between masonry and metal	Exterior (Location 40) – 1963 Phase of Construction	0039A-C	None Detected
Putty, black	Exterior doors and windows	Exterior (Location 40) – 1963 Phase of Construction	0040A-C	None Detected
Caulking, light grey	Exterior window frames between masonry and metal	Exterior (Location 40) – 1963 Phase of Construction	0041A-C	None Detected
Caulking, dark grey	Exterior door frames between masonry and metal	Exterior (Location 40) – 2001 Phase of Construction	0042A-C	None Detected
Caulking, light grey	Exterior window frames between masonry and metal	Exterior (Location 40) – 2001 Phase of Construction	0043A-C	None Detected
Putty, black	Exterior doors and windows	Exterior (Location 40) – 2001 Phase of Construction	0044A-C	None Detected



Material, Colour	Application	Sample Location	Sample Number	Asbestos Type
Caulking, light grey	Exterior doors and window frames between masonry and metal	Exterior (Location 40) – 1990 Phase of Construction	0045A-C	None Detected
Putty, black	Exterior doors and windows	Exterior (Location 40) – 1990 Phase of Construction	0046A-C	Chrysotile

Caulking, sealants and putty are non-friable materials.



Non-asbestos light and dark grey caulking on interior door frames of the 1963 phase of construction.



Non-asbestos grey caulking on interior window frames of the 1963 phase of construction.



Non-asbestos white caulking on interior door frames of the 2001 phase of construction.



Non-asbestos light grey caulking on interior window frames of the 2001 phase of construction.





Non-asbestos light grey caulking on interior door frames of the 1990 phase of construction.



Non-asbestos white caulking on interior window frames of the 1990 phase of construction.



Non-asbestos grey caulking on exterior window and door frames of the 1963 phase of construction.



Non-asbestos black putty on exterior windows and doors of the 1963 phase of construction.



Non-asbestos light grey caulking on exterior window frames of the 2001 phase of construction.



Non-asbestos dark grey caulking on exterior door frames of the 2001 phase of construction.





Non-asbestos black putty on exterior windows and doors of the 2001 phase of construction.



Non-asbestos light grey caulking on exterior window and door frames of the 1990 phase of construction.



Asbestos-containing black putty on exterior windows and doors of the 1990 phase of construction.

#### 4.1.12 Other Building Materials

White paint, containing chrysotile asbestos, is present on concrete block in the 1963 phase of construction (samples 0034A-C). Paint is non-friable.



Asbestos-containing paint on the masonry walls is present in the 1963 phase of construction.



#### 4.1.13 Presumed Asbestos Materials

The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Ceramic tile setting compound

## 4.2 Lead

### 4.2.1 Paints and Surface Coatings

Refer to the lab report(s) in Appendix II-B and the Hazardous Materials Summary Report in Appendix V for details on paints sampled and their locations.

The following table summarizes the analytical results for paints sampled that are **considered elevated**, i.e. above 0.1% (1,000 mg/kg).

The following table summarizes the analytical results.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0002	White paint on drywall wall	Classroom (Location 18) – 1963 Phase of Construction	<0.0071
L0003	White paint on masonry wall	Classroom (Location 22) – 1963 Phase of Construction	<0.0049
L0004	Grey paint on metal doors and frames	2001 Phase of Construction (Location 39)	<0.0044
L0005	White paint on masonry walls	2001 Phase of Construction (Location 39)	<0.0051
L0006	White paint on masonry walls	Corridor (Location 35) – 1990 Phase of Construction	<0.0050

All paints sampled were below the threshold of 0.1% (1,000 mg/kg).

Results less than or equal to 0.1% (1,000 mg/kg), but equal to or greater than 0.009% (90 mg/kg), are considered low-level lead paints or surface coatings in accordance with the EACO guideline.





White paint on drywall and masonry walls in the 1963 phase of construction is a non-lead paint.



Grey paint on metal doors and frames in the assessed area is a non-lead paint.



White paint in the 2001 phase of construction is a non-lead paint.



White paint in the 1990 phase of construction is a non-lead paint.

#### 4.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting.

#### 4.2.3 Presumed Lead Materials

Lead is known to be present in a number of materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections
- Glazing on ceramic tiles

### 4.3 Silica

Crystalline silica is known to be a component of the following materials:

- Poured or pre-cast concrete





- Masonry and mortar
- Ceramic tiles and grout
- Plaster
- Drywall
- Ceiling tiles

#### **4.4 Mercury**

##### *4.4.1 Lamps*

Mercury vapour is present in fluorescent lamp tubes.

##### *4.4.2 Mercury-Containing Devices*

Mercury-containing devices were not found during the assessment.

#### **4.5 Polychlorinated Biphenyls**

##### *4.5.1 Caulking*

PCBs were banned in 1980 and caulking in the assessed areas was installed in 1988 or later and is not suspected to contain PCBs. Pinchin observed the windows to be date stamped 1988, in the 1963 phase of construction.

##### *4.5.2 Lighting Ballasts*

Based on date of construction and confirmed by visual observations (evidence of T-5 fixtures with magnetic ballasts) the building will not contain PCB ballasts.

##### *4.5.3 Transformers*

Transformers were not found during the assessment.

#### **4.6 Mould and Water Damage**

Visible mould growth and water damage was not found during the assessment.

### **5.0 RECOMMENDATIONS**

#### **5.1 General**

1. Prepare performance specifications for hazardous material removal required for the planned work. The specifications should include, safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.





2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb and arrange for further testing and evaluation.
3. Conduct further investigation of the following items, areas or locations, which were not completed during this assessment:
  - a. Sample ceramic tile settling compound if impacted during renovations.
4. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
5. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.
6. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

## **5.2 Building Renovation Work**

The following recommendations are made regarding renovation involving the hazardous materials identified.

### **5.2.1 Asbestos**

Remove all asbestos-containing materials (ACM) prior to demolition work following safe work procedures.

If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

### **5.2.2 Lead**

For paints identified as having low levels of lead (i.e., less than the EACO guideline of 0.1% (1,000 mg/kg) for lead-containing paints but equal to or above 0.009% (90 mg/kg)) special precautions are not recommended unless aggressive disturbance (grinding, blasting, torching) is planned. Exposure from construction disturbance of paints containing lead less than 0.009% (90 mg/kg) is assumed to be insignificant.

Lead-containing items should be recycled when taken out of service.

### **5.2.3 Silica**

Construction 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 per Ontario regulations and guidelines.

#### 5.2.4 Mercury

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with Ontario regulations.

## 6.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## 7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Ontario (EACO) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
9. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
10. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.



**APPENDIX I**  
**Drawings**







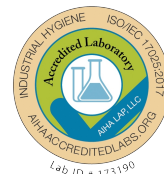
**APPENDIX II-A**  
**Asbestos Analytical Certificates**





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962549  
**Analysis ID:** 71962549\_PLM  
**Date Received:** 3/26/2021  
**Date Reported:** 3/31/2021  
**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0030A	Light grey caulking on Main Entrance doors (Location 9) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_1					Ashed
0030B	Light grey caulking on Main Entrance doors (Location 9) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_2					Ashed
0030C	Light grey caulking on Main Entrance doors (Location 9) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_3					Ashed
0031A	Dark grey caulking on door frames on Main Entrance (Location 9) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_4					Ashed
0031B	Dark grey caulking on door frames on Main Entrance (Location 9) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_5					Ashed
0031C	Dark grey caulking on door frames on Main Entrance (Location 9) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_6					Ashed
0032A	Grey caulking on window frames in Classroom (Location 22) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_7					Ashed
0032B	Grey caulking on window frames in Classroom (Location 22) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_8					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Jalen Moore (51)

Analyst

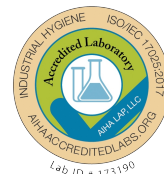
Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

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**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0032C	Grey caulking on window frames in Classroom (Location 22) - 1963 Phase	None Detected		100% Other	White Non Fibrous Heterogeneous
71962549PLM_9					Ashed
0033A	Drywall joint compound on wall in Classroom 18 (Location 18) - 1963 Phase	None Detected		100% Other	White Non Fibrous Heterogeneous
71962549PLM_10					Crushed
0033B	Drywall joint compound on wall in Classroom 18 (Location 18) - 1963 Phase	None Detected		100% Other	White Non Fibrous Heterogeneous
71962549PLM_11					Crushed
0033C	Drywall joint compound on wall in Classroom 18 (Location 18) - 1963 Phase	None Detected		100% Other	White Non Fibrous Heterogeneous
71962549PLM_12					Crushed
0034A	White paint on masonry walls in Classroom (Location 22) - 1963 Phase	1% Chrysotile		99% Other	White Non Fibrous Heterogeneous
71962549PLM_13					Crushed
0034B	White paint on masonry walls in Classroom (Location 22) - 1963 Phase	Not Analyzed			
71962549PLM_14					
0034C	White paint on masonry walls in Classroom (Location 22) - 1963 Phase	Not Analyzed			
71962549PLM_15					
0035A	White caulking on door frames (Location 39) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_16					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Jalen Moore (51)

Analyst

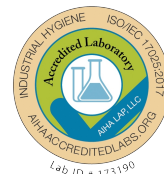
Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962549  
**Analysis ID:** 71962549\_PLM  
**Date Received:** 3/26/2021  
**Date Reported:** 3/31/2021  
**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0035B	White caulking on door frames (Location 39) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_17					Ashed
0035C	White caulking on door frames (Location 39) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_18					Ashed
0036A	Light grey caulking on window frames (Location 39) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_19					Ashed
0036B	Light grey caulking on window frames (Location 39) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_20					Ashed
0036C	Light grey caulking on window frames (Location 39) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_21					Ashed
0037A	Light grey caulking on door frames in Corridor (Location 35) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_22					Ashed
0037B	Light grey caulking on door frames in Corridor (Location 35) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_23					Ashed
0037C	Light grey caulking on door frames in Corridor (Location 35) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_24					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Jalen Moore (51)

Analyst

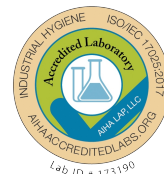
Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962549  
**Analysis ID:** 71962549\_PLM  
**Date Received:** 3/26/2021  
**Date Reported:** 3/31/2021  
**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0038A	White caulking on windows in Cafeteria (Location 34) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_25					Ashed
0038B	White caulking on windows in Cafeteria (Location 34) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_26					Ashed
0038C	White caulking on windows in Cafeteria (Location 34) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_27					Ashed
0039A	Grey caulking on exterior windows and doors (Location 40) - 1963 phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_28					Ashed
0039B	Grey caulking on exterior windows and doors (Location 40) - 1963 phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_29					Ashed
0039C	Grey caulking on exterior windows and doors (Location 40) - 1963 phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_30					Ashed
0040A	Black putty on exterior windows and doors (Location 40) - 1963 Phase	None Detected		100% Other	Black Non Fibrous Heterogeneous
71962549PLM_31					Ashed
0040B	Black putty on exterior windows and doors (Location 40) - 1963 Phase	None Detected		100% Other	Black Non Fibrous Heterogeneous
71962549PLM_32					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Jalen Moore (51)

Analyst

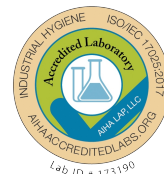
Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962549  
**Analysis ID:** 71962549\_PLM  
**Date Received:** 3/26/2021  
**Date Reported:** 3/31/2021  
**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0040C	Black putty on exterior windows and doors (Location 40) - 1963 Phase	None Detected		100% Other	Black Non Fibrous Heterogeneous
71962549PLM_33					Ashed
0041A	Light grey caulking on exterior windows (Location 40) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_34					Ashed
0041B	Light grey caulking on exterior windows (Location 40) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_35					Ashed
0041C	Light grey caulking on exterior windows (Location 40) - 1963 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_36					Ashed
0042A	Dark grey caulking on exterior doors (Location 40 - 2001 Phase)	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_37					Ashed
0042B	Dark grey caulking on exterior doors (Location 40 - 2001 Phase)	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_38					Ashed
0042C	Dark grey caulking on exterior doors (Location 40 - 2001 Phase)	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_39					Ashed
0043A	Light grey caulking on exterior windows (Location 40) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_40					Ashed

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Jalen Moore (51)

Analyst

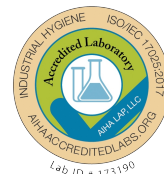
Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962549  
**Analysis ID:** 71962549\_PLM  
**Date Received:** 3/26/2021  
**Date Reported:** 3/31/2021  
**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0043B	Light grey caulking on exterior windows (Location 40) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_41					Ashed
0043C	Light grey caulking on exterior windows (Location 40) - 2001 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_42					Ashed
0044A	Black putty on exterior doors and windows (Location 40) - 2001 Phase	None Detected		100% Other	Black Non Fibrous Heterogeneous
71962549PLM_43					Ashed
0044B	Black putty on exterior doors and windows (Location 40) - 2001 Phase	None Detected		100% Other	Black Non Fibrous Heterogeneous
71962549PLM_44					Ashed
0044C	Black putty on exterior doors and windows (Location 40) - 2001 Phase	None Detected		100% Other	Black Non Fibrous Heterogeneous
71962549PLM_45					Ashed
0045A	Light grey caulking on exterior doors and windows (Location 40) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_46					Ashed
0045B	Light grey caulking on exterior doors and windows (Location 40) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_47					Ashed
0045C	Light grey caulking on exterior doors and windows (Location 40) - 1990 Phase	None Detected		100% Other	Gray Non Fibrous Heterogeneous
71962549PLM_48					Ashed

Disclaimer: Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Jalen Moore (51)

Analyst

Approved Signatory





# Bulk Asbestos Analysis

By Polarized Light Microscopy  
EPA Method: 600/R-93/116 and 40 CFR, Part 763, Subpart E,  
App.E



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962549  
**Analysis ID:** 71962549\_PLM  
**Date Received:** 3/26/2021  
**Date Reported:** 3/31/2021  
**Date Amended:** 4/16/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS DCDSB

Sample ID	Description	Asbestos	Fibrous Components	Non-Fibrous Components	Attributes
Lab Sample ID	Lab Notes				Treatment
0046A	Black putty on exterior doors and windows (Location 40) - 1990 Phase	5% Chrysotile		95% Other	Black Non Fibrous Heterogeneous
71962549PLM_49					Dissolved
0046B	Black putty on exterior doors and windows (Location 40) - 1990 Phase	Not Analyzed			
71962549PLM_50					
0046C	Black putty on exterior doors and windows (Location 40) - 1990 Phase	Not Analyzed			
71962549PLM_51					

**Disclaimer:** Due to the nature of the EPA 600 method, asbestos may not be detected in samples containing low levels of asbestos. We strongly recommend that analysis of floor tiles, vermiculite, and/or heterogeneous soil samples be conducted by TEM for confirmation of "None Detected" by PLM. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAL. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. government. Analytical uncertainty available upon request. Scientific Analytical Institute participates in the NVLAP Proficiency Testing program. Unless otherwise noted blank sample correction was not performed. Estimated MDL is 0.1%.

Jalen Moore (51)

Analyst

Approved Signatory



71962549  
Version 1-15-2012

**Client:** Pinchin Ltd.  
**Contact:**  
  
**Address:** 191 Bloor Street East  
**Phone:** 289.404.8184  
**Fax:**  
**Email:** [sdadhwai@pinchin.com](mailto:sdadhwai@pinchin.com)  
[cfennell@pinchin.com](mailto:cfennell@pinchin.com)  
**Project:** 290596 HBMA Monsignor John  
Pereyma CSS DCDSB  
**Client Notes:**  
  
**P.O. #.** 290596  
**Date Submitted:** 3/26/2021  
  
**Analysis:** PLM - Stop Positive  
**TurnAroundTime:** Regular

**\*Instructions:**  
Use Column "B" for your contact info

To See an Example Click the  
bottom Example Tab.

Enter samples between "<<" and ">>"  
Begin Samples with a "<<" above the first sample  
and end with a ">>" below the last sample.  
Only Enter your data on the first sheet "Sheet1"

Note: Data 1 and Data 2 are optional  
fields that do not show up on the official  
report, however they will be included  
in the electronic data returned to you  
to facilitate your reintegration of the report data.

Invoice to:

Chris Fennell  
[cfennell@pinchin.com](mailto:cfennell@pinchin.com)

Scientific  
Analytical  
Institute



4604 Dundas Dr.  
Greensboro, NC 27407  
Phone: 336.292.3888  
Fax: 336.292.3313  
Email: [lab@sailab.com](mailto:lab@sailab.com)

0016A

Light grey caulking on Main Entrance doors (Location 9) - 1963 Phase

0016G

Light grey caulking on Main Entrance doors (Location 9) - 1963 Phase

0017A

Light grey caulking on Main Entrance doors (Location 9) - 1963 Phase

0017B

Dark grey caulking on door frames on Main Entrance (Location 9) - 1963 Phase

0017C

Dark grey caulking on door frames on Main Entrance (Location 9) - 1963 Phase

0018A

Dark grey caulking on door frames on Main Entrance (Location 9) - 1963 Phase

0018B

Grey caulking on window frames in Classroom (Location 22) - 1963 Phase

0018C

Grey caulking on window frames in Classroom (Location 22) - 1963 Phase

0019A

Grey caulking on window frames in Classroom (Location 22) - 1963 Phase

0019B

Drywall joint compound on wall in Classroom 18 (Location 18) - 1963 Phase

0019C

Drywall joint compound on wall in Classroom 18 (Location 18) - 1963 Phase

0020A

Drywall joint compound on wall in Classroom 18 (Location 18) - 1963 Phase

0020B

White paint on masonry walls in Classroom (Location 22) - 1963 Phase

0020C

White paint on masonry walls in Classroom (Location 22) - 1963 Phase

0021A

White paint on masonry walls in Classroom (Location 22) - 1963 Phase

White caulking on door frames (Location 39) - 2001 Phase

Accepted ☒

Rejected ☐

Clear 3/26  
10:30 AM



71962549

0021B	White caulking on door frames (Location 39) - 2001 Phase
0021C	White caulking on door frames (Location 39) - 2001 Phase
0022A	Light grey caulking on window frames (Location 39) - 2001 Phase
	Light grey caulking on window frames (Location 39) - 2001 Phase
0022C	Light grey caulking on window frames (Location 39) - 2001 Phase
0023A	Light grey caulking on door frames in Corridor (Location 35) - 1990 Phase
0023B	Light grey caulking on door frames in Corridor (Location 35) - 1990 Phase
0023C	Light grey caulking on door frames in Corridor (Location 35) - 1990 Phase
0024A	White caulking on windows in Cafeteria (Location 34) - 1990 Phase
0024B	White caulking on windows in Cafeteria (Location 34) - 1990 Phase
0024C	White caulking on windows in Cafeteria (Location 34) - 1990 Phase
0025A	Grey caulking on exterior windows and doors (Location 40) - 1963 phase
0025B	Grey caulking on exterior windows and doors (Location 40) - 1963 phase
0025C	Grey caulking on exterior windows and doors (Location 40) - 1963 phase
0026A	Black putty on exterior windows and doors (Location 40) - 1963 Phase
	Black putty on exterior windows and doors (Location 40) - 1963 Phase
0026C	Black putty on exterior windows and doors (Location 40) - 1963 Phase
0027A	Light grey caulking on exterior windows (Location 40) - 1963 Phase
0027B	Light grey caulking on exterior windows (Location 40) - 1963 Phase
0027C	Light grey caulking on exterior windows (Location 40) - 1963 Phase
0028A	Dark grey caulking on exterior doors (Location 40) - 2001 Phase
0028B	Dark grey caulking on exterior doors (Location 40) - 2001 Phase
0028C	Dark grey caulking on exterior doors (Location 40) - 2001 Phase
	Light grey caulking on exterior windows (Location 40) - 2001 Phase
0029B	Light grey caulking on exterior windows (Location 40) - 2001 Phase
0029C	Light grey caulking on exterior windows (Location 40) - 2001 Phase
0030A	Black putty on exterior doors and windows (Location 40) - 2001 Phase
0030B	Black putty on exterior doors and windows (Location 40) - 2001 Phase
0030C	Black putty on exterior doors and windows (Location 40) - 2001 Phase
0031A	Light grey caulking on exterior doors and windows (Location 40) - 1990 Phase
0031B	Light grey caulking on exterior doors and windows (Location 40) - 1990 Phase
0031C	Light grey caulking on exterior doors and windows (Location 40) - 1990 Phase
0032A	Black putty on exterior doors and windows (Location 40) - 1990 Phase
0032B	Black putty on exterior doors and windows (Location 40) - 1990 Phase
0032C	Black putty on exterior doors and windows (Location 40) - 1990 Phase



**APPENDIX II-B**  
**Lead Analytical Certificates**





# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7000B



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Christopher Fennell

**Lab Order ID:** 71962448  
**Analysis ID:** 71962448\_PBP  
**Date Received:** 3/25/2021  
**Date Reported:** 4/1/2021

**Project:** 290596 HBMA Monsignor John Pereyma CSS

Sample ID	Description	Mass	Concentration	Concentration
Lab Sample ID	Lab Notes	(g)	(ppm)	(% by weight)
L0002	White paint on drywall wall in Classroom (Location 18) - 1963 Phase	0.0560	< 71	< 0.0071%
71962448PBP_1				
L0003	White paint on masonry wall in Classroom (Location 22) - 1963 Phase	0.0824	< 49	< 0.0049%
71962448PBP_2				
L0004	Grey paint on metal door and frames (Location 39) - 2001 Phase	0.0908	< 44	< 0.0044%
71962448PBP_3				
L0005	White paint on masonry walls in Corridor (Location 39) - 2001 Phase	0.0784	< 51	< 0.0051%
71962448PBP_4				
L0006	White paint on masonry walls in Corridor (Location 35) - 1990 Phase	0.0805	< 50.	< 0.0050%
71962448PBP_5				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb). Unless indicated, areas and volumes were provided by the customer.

Melissa Ferrell (5)

**Analyst**

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

**Laboratory Director**



11902448

Version 1-15-2012

<b>Client:</b>	Pinchin Ltd.
<b>Contact:</b>	Sanjeet Dadhwal
<b>Address:</b>	191 Bloor Street East, Unit 11
<b>City:</b>	Oshawa, Ontario
<b>Phone:</b>	289.404.8184
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<b>Email:</b>	<a href="mailto:sdadhwal@pinchin.com">sdadhwal@pinchin.com</a>
<b>cc email</b>	<a href="mailto:cfennell@pinchin.com">cfennell@pinchin.com</a>
<b>Project Name</b>	290596 HBMA Monsignor John Pereyma CSS
<b>Pinchin File #</b>	290596
<b>Date Submitted:</b>	3/25/2021 0:00
<b>Analysis:</b>	Lead in Paint
<b>TurnAroundTime:</b>	Regular

**\*Instructions:**  
Use Column "B" for your contact info

To See an Example Click the  
bottom Example Tab.

Enter samples between "<<" and ">>"  
Begin Samples with a "<<" above the first sample  
and end with a ">>" below the last sample.  
Only Enter your data on the first sheet "Sheet1"

Note: Data 1 and Data 2 are optional  
fields that do not show up on the official  
report, however they will be included  
in the electronic data returned to you  
to facilitate your reintegration of the report data.

Invoice to:

Chris Fennell  
[cfennell@pinchin.com](mailto:cfennell@pinchin.com)

Scientific  
Analytical  
Institute



4604 Dundas Dr.  
Greensboro, NC 27407  
Phone: 336.292.3888  
Fax: 336.292.3313  
Email: [lab@sailab.com](mailto:lab@sailab.com)

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
<<			
L0002	[Enter data of your choosing here]	White paint on drywall wall in Classroom (Location 18) - 1963 Phase	
L0003	[Enter data of your choosing here]	White paint on masonry wall in Classroom (Location 22) - 1963 Phase	
L0004	[Enter data of your choosing here]	Grey paint on metal door and frames (Location 39) - 2001 Phase	
L0005	[Enter data of your choosing here]	White paint on masonry walls in Corridor (Location 39) - 2001 Phase	
L0006	[Enter data of your choosing here]	White paint on masonry walls in Corridor (Location 35) - 1990 Phase	

Accepted ☒

Rejected ☐

B. Bulley 3/25  
1039



**APPENDIX III**  
**Methodology**



## 1.0 GENERAL

An inspection 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. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

### 1.1 Asbestos

The inspection 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.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. 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.

Analytical results were compared to the following criteria.

Jurisdiction	Friable	Non-Friable
Ontario	0.5%	0.5%

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.



## 1.2 Lead

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

Jurisdiction	Units (%)	Units (ppm) / (mg/kg)
Ontario	0.1	1000
Federal	0.009	90

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

Pinchin reviewed the bulk samples results for elevated concentrations of lead. Where elevated concentrations are present, paint samples including the substrate (e.g., wood, concrete, plaster) were submitted for waste characterization analysis following TCLP Method 1311. Analytical results were compared against local provincial requirements.

## 1.3 Silica

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

## 1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury was identified by visually 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.

## 1.5 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.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

## **1.6 Visible 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.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, February 25, 2021



**APPENDIX IV**  
**Location Summary Report**



**Client:** Durham Catholic District School Board  
**Building Name:** Monsignor John Pereyma Catholic School  
**Surveyor:** Sanjeet Dadhwal  
**Reassessment Surveyor:**

**Site:** 316 Conant Street, Oshawa, ON

**Survey Date:**  
**Last Re-Assessment:** 0000-00-00

Location No.	Name or Description	ft <sup>2</sup>	Floor No.	Notes
1	Boiler Room	350	B	
2	Storage	300	B	
3	Stairwell	475	1	C1 - Date code 1989
4	Janitor Closet	175	1	
5	Corridor to Boiler Room	175	1	
6	Boy's Washroom	100	1	
7	Women's Washroom	200	1	
8	Corridor, room no. 8	300	1	
9	Main Foyer	800	1	
10	Board Room, room no. 117	200	1	
11	Career Centre	1000	1	
12	Student Services	400	1	
13	Offices	200	1	
14	Guidance, room no. 110	200	1	
15	Health Room	150	1	
16	Offices, room no. Off4&5	200	1	
17	Washroom	175	1	
18	General Office, room no. 101	500	1	
19	Vice Principal, room no. OffP	200	1	
20	Kitchenette, room no. WK01	275	1	F - 12x12 Off white with grey steaks.
21	Principals Office, room no. OffVP	300	1	
22	Classroom, room no. R116	1000	1	
23	Classroom, room no. R115	1000	1	
24	Classroom, room no. R114	1000	1	
25	Classroom, room no. R112	900	1	
26	Classroom, room no. R113	850	1	
27	Chapel	0	1	
28	Music Room & Office, room no. R132	800	1	P1 - Seen from office above ceiling and music room.
29	Library	1200	1	
30	Librarian, room no. 5003	300	1	
31	Staff Workroom, room no. 5002	300	1	
32	Seminar Room 1, room no. R121	450	1	
33	Seminar Room C, room no. R122	390	1	
34	Cafeteria	2500	1	
35	Corridor	3000	1	
36	Communications Class, room no. R128	900	1	
37	Carpentry, room no. R125	1000	1	
38	Roof	52150		
39	2001 Phase Of Construction	100000	G	Includes all rooms within location.
40	Exterior	0		Contains all phases of construction.



**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**



**Client:**Durham Catholic  
District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Surveyor:** Sanjeet Dadhwal

**Survey Date:**

HAZMAT	Sample No	System/Material/Sample Description	Locations	LF	SF	EA	%	Type	Positive
Asbestos	S0001 ABC	CEILING   CEILING TILES (LAY-IN)   AT-01, 2X4 TEXTURED PINHOLE, LOC. 3	3,5,6,7,8,10,11,12,13,14,15,16,17,18,19,20,21 22,23,24,25,26,28,30,31,32,35	0	14075	0	0	None Detected	No
Asbestos	S0002 ABC	CEILING   CEILING TILES (LAY-IN)   AT-02, 2X4 WHITE LENGTHWISE RIDGES, LOC.3	3,10	0	350	0	0	None Detected	No
Asbestos	S0003 ABC	OTHER, PIPING   SWEATWRAP RAINWATER LEADER, LOC. 3	3,4,5	18	0	0	0	None Detected	No
Asbestos	S0004 ABCDEFG	CEILING, WALL   DRYWALL AND JOINT COMPOUND   DRYWALL JOINT COMPOUND, CEILING, LOC. 3	3,11,12,13,14,15,16,17,19,20,21	0	2770	0	0	None Detected	No
Asbestos	S0005 ABC	CEILING   PLASTER   PLASTER, CEILING, LOC8	8	0	200	0	0	None Detected	No
Asbestos	S0006 ABCDEFG	CEILING   TEXTURE COAT   TEXTURE COAT, LOC. 9	9,11,13	0	800	0	0	None Detected	No
Asbestos	S0007 ABC	FLOOR   VINYL FLOOR TILE AND MASTIC   VFT 12X12 BLUE AND WHITE SPOTS - LOC. 11	11,22,23,24,25,26,28,30,34	0	8900	0	0	None Detected	No
Asbestos	S0008 ABC	FLOOR   VINYL FLOOR TILE AND MASTIC   VFT 12X12 OFF WHITE WITH GREY SPOTS, LOC. 20	14,15,20	0	625	0	0	None Detected	No
Asbestos	S0009 ABC	PIPING   AIRCELL   FEBRUARY 2, 2016 PIPE INSULATION S04	4	4	0	0	0	Chrysotile	Yes
Asbestos	S0010 ABC	PIPING   AIRCELL   FEBRUARY 2, 2016 PIPE INSULATION - BOILER ROOM - LARGE CORRUGATIONS	1	1	0	0	0	Chrysotile	Yes
Asbestos	S0011 ABC	OTHER   CAULKING   FEBRUARY 2, 2016 CAULKING BEIGE	9	80	0	0	0	None Detected	No
Asbestos	S0012 ABC	OTHER   CAULKING   FEBRUARY 2, 2016 YELLOW CAULKING	9	160	0	0	0	None Detected	No
Asbestos	S0013 ABC	OTHER   CAULKING   FEBRUARY 2, 2016 CAULKING GREY	9	220	0	0	0	None Detected	No
Asbestos	S0014 ABC	CEILING   CEILING TILES (LAY-IN)   FEBRUARY 2, 2016 ACOUSTIC LAY IN CEILING TILES	4	0	175	0	0	None Detected	No
Asbestos	S0015 ABC	PIPING   PARGING CEMENT   FEBRUARY 2, 2016 PARGING ELBOW	4	0	0	0	100	Chrysotile	Yes
Asbestos	S0016 ABC	WALL   DRYWALL AND JOINT COMPOUND   FEBRUARY 2, 2016 DRYWALL JOINT COMPOUND	5	0	0	0	0	None Detected	No
Asbestos	S0017 ABCDE	CEILING   TEXTURE COAT   FEBRUARY 2, 2016 TEXTURE COAT	9	0	800	0	0	None Detected	No
Asbestos	S0018 ABC	OTHER   TAR   FEBRUARY 2, 2016 BLACK TAR SEALANT - SKYLIGHTS INTERIOR	9	0	0	0	0	None Detected	No
Asbestos	S0019 ABC	OTHER   CAULKING   MARCH 26, 2015 GREY CAULKING FROM DOOR FRAME IN LIBRARY	29	80	0	0	0	None Detected	No
Asbestos	S0020 ABC	OTHER   CAULKING   MARCH 26, 2015 BEIGE CAULKING FROM WALL IN LIBRARY	29	160	0	0	0	None Detected	No
Asbestos	S0021 ABC	OTHER   CAULKING   MARCH 26, 2015 GREY	29	200	0	0	0	None	No



HAZMAT	Sample No	System/Material/Sample Description	Locations	LF	SF	EA	%	Type	Positive
		CAULKING FROM WINDOW FRAME IN LIBRARY						Detected	
Asbestos	S0022 ABC	CEILING   CEILING TILES (LAY-IN)   MARCH 26, 2016 AT TEXTURE AND PINHOLE IN SEMINAR ROOM	33	0	390	0	0	None Detected	No
Asbestos	S0023 ABC	FLOOR   VINYL FLOOR TILE AND MASTIC   MARCH 26, 2016 FLOOR TILE OFF WHITE WITH GREY SPLOTCH SEMINAR ROOM 122	32,33	0	840	0	0	None Detected	No
Asbestos	S0024 ABC	FLOOR   VINYL FLOOR TILE AND MASTIC   MARCH 26, 2015 FLOOR TILE GREY WITH GREY SPLOTCH STAFF WORK ROOM	31	0	300	0	0	None Detected	No
Asbestos	S0025	OTHER   ROOFING MATERIAL   BUILT UP ROOFING: STEEL DECK, KRAFT VAPOUR BARRIER, 2" FIBREGLASS INSULATION, 4 PLY	38	0	26300	0	0	Chrysotile	Yes
Asbestos	S0026	OTHER   CAULKING   GREY CAULKING ON EXHAUST VENTS AND ON WALLS OF ROOF	38	150	0	0	0	Chrysotile	Yes
Asbestos	S0027	OTHER   CAULKING   LIGHT GREY CAULKING ON ROOF SKYLIGHTS	38	200	0	0	0	Chrysotile	Yes
Asbestos	S0028	OTHER   ROOFING MATERIAL   BUILT UP ROOFING: STEEL DECK, KRAFT VAPOUR BARRIER, 2.5" ISO, 4 PLY	38	0	25850	0	0	None Detected	No
Asbestos	S0029	DUCT   MASTIC   BROWN MASTIC ON DUCTS	38	200	0	0	0	None Detected	No
Asbestos	S0030 ABC	OTHER   CAULKING   LIGHT GREY CAULKING ON MAIN ENTRANCE DOORS.	9	320	0	0	0	None Detected	No
Asbestos	S0031 ABC	OTHER   CAULKING   DARK GREY CAULKING ON MAIN ENTRANCE DOOR FRAMES.	9	0	0	0	0	None Detected	No
Asbestos	S0032 ABC	OTHER   CAULKING   GREY CAULKING ON WINDOW FRAMES	22	600	0	0	0	None Detected	No
Asbestos	S0033 ABC	WALL   DRYWALL AND JOINT COMPOUND   DRYWALL JOINT COMPOUND ON WALL IN CLASSROOM 18 (LOCATION 18) - 1963 PHASE	18	0	400	0	0	None Detected	No
Asbestos	S0034 ABC	WALL   PAINT   WHITE PAINT ON MASONRY	22	0	900	0	0	Chrysotile	Yes
Asbestos	S0035 ABC	OTHER   CAULKING   WHITE CAULKING ON EXIT DOOR FRAMES.	39	300	0	0	0	None Detected	No
Asbestos	S0036 ABC	OTHER   CAULKING   LIGHT GREY CAULKING ON WINDOW FRAMES	39	0	0	0	100	None Detected	No
Asbestos	S0037 ABC	OTHER   CAULKING   LIGHT GREY CAULKING ON DOOR FRAMES	35	120	0	0	0	None Detected	No
Asbestos	S0038 ABC	OTHER   CAULKING   WHITE CAULKING ON WINDOW FRAMES.	34	0	0	0	100	None Detected	No
Asbestos	S0039 ABC	OTHER   CAULKING   GREY CAULKING ON EXTERIOR WINDOW AND DOOR FRAMES.	40	2200	0	0	0	None Detected	No
Asbestos	S0040 ABC	OTHER   PUTTY   BLACK PUTTY ON EXTERIOR WINDOWS.	40	2000	0	0	0	None Detected	No
Asbestos	S0041 ABC	OTHER   CAULKING   LIGHT GREY CAULKING ON	40	1500	0	0	0	None	No



HAZMAT	Sample No	System/Material/Sample Description	Locations	LF	SF	EA	%	Type	Positive
		EXTERIOR WINDOWS.						Detected	
Asbestos	S0042 ABC	OTHER   CAULKING   DARK GREY CAULKING ON EXTERIOR DOOR FRAMES.	40	0	0	0	100	None Detected	No
Asbestos	S0043 AC	OTHER   CAULKING   LIGHT GREY CAULKING ON EXTERIOR WINDOW FRAMES.	40	0	0	0	100	None Detected	No
Asbestos	S0044 ABC	OTHER   PUTTY   BLACK PUTTY ON EXTERIOR WINDOWS.	40	0	0	0	100	None Detected	No
Asbestos	S0045 AC	OTHER   CAULKING   LIGHT GREY CAULKING ON EXTERIOR DOOR AND WINDOW FRAMES.	40	0	0	0	100	None Detected	No
Asbestos	S0046 ABC	OTHER   PUTTY   BLACK PUTTY ON EXTERIOR WINDOWS.	40	0	0	0	100	Chrysotile	Yes
Asbestos	S0047 ABC	OTHER   TAR	38	0	0	0	0		No
Asbestos	V9000	PIPING   CEMENT PRODUCT	12,16,28,30,34,35,36,37	558	220	0	0	Confirmed Asbestos	Yes
Asbestos	V9500	OTHER   VERMICULITE   PRESUMED TO BE WITHIN MASONRY BLOCK WALLS.	4,6,7,8,11,13,14,15,16,17,18,19,20,21,22,23,24,25,26	0	0	0	0	Presumed Asbestos	Yes
Asbestos	V9500	PIPING   CEMENT PRODUCT	29,32,33	228	200	0	0	Presumed Asbestos	Yes
Asbestos	V9500	WALL   VERMICULITE/CONCRETE BLOCK WALLS	28	0	0	0	0	Presumed Asbestos	Yes
Asbestos	V0000	CEILING   CEILING TILES (LAY-IN)	27,29,36	0	1400	0	0	Non Asbestos	No
Asbestos	V0000	FLOOR   VINYL FLOOR TILE	39	0	0	0	100	Non Asbestos	No
Asbestos	V0000	FLOOR   VINYL FLOOR TILE AND MASTIC	36	0	100	0	0	Non Asbestos	No
Asbestos	V0000	OTHER   SILICONE	38	200	0	0	0	Non Asbestos	No
Asbestos	V0000	WALL   DRYWALL AND JOINT COMPOUND	39	0	0	0	100	Non Asbestos	No
Asbestos	V0000	WALL   PAINT	39	0	0	0	100	Non Asbestos	No
Paint	L0001	OTHER   METAL   GREY PAINT ON METAL FLASHING	38	500	0	0	0		No
Paint	L0002	WALL   DRYWALL AND JOINT COMPOUND   WHITE PAINT.	18	0	400	0	0		No
Paint	L0003	WALL   MASONRY   WHITE PAINT	22	0	0	0	100		No
Paint	L0004	OTHER   METAL   GREY PAINT ON METAL DOOR AND WINDOW FRAMES	39	0	200	0	0		No
Paint	L0005	WALL   MASONRY   WHITE PAINT	39	0	0	0	100		No
Paint	L0006	WALL   MASONRY   WHITE PAINT	35	0	0	0	100		No
PCB	P0001	CAULKING	38	150	0	0	0	-	No
PCB	P0002	CAULKING	38	200	0	0	0	-	No



## Legend:

Sample number		Units	
S####	Asbestos sample collected	SF	Square feet
L####	Paint sample collected	LF	Linear feet
P####	PCB sample collected	EA	Each
M####	Mould sample collected	%	Percentage
V####	Material visually similar to numbered sample collected		
V0000	Known non Hazardous Material		
V9000	Material is visually identified as Hazardous Material		
V9500	Material is presumed to be Hazardous Material		



**APPENDIX VI**  
**HMIS All Data Report**



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #1 : Boiler Room

**Floor:** B

**Room #:**

**Area (sqft):** 350

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		None Found													
Duct	All	Not Insulated			C	Y									
Floor		Concrete (poured)													
Piping		Aircell			D	Y		1			LF	S0010ABC	Chrysotile	50-75%	Confirmed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure		Concrete (poured)													
Wall		Concrete (poured)													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #2 : Storage

**Floor:** B

**Room #:**

**Area (sqft):** 300

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		None Found													
Duct	All	Not Insulated			C	Y									
Floor		Concrete (poured)													
Piping	All	Fibreglass			C	Y									
Structure		Concrete (poured)													
Wall		Concrete (poured)													



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #3 : Stairwell

**Floor:** 1

**Room #:**

**Area (sqft):** 475

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		150			SF	S0001ABC	None Detected	N.D.	None
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		150			SF	S0002ABC	None Detected	N.D.	None
Ceiling		Drywall and joint compound	Surface		C	Y		150			SF	S0004A	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Concrete (poured)													
Other	Debris		Surface		C	N		1			LF	S0003ABC	None Detected	N.D.	None
Other	Debris		Surface		C	N		1			LF	S0003A	None Detected	N.D.	None
Piping	All	Not Insulated			C	Y									
Structure		Not Insulated													
Wall		Concrete (poured)													

C1 - Date code 1989

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #4 : Janitor Closet

**Floor:** 1

**Room #:**

**Area (sqft):** 175

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		175			SF	S0014ABC	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Terrazzo													
Mechanical Equipment	N/A	None Found													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass													
Piping	Unidentified Pipe	Parging Cement	Fitting		C	N		100			%	S0015ABC	Chrysotile	>75%	Confirmed Asbestos(F)
Piping	Unidentified Pipe	Aircell	Straight	Parging Cement	C	N		4			LF	S0009ABC	Chrysotile	>75%	Confirmed Asbestos(F)
Piping	Unidentified Pipe	Sweatwrap	Straight	Parging Cement	C	N		6			LF	V0003	None Detected	N.D.	None
Structure		Not Insulated													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.







# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #5 : Corridor to Boiler Room

**Floor:** 1

**Room #:**

**Area (sqft):** 175

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		125			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated													
Floor		Terrazzo													
Piping	Rain Water Leader	Sweatwrap	Straight		C	N		10			LF	V0003	None Detected	N.D.	None
Structure		Not Insulated													
Wall		Drywall and joint compound			A	Y	N	200				S0016ABC	None Detected	N.D.	None
Wall		Masonry													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #6 : Boy's Washroom

**Floor:** 1

**Room #:**

**Area (sqft):** 100

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		100			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Terrazzo													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure		Not Insulated													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #7 : Women's Washroom

**Floor:** 1

**Room #:**

**Area (sqft):** 200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)			C	Y		200			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated													
Floor		Terrazzo													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass													
Structure		Not Insulated													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #8 : Corridor

**Floor:** 1

**Room #:** 8

**Area (sqft):** 300

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)			C	Y		100			SF	V0001	None Detected	N.D.	None
Ceiling		Plaster	Surface		C	Y		200			SF	S0005ABC	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Ceramic Tiles													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure		Not Insulated													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #9 : Main Foyer

**Floor:** 1

**Room #:**

**Area (sqft):** 800

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Texture Coat	Surface		C	Y		800			SF	S0006ABC	None Detected	N.D.	None
Ceiling		Texture Coat			C	Y	N	800			SF	S0017ABC DE	None Detected	N.D.	None
Duct		None Found													
Mechanical Equipment		None Found													
Other		Tar, Sealant on skylights.			C	Y	N	120				S0018ABC	None Detected	N.D.	None
Other		Caulking, Light grey caulking on Main Entrance doors.			A	Y	N	320			LF	S0030ABC	None Detected	N.D.	None
Other		Caulking, Dark grey caulking on Main Entrance door frames.			A	Y	N	220				S0031ABC	None Detected	N.D.	None
Other		Caulking, Door frames			A	Y	N	80			LF	S0011ABC	None Detected	N.D.	None
Other		Caulking, Interior walls at joints.			A	Y	N	160			LF	S0012ABC	None Detected	N.D.	None
Other		Caulking, Interior door frames			A	Y	N	220			LF	S0013ABC	None Detected	N.D.	None
Piping		None Found													
Structure		Not Insulated													
Structure	Not Accessible	N/A													
Wall		Masonry													



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #10 : Board Room

**Floor:** 1

**Room #:** 117

**Area (sqft):** 200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		200			SF	V0001	None Detected	N.D.	None
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		200			SF	V0002	None Detected	N.D.	None
Duct		None Found													
Floor		Terrazzo													
Mechanical Equipment		None Found													
Piping		None Found													
Wall		Masonry													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #11 : Career Centre

**Floor:** 1

**Room #:**

**Area (sqft):** 1000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		1000			SF	V0001	None Detected	N.D.	None
Ceiling <sup>1</sup>		Texture Coat										S0006DE	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		1000			SF	S0007ABC	None Detected	N.D.	None
Other <sup>2</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		300			SF	S0004BCD	None Detected	N.D.	None
Wall		Masonry													

1 - Removed.

2 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #12 : Student Services

**Floor:** 1

**Room #:**

**Area (sqft):** 400

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		400			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Ceramic Tiles													
Mechanical Equipment	N/A	None Found													
Piping	Rain Water Leader	Cement Product	Straight		C	N		10			LF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)
Structure		Not Insulated													
Wall		Drywall and joint compound	Surface		C	Y		400			SF	S0004EFG	None Detected	N.D.	None

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #13 : Offices

**Floor:** 1

**Room #:**

**Area (sqft):** 200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		200			SF	V0001	None Detected	N.D.	None
Ceiling <sup>1</sup>		Texture Coat										S0006FG	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Ceramic Tiles													
Other <sup>2</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		C	Y		200			SF	V0004	None Detected	N.D.	None

1 - Removed.

2 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #14 : Guidance

**Floor:** 1

**Room #:** 110

**Area (sqft):** 200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		200			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		200			SF	V0008	None Detected	N.D.	None
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		120			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #15 : Health Room

**Floor:** 1

**Room #:**

**Area (sqft):** 150

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		150			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		150			SF	V0008	None Detected	N.D.	None
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		200			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #16 : Offices

**Floor:** 1

**Room #:** Off4&5

**Area (sqft):** 200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		200			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Ceramic Tiles													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	Rain Water Leader	Cement Product	Straight		C	N		10			LF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)
Structure		Not Insulated													
Wall		Drywall and joint compound	Surface		A	Y		200			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #17 : Washroom

**Floor:** 1

**Room #:**

**Area (sqft):** 175

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		175			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Ceramic Tiles													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		200			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #18 : General Office

**Floor:** 1

**Room #:** 101

**Area (sqft):** 500

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		500			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Ceramic Tiles													
Floor		Carpet													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		400			SF	S0033ABC	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #18 : General Office

**Floor:** 1

**Room #:** 101

**Area (sqft):** 500

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Drywall and joint compound	400		SF	L0002	White paint.	Pb: <0.0071 %	No



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #19 : Vice Principal

**Floor:** 1

**Room #:** OffP

**Area (sqft):** 200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		200			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Carpet													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure		Not Insulated													
Wall		Drywall and joint compound	Surface		A	Y		200			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #20 : Kitchenette

**Floor:** 1

**Room #:** WK01

**Area (sqft):** 275

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		275			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		275			SF	S0008ABC	None Detected	N.D.	None
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		400			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

F - 12x12 Off white with grey steaks.

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #21 : Principals Office

**Floor:** 1

**Room #:** OffVP

**Area (sqft):** 300

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		300			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Ceramic Tiles													
Floor		Carpet													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Drywall and joint compound	Surface		A	Y		400			SF	V0004	None Detected	N.D.	None
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #22 : Classroom

**Floor:** 1

**Room #:** R116

**Area (sqft):** 1000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		A	Y		1000			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		1000			SF	V0007	None Detected	N.D.	None
Mechanical Equipment		None Found													
Other		Caulking, Grey caulking on window frames			A	Y	N	600			LF	S0032ABC	None Detected	N.D.	None
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Paint, White paint on masonry		Masonry	A	Y	N	900			SF	S0034ABC	Chrysotile	0.5-5%	Confirmed Asbestos(NF)

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #22 : Classroom

**Floor:** 1

**Room #:** R116

**Area (sqft):** 1000



Survey Date:

Last Re-Assessment: 0000-00-00

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry	100		%	L0003	White paint	Pb: <0.0049 %	No



ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #23 : Classroom

**Floor:** 1

**Room #:** R115

**Area (sqft):** 1000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		1000			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		1000			SF	V0007	None Detected	N.D.	None
Mechanical Equipment		None Found													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #24 : Classroom

**Floor:** 1

**Room #:** R114

**Area (sqft):** 1000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		A	Y		1000			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		1000			SF	V0007	None Detected	N.D.	None
Mechanical Equipment		None Found													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #25 : Classroom

**Floor:** 1

**Room #:** R112

**Area (sqft):** 900

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		A	Y		900			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		900			SF	V0007	None Detected	N.D.	None
Mechanical Equipment		None Found													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #26 : Classroom

**Floor:** 1

**Room #:** R113

**Area (sqft):** 850

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		A	Y		850			SF	V0001	None Detected	N.D.	None
Duct	All	Fibreglass			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		850			SF	V0007	None Detected	N.D.	None
Mechanical Equipment		None Found													
Other <sup>1</sup>		Vermiculite, Presumed to be within masonry block walls.			D	N	N					V9500	Presumed Asbestos		Presumed Asbestos(F)
Piping	All	Fibreglass			C	Y									
Structure	Not Accessible	N/A													
Wall		Masonry													

1 - Custodial staff identified vermiculite insulation in the 1963 phase of construction.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #27 : Chapel

**Floor:** 1

**Room #:**

**Area (sqft):** 0

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		100			SF	V0000	Non-Asbestos		None
Duct		None Found													
Floor		Carpet													
Mechanical Equipment		None Found													
Piping		None Found													
Structure	Not Accessible	N/A													
Wall		Masonry													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #28 : Music Room & Office

**Floor:** 1

**Room #:** R132

**Area (sqft):** 800

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		800			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		350			SF	V0007	None Detected	N.D.	None
Floor		Carpet													
Mechanical Equipment		None Found													
Piping	All	Fibreglass													
Piping	Rain Water Leader	Cement Product	Straight		C	N		200			SF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)
Structure		Not Insulated													
Wall		Vermiculite/concrete block walls			A	Y						V9500	Presumed Asbestos		Presumed Asbestos(F)
Wall	All	Not Insulated													

P1 - Seen from office above ceiling and music room.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #29 : Library

**Floor:** 1

**Room #:**

**Area (sqft):** 1200

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		1200			SF	V0000	Non-Asbestos		None
Duct		None Found													
Floor		Carpet													
Mechanical Equipment		None Found													
Other		Caulking, Door frames.			A	Y	N	80			LF	S0019ABC	None Detected	N.D.	None
Other		Caulking, Beige caulking on wall joints.			A	Y	N	160			LF	S0020ABC	None Detected	N.D.	None
Other		Caulking, Grey caulking on window frames.			A	Y	N	200			LF	S0021ABC	None Detected	N.D.	None
Piping		Cement Product	Straight		C	N		200			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Structure		Not Insulated													
Wall		Masonry													



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #30 : Librarian

**Floor:** 1

**Room #:** 5003

**Area (sqft):** 300

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	N		300			SF	V0001	None Detected	N.D.	None
Duct		None Found													
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		300			SF	V0007	None Detected	N.D.	None
Mechanical Equipment		None Found													
Piping	Rain Water Leader	Cement Product	Straight		C	N		8			LF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)
Structure		Not Insulated													
Wall		Masonry													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #31 : Staff Workroom

**Floor:** 1

**Room #:** 5002

**Area (sqft):** 300

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		300			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Vinyl Floor Tile and Mastic, Grey with grey splotch.	Surface		A	Y		300			SF	S0024ABC	None Detected	N.D.	None
Mechanical Equipment		None Found													
Piping	All	Fibreglass			C	Y									
Structure		Not Insulated													
Wall		Masonry													



ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #32 : Seminar Room 1

**Floor:** 1

**Room #:** R121

**Area (sqft):** 450

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in)	Surface		C	Y		450			SF	V0001	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Vinyl Floor Tile and Mastic, Grey splotch.	Surface		A	Y		450			SF	S0023C	None Detected	N.D.	None
Mechanical Equipment		None Found													
Piping	Rain Water Leader	Cement Product			C	N		8			LF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Structure		Not Insulated													
Wall		Masonry													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #33 : Seminar Room C

**Floor:** 1

**Room #:** R122

**Area (sqft):** 390

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		Ceiling Tiles (lay-in), Textured and pinhole.	Surface		C	Y		390			SF	S0022ABC	None Detected	N.D.	None
Duct	All	Not Insulated			C	Y									
Floor		Vinyl Floor Tile and Mastic, Grey splotch.	Surface		A	Y		390			SF	S0023AB	None Detected	N.D.	None
Mechanical Equipment		None Found													
Piping	All	Fibreglass			C	Y									
Piping	Rain Water Leader	Cement Product	Straight		C	N		20			LF	V9500	Presumed Asbestos		Presumed Asbestos(NF)
Structure		Not Insulated													
Wall		Masonry													



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #34 : Cafeteria

**Floor:** 1

**Room #:**

**Area (sqft):** 2500

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS														
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Hazard
Ceiling		None Found												
Duct	All	Not Insulated			C	Y								
Floor		Vinyl Floor Tile and Mastic	Surface		A	Y		2500			SF	V0007	None Detected	N.D. None
Mechanical Equipment		None Found												
Other		Caulking, White caulking on window frames.			A	Y	N	100			%	S0038ABC	None Detected	N.D. None
Piping	Rain Water Leader	Cement Product	Straight	Polyvinyl chloride (PVC)	C	Y		10			LF	V9000	Confirmed Asbestos	Confirmed Asbestos(NF)
Structure		Not Insulated												
Wall		Masonry												

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #35 : Corridor

**Floor:** 1

**Room #:**

**Area (sqft):** 3000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS														
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Hazard
Ceiling		Ceiling Tiles (lay-in)			C	Y		3000			SF	V0001	None Detected	N.D. None
Duct	All	Not Insulated			C	Y								
Floor		Ceramic Tiles												
Other		Caulking, Light grey caulking on door frames			A	Y	N	120			LF	S0037ABC	None Detected	N.D. None
Piping	All	Fibreglass			C	Y								
Piping	Rain Water Leader	Cement Product	Straight		C	N		300			LF	V9000	Confirmed Asbestos	Confirmed Asbestos(NF)
Structure		Not Insulated												
Wall		Masonry												

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #35 : Corridor

**Floor:** 1

**Room #:**

**Area (sqft):** 3000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00



PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry	100		%	L0006	White paint	Pb: <0.0050 %	No



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #36 : Communications Class

**Floor:** 1

**Room #:** R128

**Area (sqft):** 900

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS														
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Hazard
Ceiling		Ceiling Tiles (lay-in)			C	Y		100			SF	V0000	Non-Asbestos	None
Duct	All	Not Insulated			C	Y								
Floor		Vinyl Floor Tile and Mastic			A	Y		100			SF	V0000	Non-Asbestos	None
Mechanical Equipment		None Found												
Piping	Rain Water Leader	Cement Product	Straight		C	N		10			LF	V9000	Confirmed Asbestos	Confirmed Asbestos(NF)
Structure		Not Insulated												
Wall		Masonry												



ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #37 : Carpentry

**Floor:** 1

**Room #:** R125

**Area (sqft):** 1000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Ceiling		None Found													
Duct		None Found													
Floor		Concrete (poured)													
Mechanical Equipment		None Found													
Piping	Rain Water Leader	Cement Product	Straight		D	N		10			LF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)
Structure		Not Insulated													
Wall		Masonry													

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #38 : Roof

**Floor:**

**Room #:**

**Area (sqft):** 52150

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Duct <sup>1</sup>		Fibreglass		Metal	A	Y	N								
Duct		Mastic, Brown mastic on ducts - 1990 roof			A	Y	N	200			LF	S0029	None Detected	N.D.	None
Mechanical Equipment <sup>2</sup>		Not Insulated			A	Y	N								
Other <sup>3</sup>		Tar			A	N	N	25000				S0047ABC			Not Entered
Other		Caulking, Grey caulking on exhaust vents and on walls of 1990 roof			A	Y	N	150			LF	S0026	Chrysotile	0.5-5%	Confirmed Asbestos(NF)
Other		Caulking, Light grey caulking on 1990 roof skylights			A	Y	N	200			LF	S0027	Chrysotile	0.5-5%	Confirmed Asbestos(NF)
Other <sup>4</sup>		Roofing material, Built up roofing: Steel deck, craft vapour barrier, 2.5" fibreglass insulation, 4 ply			B	Y	N	26300			SF	S0025	Chrysotile	0.5-5%	Confirmed Asbestos(NF)
Other <sup>5</sup>		Roofing material, Built up roofing: Steel deck, craft vapour barrier, 2" iso, 4 ply			B	Y	N	25850			SF	S0028	None Detected	N.D.	None
Other <sup>6</sup>		Silicone			A	Y	N	200			LF	V0000	Non-Asbestos		None
Piping		Not Insulated			A	Y	N								

1 - 1990 roof.

2 - HVAC Units

3 - 1963 Phase Of Construction

4 - Lower Elevation - 1990 phase

5 - Upper elevation - 2001 phase.

2021-04-19

Quantities shown above are based on visual approximations only and may be subject to variation. Copyright Pinchin Ltd. 2021



6 - On exhaust units of 2001 roof.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #38 : Roof

**Floor:**

**Room #:**

**Area (sqft):** 52150

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Other	Metal	500		LF	L0001	Grey paint on metal flashing	Pb: 0.0088 %	No

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma  
Catholic School

**Location:** #38 : Roof

**Floor:**

**Room #:**

**Area (sqft):** 52150

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
CAULKING	150	LF	P0001			No
CAULKING	200	LF	P0002			No



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #39 : 2001 Phase Of Construction

**Floor:** G

**Room #:**

**Area (sqft):** 100000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor		Vinyl Floor Tile			A	Y	N	100			%	V0000	Non-Asbestos		None
Other		Caulking, White caulking on exit door frames.			A	Y	N	300			LF	S0035ABC	None Detected	N.D.	None
Other		Caulking, Light grey caulking on window frames			A	Y	N	100			%	S0036ABC	None Detected	N.D.	None
Wall		Drywall and joint compound			A	Y	N	100			%	V0000	Non-Asbestos		None
Wall		Paint, White paint on masonry wall		Masonry	A	Y	N	100			%	V0000	Non-Asbestos		None

Includes all rooms within location.

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #39 : 2001 Phase Of Construction

**Floor:** G

**Room #:**

**Area (sqft):** 100000

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Other	Metal	200		SF	L0004	Grey paint on metal door and window frames	Pb: <0.0044 %	No	
Wall	Masonry	100		%	L0005	White paint	Pb: <0.0051 %	No	

Includes all rooms within location.



# ALL DATA REPORT

**Client:** Durham Catholic District School Board

**Site:** 316 Conant Street, Oshawa, ON

**Building Name:** Monsignor John Pereyma Catholic School

**Location:** #40 : Exterior

**Floor:**

**Room #:**

**Area (sqft):** 0

**Survey Date:**

**Last Re-Assessment:** 0000-00-00

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Other <sup>1</sup>		Caulking, Grey caulking on exterior window and door frames.			A	Y	N	2200			LF	S0039ABC	None Detected	N.D.	None
Other <sup>2</sup>		Caulking, Light grey caulking on exterior windows.						1500			LF	S0041ABC	None Detected	N.D.	None
Other <sup>3</sup>		Caulking, Dark grey caulking on exterior door frames.			A	Y	N	33.3333333333333			%	S0042ABC	None Detected	N.D.	None
Other <sup>4</sup>		Caulking, Light grey caulking on exterior window frames.			A	Y	N	100			%	S0043ACC	None Detected	N.D.	None
Other <sup>5</sup>		Caulking, Light grey caulking on exterior door and window frames.			A	Y	N	100			%	S0045AC	None Detected	N.D.	None
Other <sup>6</sup>	Window	Putty, Black putty on exterior windows.			A	Y	N	2000			LF	S0040ABC	None Detected	N.D.	None
Other <sup>7</sup>	Window	Putty, Black putty on exterior windows.			A	Y	N	100			%	S0044ABC	None Detected	N.D.	None
Other <sup>8</sup>	Window	Putty, Black putty on exterior windows.			A	Y	N	100			%	S0046ABC	Chrysotile	5-10%	Confirmed Asbestos(NF)
Wall		Masonry			A	Y	N								

Contains all phases of construction.

- 1 - 1963 Phase Of Construction.
- 2 - 1963 Phase Of Construction.
- 3 - 2001 Phase Of Construction.
- 4 - 2001 Phase Of Construction.
- 5 - 1990 Phase Of Construction.
- 6 - 1963 Phase Of Construction.
- 7 - 2001 Phase Of Construction.
- 8 - 1990 Phase Of Construction.



## Legend:

Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access		Condition	
A	Accessible to all building occupants	Good	No visible damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking, delamination or deterioration
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
D	Not normally accessible		



## **PART 1 GENERAL**

### **1.1 General and Related Work**

- .1 Read this Section in conjunction with all drawings and all other Sections so as to comply with the requirements of Division 1 and the General Conditions of the Contract.
- .2 Related work specified elsewhere:
  - Section 02 82 00.01 Asbestos Abatement – Type 1 Procedures
  - Section 02 82 00.02 Asbestos Abatement – Type 2 Procedures
- .3 Site Conditions identifies all known hazardous building materials within the Project Area. The information provided is for general reference only. Each Contractor must confirm existing conditions on site prior to tender close.
  - .1 The specification fulfils the requirements of Section 30 of the Ontario Occupational Health and Safety Act.
  - .2 The specification fulfils the requirements of the Section 10 of Ontario Regulation 278/05.
- .4 The Outline of Work identifies the location, condition and quantities of hazardous building materials to be removed as part of this project.
  - .1 It is the intent that work prescribed this Section will result in the removal of all hazardous materials as outlined and the decontamination of all surfaces or materials which may have been or become contaminated by hazardous materials either during or prior to work of this Contract.

### **1.2 Site Conditions**

- .1 Refer to the report entitled “Hazardous Building Materials Assessment, Monsignor John Pereyma Catholic Secondary School, Exterior Window and Door Replacement Project”, dated May 6, 2021, prepared by Pinchin Ltd., file number 288435.
- .2 Refer to Drawings AR-01 and AR-02 for the locations of the Asbestos Work Areas.
- .3 Pinchin performed vermiculite core hole sampling at all locations scheduled for window replacement on January 7, 2022, and January 14, 2022. No vermiculite was identified in the exterior and interior perimeter masonry block walls where windows were scheduled to be removed and replaced.
- .4 Asbestos:
  - .1 The following materials have been confirmed to contain asbestos:
    - .1 Black putty, containing chrysotile asbestos, is present on glazing units in the exterior doors and windows in the 1990 phase of construction.
    - .2 Paint, containing chrysotile asbestos, is present on masonry block walls in



the 1963 phase of construction.

- .2 The following materials are presumed to contain asbestos:
  - .1 Vermiculite, presumed to contain asbestos, is present on the interior wall of the Music Room 142 (Location 28).
  - .2 Asbestos-cement (Transite) pipes are present as rainwater leaders throughout the building.
- .5 Lead:
  - .1 All paints sampled were found to be contain less than 0.009% lead, and are considered non-lead containing based on the EACC Lead Guideline.
- .6 Mercury:
  - .1 The following building materials are presumed, or have been confirmed, to contain mercury:
    - .1 Fluorescent lamp tubes.
- .7 Silica:
  - .1 The following building materials are presumed, or have been confirmed, to contain silica:
    - .1 Poured or pre-cast concrete
    - .2 Masonry and mortar
    - .3 Ceramic tiles and grout
    - .4 Drywall
    - .5 Ceiling tiles
- .8 Polychlorinated Biphenyl's:
  - .1 PCB containing materials were not identified in the project area.
- .9 Remaining designated substances including arsenic, acrylonitrile, benzene, coke oven emissions, ethylene oxide, isocyanates, vinyl chloride monomer, are not typically found in building materials in a composition/state that is hazardous and are not presumed to be present within the Work Areas.

### **1.3 Outline of Work**

- .1 Coordinate the following items with the Owner's Project Manager and the Construction Manager, including but not limited to: electrical isolations, GFI connection, water connections, HVAC and exhaust ventilation system isolation, bin placement, schedule, disconnects, etc.
- .2 Refer to the drawings entitled "T21-01 John Pereyma Catholic Secondary School, Window Replacement 2021", dated November 5, 2021, prepared by Moffet & Duncan Architects Inc.
- .3 Refer to Drawings AR-01 through AR-02 for the extent of the Abatement Work Areas.



- .4 Using procedures prescribed in the Sections identified in Related Work, remove and dispose of the following materials in the following areas:
  - .1 Using Type 1 procedures remove window frames from openings in the 1963 phase of construction, where located in masonry block walls with asbestos-containing paint.
  - .2 Using Type 1 procedures remove and dispose of the black window putty from glazing and frames in the 1990 phase of construction.
  - .3 Use Type 2 procedures for the disturbance of masonry blocks in the 1963 phase of construction if the use of power tools equipped with HEPA filtered dust collection systems are required.

#### 1.4 **Schedule**

- .1 Coordinate all work, scheduling and phasing with the General Contractor.
- .2 Provide 48 hours written notice to the Abatement Consultant of any request to work outside normal working hours. Obtain written approval before proceeding.

#### 1.5 **Definitions**

- .1 Abatement Consultant: Owner's Representative providing inspection and air monitoring.
- .2 Abatement Contractor: Contractor or sub-contractor performing work of this section.
- .3 Abatement Work Area: Area where work takes place which will, or may, disturb hazardous materials.
- .4 Amended Water: Water with wetting agent added for the purpose of reducing surface tension to allow thorough wetting of materials.
- .5 Asbestos: Any of the fibrous silicates defined in Regulation 278/05 including: actinolite, amosite, anthophyllite, chrysotile, crocidolite and tremolite.
- .6 Asbestos-Containing Material (ACM): Material identified under Site Conditions including any debris, overspray, fallen material and settled dust.
- .7 Authorized Visitors: Building Owner, Abatement Consultant, or designated representative, and persons representing regulatory agencies.
- .8 Competent Worker: A worker who is qualified because of knowledge, training and experience to perform the work, is familiar with Regulation 278/05 and the Occupational Health and Safety Act, and has knowledge of the potential or actual danger to health and safety in the work.
- .9 Contaminated Waste: Material identified under Site Conditions, including fallen material, settled dust, other debris and materials or equipment deemed to be contaminated by the Abatement Consultant.



- .10 Curtained Doorway: Doorway consisting of two (2) overlapping flaps of rip-proof polyethylene arranged to permit ingress and egress from one room to another while permitting minimal air movement between rooms.
- .11 DOP Test: A testing method used to determine the integrity of the Negative Pressure unit or vacuum using a Dispersed Oil Particulate (DOP) or Poly Alpha Olefin (PAO) HEPA filter leak test. This test is to be conducted on site where units are to be installed. Refer to the Environmental Abatement Council of Ontario (EACC) Performance Leak Testing Guideline for HEPA Filtered Equipment 2021 or ANSI/ASME N510-2007.
- .12 Friable Material: Material that when dry can be crumbled, pulverized or powdered by hand pressure and includes such material that is crumbled, pulverized or powdered.
- .13 HEPA: High Efficiency Particulate Aerosol filter that is at least 99.97 percent efficient in collecting a 0.3 micrometre aerosol.
- .14 Milestone Inspection: Inspection of the Abatement Work Area at a defined point in the abatement operation.
- .15 Non-Friable Material: Material that when dry cannot be crumbled, pulverized or powdered by hand pressure.
- .16 Occupied Area: Any area of the building or adjoining space outside the Abatement Work Area.
- .17 Personnel: All Contractor's employees, sub-contractors employees, supervisors.
- .18 PCM: Phase Contrast Microscopy.
- .19 Remove: Remove means remove and dispose of (as applicable type of waste) unless followed by other instruction (e.g. remove and turn over to Owner).
- .20 TEM: Transmission Electron Microscopy.

## 1.6 Regulations and Guidelines

- .1 Comply with Federal, Provincial, and local requirements, provided that in any case of conflict among those requirements or with these Specifications, the more stringent requirements shall apply. Work shall be performed under regulations in effect at the time work is performed.
- .2 Where regulations are not present, follow accepted industry standards and applicable Guideline documents.
- .3 Regulations and Guidelines include but are not limited to the following:
  - .1 Ministry of Labour Occupational Health and Safety Act Regulations for Construction Projects including Revised Statutes of Ontario 1990, Chapter 0.1 and Ontario Regulation 278/05.



- .2 Ministry of the Environment Regulation for the disposal of waste, including R.R.O. 1990, Reg. 347 as amended.
- .3 Regulation 490/09 Designated Substances.

#### **1.7 Quality Assurance**

- .1 Removal and handling of hazardous materials is to be performed by persons trained in the methods, procedures and industry practices for Abatement.
- .2 Ensure work proceeds to schedule, meeting all requirements of this Specification.
- .3 Complete work so that at no time airborne dust, visible debris, or water runoff contaminate areas outside the Abatement Work Area.
- .4 Any contamination of surrounding area (indicated by visual inspection or air monitoring) shall necessitate the clean-up of affected area, and in the same manner applicable to an Abatement Work Area at no cost to the Owner.
- .5 All work involving electrical, mechanical, carpentry, glazing, etc., shall be performed by licensed persons experienced and qualified for the work required.

#### **1.8 Supervision**

- .1 Provide on site for each work shift, a Shift Superintendent(s), who has authority regarding all aspects related to manpower, equipment and production.
- .2 Supervisory personnel must hold a recognized certificate proving attendance at an asbestos removal training course (2 day minimum duration) and have performed supervisory functions on at least five (5) other asbestos abatement projects of similar size and complexity.
- .3 At all times during work, the Shift Superintendent(s) must be on site. Failure to comply with this requirement will result in a stoppage of all work, at no cost to the Owner.
- .4 Replace supervisory personnel, with approved replacements, within three (3) working days of a written request from the Owner. Owner reserves the right to request replacement of supervisory personnel without explanation.
- .5 Do not replace supervisory personnel without written approval from the Owner.

#### **1.9 Instruction and Training**

- .1 Instruction and training must be provided by a competent person.
- .2 All workers completing Type 1 and 2 asbestos abatement must be trained in compliance with Section 19 of O.Reg. 278/05.



**1.10 Notification**

- .1 Before commencing work, notify orally and in writing, an inspector at the office of the Ontario Ministry of Labour nearest the project site, where required.
- .2 Inform all trades on site of the presence and location of hazardous materials identified in the Contract documents.
- .3 Notify the Owner or Owner's Representative, the Joint Occupational Health and Safety Committee and the Provincial Ministry of Labour, if suspected asbestos-containing materials not identified in the contract documents are discovered during the course of the work. Stop work in these areas immediately.
- .4 Notify Sanitary Landfill site as per O.Reg. 347/90 as amended.

**1.11 Submittals**

- .1 Submit prior to starting work:
  - .1 Provincial Workers' Compensation Board Clearance Certificate.
  - .2 Insurance certificates.
  - .3 Copy of Company Health and Safety Policy and applicable programs.
  - .4 Ministry of Labour Notice of Project form.
  - .5 Copy of Certificate of Approval for disposal of hazardous materials waste and location of landfill.
  - .6 Pre-removal damage survey of the Abatement Work Area(s), waste transport routes, and bin storage areas
- .2 Submit the following information regarding personnel prior to starting work:
  - .1 Resumes of the supervisory personnel.
  - .2 Proof in the form of a certificate that supervisory personnel have attended a training course on asbestos removal or are certified as supervisors under the Ministry of Training, Colleges and Universities course 253S.
  - .3 Written statement that personnel have had instruction on hazards of exposure to hazardous materials identified within this scope, the use of respirator, protective clothing, worker and waste decontamination procedures, and all aspects of work procedures and protective measures.
  - .4 WHMIS training certificates for all personnel.
  - .5 Certificate proving that each worker on site has been fit tested for the respirator appropriate for the work being performed.



- .3 Submit the following information regarding HEPA filtered devices prior to construction of enclosure or asbestos abatement:
  - .1 Performance data on HEPA filtered vacuums including DOP tests no more than 3 months old.
  - .2 DOP tests to be performed by an independent testing company.
    - .1 DOP testing company is required to submit a detailed technical report of testing protocol, including Introduction, Methodology, Results, Conclusions, and Recommendations, including results of the Air-Aerosol Mixing Uniformity test as per ASME N510-2007.
    - .2 DOP testing company must also provide calibration certificates from an independent calibration firm or from the manufacturer of the testing equipment for both the aerosol photometer and the pressure gauge on the aerosol generator dated within 1 calendar year from the on-site testing date.
    - .3 DOP testing company must also provide the National Sanitation Foundation (NSF) certification name and number of the on-site technician performing the testing.
  - .3 Proof of calibration of DOP testing equipment.
- .4 Submit the following prior to isolating the work area:
  - .1 Safety Data Sheets for chemicals or material used in the course of the Abatement Project.
- .5 Submit the following upon completion of the work.
  - .1 Manifests, waybills, bills of lading etc. as applicable for each type of waste.

#### **1.12 Insurance**

- .1 Maintain a Commercial General Liability Policy with an insurance company acceptable to Pinchin Ltd. and Durham Catholic District School Board. The intent of this policy is to hold Pinchin Ltd. and Durham Catholic District School Board harmless as it relates to claims for Bodily Injury or Property Damage or both, relating to the contract. Commercial General Liability insurance shall be provided on an “occurrence” basis to cover injury or damage (whether detected or not during the policy period) which happens during the policy period.
- .2 Maintain an Automobile or Fleet Policy, and Non-owned Automobile Policy with an insurance company acceptable to Pinchin Ltd. and Durham Catholic District School Board. The intent of these policies is to hold Pinchin Ltd. and Durham Catholic District School Board harmless as it relates to claims for Bodily Injury or Property Damage or both, relating to the contract.



- .3 Maintain a Pollution Liability Policy (or asbestos/lead liability policy or specific coverage under the CGL for asbestos/lead abatement) with an insurance company acceptable to Pinchin Ltd. and Durham Catholic District School Board. The intent of this policy is to hold Pinchin Ltd. and Durham Catholic District School Board harmless as it relates to claims for Bodily Injury or Property Damage or both, relating to the contract. Pollution Liability shall be provided on an "occurrence" basis to cover injury or damage (whether detected or not during the policy period) which happens during the policy period. Without limiting the generality of the foregoing, the policy shall insure the operations of abatement and shall not contain any environmental and/or health hazard exclusions relating to remediation operations.
- .4 Forward all certificates to Pinchin Ltd. and Durham Catholic District School Board before work is commenced, showing Pinchin Ltd. and Durham Catholic District School Board as additional insured as their interest may appear.
- .5 Pinchin Ltd. and Durham Catholic District School Board may request a certified true copy of the policies.
- .6 The limits will not be less than:
  - .1 Commercial General Liability \$5,000,000.00
  - .2 Automobile \$2,000,000.00
  - .3 Pollution Policy \$5,000,000.00

#### 1.13 Inspection

- .1 From commencement of work until completion of clean-up operations, the Abatement Consultant is empowered by the Owner to inspect for compliance with the requirements of governing authorities, adherence to specified procedures and materials, and to inspect for final cleanliness and completion.
- .2 The Abatement Consultant is empowered by the Owner to order a shutdown of work when leakage of asbestos from the controlled work area has occurred or is likely to occur.
- .3 Any deviation from the requirements of the Specifications or governing authorities that is not approved in writing may result in a stoppage of work, at no cost to the Owner.
- .4 Additional labour or materials expended by the Contractor to rectify unsatisfactory conditions and to provide performance to the level specified shall be at no additional cost to the Owner.
- .5 Inspection and air monitoring performed as a result of Contractor's failure to perform satisfactorily regarding quality, safety, or schedule, shall be back-charged to the Contractor.
- .6 Facilitate inspection and provide access as necessary. Make good work disturbed by inspection and testing at no cost to the Owner.



- .7 Refer to the Sections identified in Related Work for specified milestone inspections which are to take place at defined points throughout the abatement operation specific to each phase or work area.
- .8 Provide 24 hours written notice to the Abatement Consultant of any request for scheduling of milestone inspections or transportation of waste through Occupied Areas.
- .9 The following Milestone Inspections may take place, at the Owner's cost, as outlined in each related specification section:
  - .1 Milestone Inspection - Clean Site Preparation
    - .1 Inspection of preparations and set-up prior to contaminated work in the Abatement Work Area.
  - .2 Milestone Inspection – Bulk Removal Inspection
    - .1 Inspection during asbestos removal, monitoring removal methods, site deficiencies, performing occupied air monitoring, etc.
  - .3 Milestone Inspection - Visual Clearance
    - .1 Inspection of Abatement Work Area after completion of all abatement, but prior to application of lock-down agents or dismantling of enclosure.
  - .4 Milestone Inspection – Clearance Sampling
    - .1 Air monitoring performed following removal of asbestos and application of slow drying sealer to ensure fibre levels inside the Type 3 enclosure(s) are within the acceptable limits. The number of samples to be collected and analysed are based on the requirements of O.Reg. 278/05.
- .10 Refer to the Sections identified in Related Work for specified milestone inspections which are to take place at defined points throughout the abatement operation specific to each phase or work area.
- .11 Do not proceed with next phase of work until written approval of each milestone is received from the Abatement Consultant.

#### **1.14 Air Monitoring - Asbestos**

- .1 Air monitoring will be performed using Phase Contrast Microscopy (PCM) following the National Institute for Occupational Safety and Health Method 7400.
- .2 Co-operate in the collection of air samples, including providing workers to wear sample pumps for up to full-shift periods. Contractor will be responsible for the cost of testing equipment repairs or resampling resulting from the actions of the Contractor's forces.
- .3 Results of PCM samples at or exceeding 0.05 fibres per cubic centimeter of air (fibre/cc) or greater, outside an Abatement Work Area, will indicate asbestos contamination of these areas. Respond as follows:
  - .1 Suspend work within the adjoining Abatement Work Area until written authorization to resume work has been received from the Abatement Consultant.



- .2 Isolate and clean area in the same manner applicable to the Abatement Work Area.
- .3 Maintain work area isolation, and repeat clean-up operations until visual inspection and air monitoring results are at a level equal to that specified.
- .4 At the discretion of the Abatement Consultant provide additional negative air units at locations specified in response to elevated fibre levels being detected in the Clean Change Room or Occupied Areas.
- .4 Additional labour or materials expended by the Contractor to rectify unsatisfactory conditions and to provide performance to the level specified shall be at no additional cost to the Owner.
- .5 Cost of additional inspection and sampling performed as a result of elevated fibre levels in areas outside the Abatement Work Area or from within the work area following completion of work, will be back-charged to the Contractor.

#### **1.15 Worker Protection**

- .1 Instruct workers before allowing entry to the Abatement Work Area. Instruction shall include training in use of respirators, dress, showering, entry and exiting from an Abatement Work Area, and all other aspects of work procedures and protective measures.
- .2 Workers shall not eat, drink, chew gum or tobacco, vape or smoke in the Abatement Work Area.
- .3 Workers shall be fully protected at all times when possibility of disturbance of hazardous materials exists.
- .4 Provide soap, towels and facilities for washing of hands and face, which shall be used by all personnel when leaving the Abatement Work Area.
- .5 Respiratory Protection
  - .1 Refer to each particular Section of the Specification for specified type of respiratory equipment specific to each phase or work area.
  - .2 Respirators shall be:
    - .1 Certified by the National Institute of Occupational Safety and Health (NIOSH) or other testing agency acceptable to the Ministry of Labour.
    - .2 Fitted so that there is an effective seal between the respirator and the worker's face. Ensure that no person required to enter an Abatement Work Area has facial hair which affects the seal between respirator and face.
    - .3 Assigned to a worker for their exclusive use.
    - .4 Maintained in accordance with manufacturer's specifications.
    - .5 Cleaned, disinfected and inspected by a competent person after use on each shift, or more often if required.
    - .6 Repaired or have damaged or deteriorated parts replaced.
    - .7 Stored in a clean and sanitary location.



- .8 Provided with new filters as necessary, according to manufacturer's instructions.
- .9 Worn by personnel who have been fit checked by qualitative or quantitative fit-testing.
- .10 Instruction on proper use of respirators must be provided by a competent person as defined by the Occupational Health and Safety Act.
- .3 Provide protective clothing, to all personnel which:
  - .1 Is made of a material that does not readily retain nor permit penetration of asbestos fibres.
  - .2 Consists of head covering and full body covering that fits snugly at the ankles, wrists and neck.
  - .3 Once coveralls are worn, treat and dispose of as contaminated waste.
  - .4 Is replaced or repaired if torn or ripped.
- .4 Use hard hats, safety footwear and other protective equipment and apparel required by applicable construction safety regulations.

#### **1.16 Visitor Protection**

- .1 Provide clean protective clothing and equipment to Authorized Visitors.
- .2 Instruct Authorized Visitors in the use of protective clothing and Abatement Work Area entry and exit procedures.
- .3 Authorized visitors are required to be fit tested on respirators, prior to entering Abatement Work Area.
  - .1 Respirator worn must be compliant with Section 13 and Table 2 of O.Reg. 278/05.

#### **1.17 Signage**

- .1 Asbestos Abatement Signs: Post signs at access points to the Abatement Work Area, stating at minimum, the following:
  - .1 There is an asbestos dust hazard.
  - .2 Access to the work area is restricted to persons wearing protective clothing and equipment.
- .2 Vehicles, Bins and Asbestos Waste Containers: Post signs on both sides of every vehicle used for the transportation of asbestos waste and on every asbestos waste container. Signs must display thereon in large, easily legible letters that contrast in colour with the background the word "CAUTION" in letters not less than ten centimetres in height and the words:
  - .1 CONTAINS ASBESTOS FIBRES
  - .2 Avoid Creating Dust and Spillage



.3 Asbestos May be Harmful To Your Health

.4 Wear Approved Protective Equipment.

**1.18 Waste and Material Handling**

- .1 Waste bins must be placed on grade.
- .2 All bins for hazardous materials must be covered and locked when waste transfer is not being performed.
- .3 Ensure redundant non-ACM, rubble, debris, etc. removed during contaminated work are treated, packaged, transported and disposed of as appropriate waste.
- .4 Clean, wash and apply Post Removal Sealant to metal waste prior to removal from Abatement Work Area. Recycle metals.
- .5 Clean, wash and apply Post Removal Sealant to non-porous materials prior to disposal as clean waste. Obtain prior written approval from the Abatement Consultant for each individual type of material.
- .6 Clean and wash equipment prior to removal from Abatement Work Area if removed prior to completion.
- .7 Place all equipment, tools and unused materials that cannot be cleaned in Abatement Waste Containers.
- .8 As work progresses, and at regular intervals, transport the sealed and labelled waste containers from the Abatement Work Area to waste bin.
- .9 Place items in bins according to waste classification. Place asbestos waste, lead waste, metals, non-asbestos waste, etc. in separate bins.
- .10 Removal of waste containers and decontaminated tools and materials from the Abatement Work Area shall be performed as follows:
  - .1 Remove any visible contamination from the surface of non-porous or cleanable waste being removed from the Abatement Work Area. If the item can be cleaned, remove it from the site as clean waste.
  - .2 Place waste or item in Waste Container and seal closed.
  - .3 Wet wipe outside of Waste Container.
  - .4 Remove waste containers and transport to appropriate bin.
- .11 Transport waste and materials via the predetermined routes and exits. Arrange waste transfer route with Owner. Use a closed, covered cart to transport through Occupied Areas.



- .12 Provide workers transporting waste with means to access full personal protective equipment and all tools required to properly clean up spilled material in the case of a rupture of a Waste Container.
- .13 Pick-up and drop off of garbage bin shall be at pre-approved times, and must not interfere with the Owners operations.
- .14 Transport hazardous waste to landfill or waste transfer station licensed by the provincial Ministry of the Environment.
- .15 Cooperate with the provincial Ministry of the Environment inspectors and immediately carry out instructions for remedial work at dump to maintain environment, at no additional cost to the Owner.

#### **1.19 Re-establishment of Objects and Systems**

- .1 Re-establish objects and items relocated by the Contractor's workforce to facilitate work.

### **PART 2 PRODUCTS AND FACILITIES**

#### **2.1 Materials and Equipment**

- .1 Refer to the Sections identified in Related Work for specified materials, equipment or facilities specific to each phase or work area.
- .2 Materials and equipment must be in good condition and free of debris and fibrous materials. Disposable items must be of new materials only.
- .3 Amended Water: Water with wetting agent added for purpose of reducing surface tension to allow thorough wetting of materials.
- .4 Asbestos Waste Container: A container acceptable to disposal site, Ministry of the Environment, and Ministry of Labour, comprised of the following:
  - .1 Dust tight.
  - .2 Suitable for the type of waste.
  - .3 Impervious to asbestos.
  - .4 Identified as asbestos waste.
- .5 HEPA Vacuum: Vacuum with necessary fittings, tools and attachments. Discharged air must pass through a HEPA filter.
- .6 Polyethylene Sheeting: 6 mil (0.15 mm) minimum thickness unless otherwise specified, in sheet size to minimize joints.: 6 mil (0.15 mm) minimum thickness unless otherwise specified, in sheet size to minimize joints.
- .7 Protective Clothing: Disposable coveralls complete with head covering and full body covering that fits snugly at the ankles, wrists and neck.



- .8 Rip-Proof Polyethylene Sheeting: 8 mil (0.20 mm) fabric made up from 5 mil (0.13 mm) weave and two (2) layers of 1.5 mil (0.05 mm) poly laminate or approved equal. In sheet size to minimize on-site seams and overlaps.
- .9 Sprayer: Garden type portable manual sprayer or water hose with spray attachment if suitable.
- .10 Tape: Duct tape or tape suitable for sealing polyethylene to surfaces under both dry and wet conditions in the presence of Amended Water.
- .11 Wetting Agent: Non-sudsing surfactant added to water to reduce surface tension and increase wetting ability.

### **PART 3 EXECUTION**

- .1 Refer to the Sections identified in Related Work for specified procedures for work area preparation, maintenance, site dismantlement, application of lock-down agent and all other procedures for the safe handling, removal and clean-up of hazardous materials specific to each phase or work area.

### **END OF SECTION**

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## **PART 1 GENERAL**

### **1.1 General and Related Work**

- .1 Read this Section in conjunction with all drawings and all other Sections so as to comply with the requirements of Division 1 and the General Conditions of the Contract.
- .2 Requirements specified elsewhere:
  - .1 Section 02 81 00 Hazardous Materials – General Provisions
  - .2 Section 02 82 00.02 Asbestos Abatement – Type 2 Procedures

### **1.2 Outline of Work**

- .1 Refer to Section 02 81 00 Hazardous Materials – General Provisions for the Outline of Work.
- .2 Refer to Drawings AR-01 through AR-02 for the extent of the Abatement Work Areas.
- .3 The intent of this Section is to provide safe work practices and procedures to govern the handling, removal, clean-up and disposal of asbestos-containing materials following Type 1 procedures, and Pinchin and Owner specific requirements.

### **1.3 Personal Protection**

- .1 Protect all personnel at all times when possibility of disturbance of ACM exists.
  - .1 Provide non-powered half-face respirators with P100 high efficiency (HEPA) cartridge filters when requested by personnel.
  - .2 When requested by personnel, provide protective clothing.
- .2 Provide protective clothing, to all personnel entering the Abatement Work Area.
- .3 Wear hard hats, safety shoes and other personal protective equipment required by applicable construction safety regulations.

### **1.4 Inspections**

- .1 Refer to Part 1.13 Inspections in Section 02 81 00 Hazardous Materials – General Provisions.
- .2 The following Milestone Inspections are to be scheduled:
  - .1 Milestone Inspection - Clean Site Preparation
  - .2 Milestone Inspection - Visual Clearance

## **PART 2 PRODUCTS AND FACILITIES**

- .1 Refer to Section 02 81 00 Hazardous Materials – General Provisions.

## **PART 3 EXECUTION**

### **3.1 Site Preparation**

- .1 Work may be completed at the location of the window, or separation of the black window putty from frames and glazing may be completed at a separate staging area.
- .2 Install polyethylene drop sheets below areas of work.
- .3 Provide amended water for wetting ACM, and adequate method of wetting (garden sprayers, airless sprayers, etc).



### **3.2 Maintenance of Abatement Work Area**

- .1 Inspect polyethylene sheeting and ensure it is effectively sealed and taped. Repair damage and remedy defects immediately.
- .2 Maintain Abatement Work Area in tidy condition.

### **3.3 Asbestos Removal**

- .1 Do not use powered tools or non-hand held tools.
- .2 Do not use compressed air to clean or remove dust or debris.
- .3 Do not break, cut, drill, abrade, grind, sand or vibrate ACM if it cannot be wetted. Type 2 procedures would be required if the material cannot be wetted due to hazard or damage.
- .4 Wet ACM prior to work and keep ACM wet throughout the removal process.
- .5 Scrape to remove material adhered to substrate.
- .6 Place removed ACM directly into an asbestos waste container.
- .7 Frequently and at regular intervals during the work, clean up dust and waste using HEPA vacuums and/or wet sweeping or mopping.
- .8 Frequently and at regular intervals, place all waste in asbestos waste containers.
- .9 Immediately upon completion of work, clean area with HEPA vacuum and/or wet sweeping or mopping.

### **3.4 Abatement Work Area Dismantling**

- .1 Wash or HEPA vacuum equipment and tools used in contaminated Abatement Work Area to remove all asbestos contamination, or place in Asbestos Waste Containers prior to being removed from Abatement Work Area.
- .2 Place tools and equipment used in contaminated work site but not cleaned in polyethylene bags prior to removal from Abatement Work Area.
- .3 Clean drop sheets with HEPA vacuum or wet cleaning methods at completion of work.
- .4 Carefully roll drop sheets toward the centre.
- .5 Place drop sheets and other contaminated waste in asbestos waste containers, wet wipe and place in second asbestos waste container.

### **3.5 Waste and Material Handling**

- .1 Refer to Section 02 81 00 Hazardous Materials – General Provisions.

## **END OF SECTION**



**PART 1 GENERAL**

**1.1 General and Related Work**

- .1 Read this Section in conjunction with all drawings and all other Sections so as to comply with the requirements of Division 1 and the General Conditions of the Contract.
- .2 Requirements specified elsewhere:
  - .1 Section 02 81 00 Hazardous Materials – General Provisions
  - .2 Section 02 82 00.01 Asbestos Abatement – Type 1 Procedures

**1.2 Outline of Work**

- .1 Refer to Section 02 81 00 Hazardous Materials – General Provisions for the Outline of Work.
- .2 Refer to Drawings AR-01 through AR-02 for the extent of the Abatement Work Areas.
- .3 The intent of this Section is to provide safe work practices and procedures to govern the handling, removal, clean-up and disposal of asbestos-containing materials following Type 2 procedures, and Pinchin and Owner specific requirements.

**1.3 Personal Protection**

- .1 Protect all personnel at all times when possibility of disturbance of ACM exists.
- .2 Provide the following minimum respiratory protection to all personnel:
  - .1 Full face respirators with P100 high efficiency (HEPA) cartridge filters, for:
    - .1 Use of a HEPA filtered power tool on non-friable ACM if the material is not wetted.
  - .2 Non-powered half-face respirators with P100 high efficiency (HEPA) cartridge filters.
- .3 Provide protective clothing, to all personnel entering the Abatement Work Area.
- .4 Wear hard hats, safety shoes and other personal protective equipment required by applicable construction safety regulations.

**1.4 Inspections**

- .1 Refer to Part 1.13 Inspections in Section 02 81 00 Hazardous Materials – General Provisions.
- .2 The following Milestone Inspections are to be scheduled:
  - .1 Milestone Inspection - Clean Site Preparation
  - .2 Milestone Inspection - Visual Clearance

**PART 2 PRODUCTS AND FACILITIES**

- .1 Refer to Section 02 81 00 Hazardous Materials – General Provisions.

**PART 3 EXECUTION**

**3.1 Site Preparation - General**

- .1 Remove stored or non-fixed items from the Abatement Work Area including but not limited to equipment, furniture, waste etc. Store in area provided by Owner.
- .2 Isolate, at panel, and disconnect existing power supply to Abatement Work Area. Power



supply to remaining areas of building must not be disrupted during work of this section.

- .1 Lock-out/tag-out power at electrical panels.
- .2 Mark/tag any items within or passing through the Abatement Work Area that are to remain live including but not limited to cable, conduit, wire, fixtures, equipment panels, etc.
- .3 Provide power from ground fault interrupt circuits.
- .4 Shut down HVAC systems serving the Abatement Work Area.
  - .1 Install polyethylene sheeting over openings in ducts and diffusers and seal.
  - .2 HVAC to remaining areas of building must not be disrupted during work of this section.
- .5 Provide amended water for wetting ACM, and adequate method of wetting (garden sprayers, airless sprayers, etc).

### **3.2 Site Preparation – No Enclosure Required**

- .1 Install caution tape around work area where existing walls are not present.
- .2 Cover walls, floors, finishes, millwork, equipment and furnishings remaining in the Abatement Work Area with polyethylene sheeting before disturbing ACM to control the spread of dust.
  - .1 Minimum requirement over carpet is one layer of 6 mil polyethylene under one layer of rip-proof polyethylene.
- .3 Install Signage in clearly visible locations and in sufficient numbers to adequately warn of an asbestos dust hazard.
- .4 Install temporary lighting in enclosure to a level that will provide for safe and efficient use of work area - minimum 550 LUX.
- .5 Place HEPA vacuum in Abatement Work Area.
- .6 Place required tools to complete the abatement with the Abatement Work Area.

### **3.3 Maintenance of Abatement Work Area**

- .1 Inspect polyethylene sheeting and ensure it is effectively sealed and taped. Repair damage and remedy defects immediately.
- .2 Inspect electrical panels and ensure locks and tags are on panels prior to entering the Abatement Work Area.
- .3 Maintain Abatement Work Area in tidy condition.
- .4 Remove standing water on polyethylene/floor at the end of every shift.

### **3.4 Asbestos Removal - General**

- .1 Do not use compressed air to clean or remove dust or debris.
- .2 Frequently and at regular intervals during the work, clean up dust and waste using HEPA vacuums and/or wet sweeping or mopping.
- .3 Frequently and at regular intervals, place all waste in asbestos waste containers.
- .4 Immediately upon completion of work, clean area with HEPA vacuum and/or wet sweeping or mopping.



**3.5 Asbestos Removal - Non-Friable Asbestos-Containing Paint with HEPA Filtered Power Tools**

- .1 Use the procedures described above under *Site Preparation –No Enclosure Required*.
- .2 Wet all material to be disturbed.
- .3 Turn on HEPA vacuum. Vacuum to remain operation throughout work.
- .4 Place removed ACM directly into an asbestos waste container.
- .5 IF power tool can disconnect from HEPA vacuum, remove tool, and HEPA vacuum tool and bit, blade, etc, and shrouds.
- .6 Wet clean or HEPA vacuum the entire Abatement Work Area, including surfaces not covered with polyethylene sheeting. Any materials or equipment removed to access ACM that are to be reused, must be wet cleaned or vacuumed prior to reinstatement.

**3.6 Abatement Work Area Dismantling**

- .1 Wash or HEPA vacuum equipment and tools used in contaminated Abatement Work Area to remove all asbestos contamination, or place in Asbestos Waste Containers prior to being removed from Abatement Work Area.
- .2 Place tools and equipment used in contaminated work site but not cleaned in polyethylene bags prior to removal from Abatement Work Area.
- .3 Wet drop sheets and polyethylene sheeting.
- .4 Remove polyethylene sheeting and tape, and dispose of as asbestos waste.
- .5 Place polyethylene sheeting, drop sheets, tape, disposal clothing and other contaminated waste in asbestos waste containers, wet wipe and place in second asbestos waste container.
- .6 Remove seals, tape, Signage etc.
- .7 Seal openings in HEPA vacuums.
- .8 Remove temporary lights.

**3.7 Waste and Material Handling**

- .1 Refer to Section 02 81 00 Hazardous Materials – General Provisions.

**3.8 Re-Establishment of Items**

- .1 Upon completion of work:
  - .1 Move items that were removed from Abatement Work Area prior to work, back into same location within Abatement Work Area.
  - .2 Remove and disconnect tags and locks from electrical panels and re-energize equipment and items.
  - .3 Enable building air handling systems.

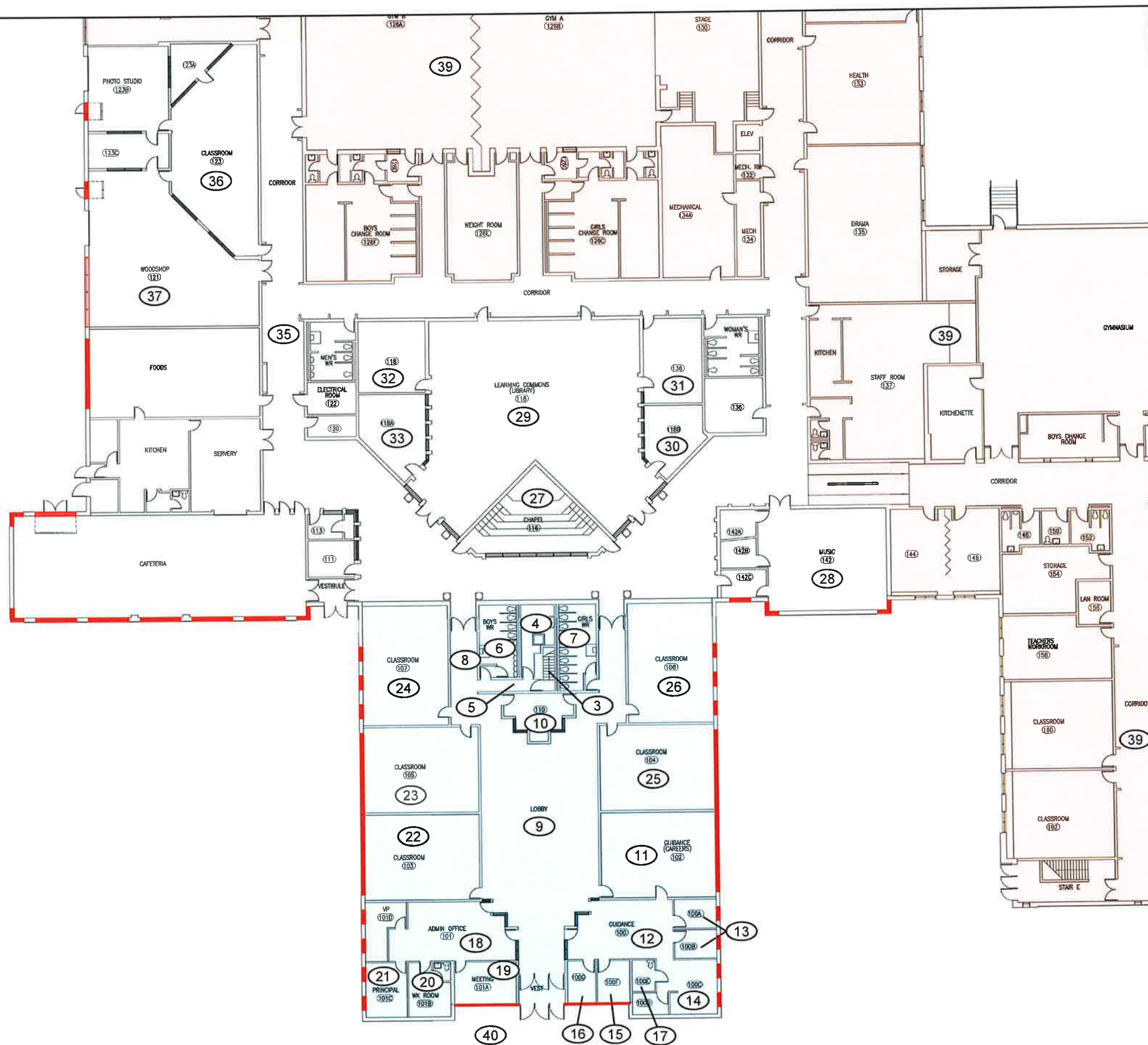
**END OF SECTION**

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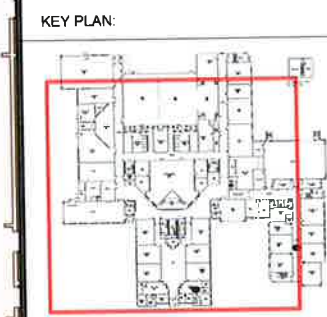






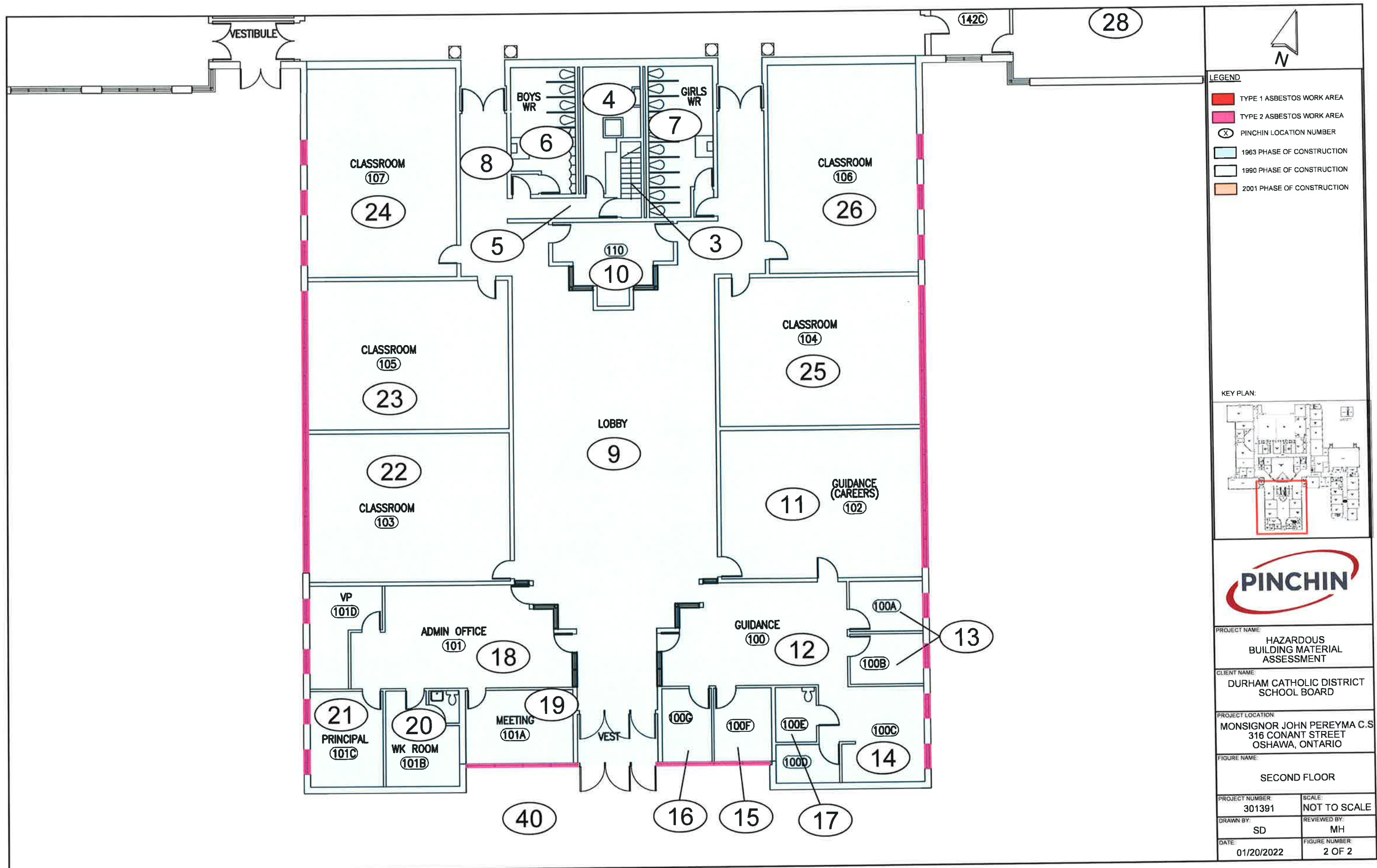


- LEGEND**
- TYPE 1 ASBESTOS WORK AREA
  - TYPE 2 ASBESTOS WORK AREA
  - X PINCHIN LOCATION NUMBER
  - 1963 PHASE OF CONSTRUCTION
  - 1990 PHASE OF CONSTRUCTION
  - 2001 PHASE OF CONSTRUCTION



PROJECT NAME: TYPE 1 ASBESTOS WORK AREAS	
CLIENT NAME: DURHAM CATHOLIC DISTRICT SCHOOL BOARD	
PROJECT LOCATION: MONSIGNOR JOHN PEREYMA C.S. 316 CONANT STREET OSHAWA, ONTARIO	
FIGURE NAME: GROUND FLOOR	
PROJECT NUMBER: 301391	SCALE: NOT TO SCALE
DRAWN BY: SD	REVIEWED BY: MH
DATE: 01/20/2022	FIGURE NUMBER: AR-01









September 3, 2021

Durham Catholic District School Board  
652 Rossland Road West  
Oshawa, Ontario, L1J 8M7

**Re: Asbestos-Containing Materials Reassessment**

Father Leo J Austin CS, 1020 Dryden Boulevard, Whitby, ON  
Pinchin File: 293276.000

The Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos-containing materials (ACM) reassessment of St Father Leo J Austin Catholic School located at 1020 Dryden Boulevard Whitby, ON. This reassessment was performed for the long-term management of ACM and is not to be used for construction or renovation purposes.

Pinchin performed the assessment on August 16, 2021. The surveyor was accompanied Durham Catholic District School Board custodian during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the reassessment was to evaluate the condition and quantity of previously reported ACM and develop corrective action plans as required. The results of this assessment are not to be used for construction, renovation, demolition, or project tendering purposes.

The **assessed area** consisted of all accessible interior portions of the building where ACM were previously identified.

The scope included the following:

- Assessment of any rooms/areas that were inaccessible during the previous assessment (where access could be obtained).
- Documentation of any asbestos abatement that was performed since the last reassessment.

Building materials outside the defined **assessed area** are not discussed in this report.

## **1.0 RECOMMENDATIONS**

### **1.1 Further Assessment**

- Assessment of the Inaccessible Locations identified in Section 2.3 should be performed for full compliance.





## 1.2 Remedial Work

Remedial work is not required.

## 1.3 On-going Management and Maintenance

The following recommendations regard on-going management and maintenance work involving the asbestos materials identified.

- Inspect all confirmed and presumed ACM at reasonable intervals and update the written documentation on annually as required by Ontario 278/05.
- Update the asbestos assessment report for all new information obtained (i.e., new materials, change of condition, abatement performed).
- Remove ACM before alteration or maintenance work if ACM may be disturbed. Follow appropriate asbestos precautions for the classification of work as per applicable regulations and guidelines.

## 1.4 Construction and Demolition

This assessment report does not provide sufficient detail to support renovation and demolition work. Therefore, perform a detailed intrusive assessment before building renovation or demolition operations. The assessment should include destructive testing (i.e., coring, removal of building finishes and components), sampling of other hazardous materials (e.g., lead, mercury, PCBs, mould, etc.), and materials not tested in this study (e.g., roofing materials, caulking, mastics).

## 2.0 FINDINGS

### 2.1 Assessed Area Description Summary

Description Item	Details
Use	High School
Number of Floors	The building is two storeys.
Year of Construction	The building was constructed in 1990.
Structure	Structural steel, concrete.
Exterior Cladding	Brick veneer.
HVAC	HVAC, boiler and hot water heating to radiators.
Roof	Not assessed
Flooring	Vinyl floor tile, vinyl sheet flooring, terrazzo.
Interior Finishes	Drywall, block masonry.





## 2.2 Existing Reports

### 2.2.1 Review of Previous Reports

Pinchin reviewed the following reports and included relevant results as appropriate:

- “Asbestos Assessment, Father Leo J. Austin Catholic Secondary School, 1020 Dryden Boulevard, Whitby, Ontario”, dated June 21, 2013, Pinchin file 81623;
- “Asbestos Assessment, Father Leo J. Austin Catholic Secondary School, 1020 Dryden Boulevard, Whitby, Ontario”, dated August 30, 2019, Pinchin File 275483. and
- “Hazardous Building Materials Assessment, Father Leo J. Austin Catholic Secondary School, 1020 Dryden Boulevard, Whitby, Ontario”, dated April 20, 2021, Pinchin file 290598;

### 2.2.2 Summary of New Information since the Previous Assessment

Based on reports and reviewed, and observations made during the reassessment, no changes in condition or quantity of ACM have occurred since the last reassessment.

## 2.3 Inaccessible Locations

The following locations were not accessible during the assessment:

Location Number	Location Name	Reason
61	OFF1	No access 2021
62	DC03	No access 2021
63	DC02	No access 2021
64	DC01	No access 2021
65	V001	No access 2021
66	DC04	No access 2021

## 2.4 Summary of Building Materials

The following table summarizes the materials evaluated for asbestos in the assessed area. For details on locations, condition and approximate quantities of asbestos materials, refer to the Confirmed/Presumed ACM Report in Appendix IV.





Sample Number	Material Description	Type	Confirmed Hazard	Total Quantity Present
S0001	Other   Tar	None Detected	No	N/A
S0002	Other   Caulking	None Detected	No	N/A
S0003	Other   Caulking	None Detected	No	N/A
S0004	Other   Caulking	None Detected	No	N/A
S0005	Other   Caulking	None Detected	No	N/A
V9000	Other   Adhesive/mastic	Confirmed Asbestos	Yes	1 SF
V9000	Piping   Cement Product	Confirmed Asbestos	Yes	310 LF
V9500	Floor   Mortar	Presumed Asbestos	Yes	100 SF

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

**General Notes:**

1. Materials identified as Sample Number V9500 were either observed to be present or based on the construction of the building/equipment are likely present in concealed locations. These materials have not been sampled and are presumed to contain asbestos based on historical known use of asbestos. Sampling of these materials may be completed prior to disturbance.
2. Materials identified as Sample Number V9000 were observed to be present and were determined to contain asbestos based on previous analytical results, or labelling (e.g., Transite clearly labelled by the manufacturer).
3. Refer to the full list of materials presumed to be ACM provided in the Methodology which may be present in concealed areas in the assessed area, or present in the building construction outside the Assessed Area.

**2.4.1 Presumed Asbestos Materials**

The following is a list of materials which may contain asbestos, which were beyond the scope of Pinchin's assessment and are typically included as part destructive testing for the purposes of construction, renovation or demolition assessments.





The materials may be present, however, not shown in the HMIS data, and are presumed to contain asbestos until otherwise proven by destructive sampling and analysis:

- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and mastics

### **3.0 METHODOLOGY**

Pinchin conducts a survey of previously identified ACM to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

Sampling, assessment or verification of materials listed as exclusions in previous reports was not conducted unless otherwise indicated.

For further details on the methodology including test methods, refer to Appendix VI.

### **4.0 REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.

### **5.0 TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.





Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## **6.0 CLOSURE**

The data presented in the appendices is prepared by Pinchin's Hazardous Materials Inventory System (HMIS). The information can be made available for your real-time access through our secure web-based platform. Please contact your Pinchin representative to discuss HMIS solutions for management of your asbestos (and other hazardous materials) inventory.

Contact the undersigned should you have any questions.

Sincerely,

**Pinchin Ltd.**

Prepared by:

Reviewed by:

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**Enclosures:**

APPENDIX I	Drawings
APPENDIX II	Photographs
APPENDIX III	Location Summary Report
APPENDIX IV	Confirmed / Presumed ACM Report
APPENDIX V	Asbestos Analytical Certificates
APPENDIX VI	Methodology

\\pinchin.com\pet\Job\293000s\0293276.000 DCDSB,2021AnnualReassessment,ASB,REASM\Deliverables\Father J Austin\293276 Asb Reassessment Report, Father J Austin Durham, DCDSB, Sept 3 2021.docx

Template: Master Report for HMIS Asbestos Reassessment, HAZ, November 13, 2020

/



**APPENDIX I**  
**Drawings**











**APPENDIX II**  
**Photographs**

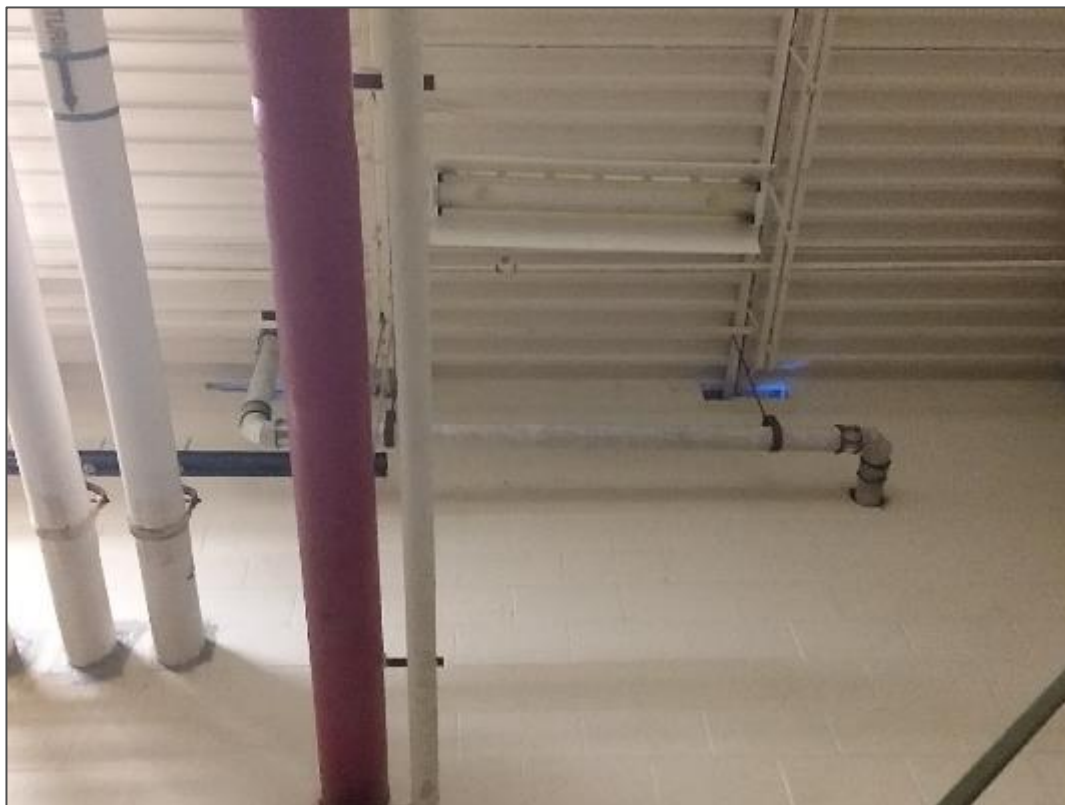




V9000 (Confirmed Asbestos), Piping, Cement Product, MEC1 (Loc. 52).

Transite pipe.





V9000 (Confirmed Asbestos), Piping, Cement Product, BR01 (Loc. 53).





V9000 (Confirmed Asbestos), Other, Adhesive/mastic, BR01 (Loc. 53).

Cement product adhesive.



**APPENDIX III**  
**Location Summary Report**



Client: Durham Catholic District School Board

Site: , , ON

Building Name: St Father Leo J Austin CS

Last Re-Assessment: 2021-08-21

Survey Date:

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Exterior	0		A	
2	R118	500	1	A	
3	R120	500	1	A	
4	R121	500	1	A	
5	ST05	400	1	A	
6	R122	1000	1	A	
7	R124	200	1	A	
8	R128	800	1	A	
9	R129	200	1	A	
10	R130	800	1	A	
11	R139	700	1	A	
12	KIT	400	1	A	
13	CAF	1000	1	A	
14	ST04	300	1	A	
15	ST03	300	1	A	
16	LIB	1200	1	A	
17	R155	500	1	A	
18	R156	500	1	A	
19	R157	500	1	A	
20	R158	500	1	A	
21	R159	500	1	A	
22	R160	500	1	A	
23	MEC2	200	1	A	
24	WK02	300	1	A	
25	R151	500	1	A	
26	ST01	300	1	A	
27	152	500	1	A	
28	153	500	1	A	
29	HR02	100	1	A	
30	OFF2	100	1	A	
31	OFF3	100	1	A	
32	OFF4	100	1	A	
33	OVP2	100	1	A	
34	OFFP	150	1	A	
35	R118A	150	1	A	
36	R117A	100	1	A	
37	R116	100	1	A	
38	R115	100	1	A	
39	R221	500	2	A	
40	R222	500	2	A	
41	R225	500	2	A	
42	R226	500	2	A	
43	R227	500	2	A	
44	R228	500	2	A	
45	R230	500	2	A	
46	R231	500	2	A	
47	R232	500	2	A	
48	R202	500	2	A	
49	R203	500	2	A	
50	R204	500	2	A	



Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
51	R205	500	2	A	
52	MEC1	600	2	A	
53	BR01	300	2	A	
54	R209	400	2	A	
55	R211	500	2	A	
56	R212	500	2	A	
57	R213	500	2	A	
58	R214	500	2	A	
59	R218	500	2	A	
60	R219	500	2	A	
61	OFF1	0	1	A	NO ACCESS
62	DC03	0	1	A	NO ACCESS
63	DC02	0	1	A	NO ACCESS
64	DC01	0	1	A	NO ACCESS
65	V001	0	1	A	NO ACCESS
66	DC04	0	1	A	NO ACCESS



**APPENDIX IV**  
**Confirmed / Presumed ACM Report**



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #5 : ST05, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 400

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor		Mortar		Ceramic Tiles	D	N		100			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #52 : MEC1, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 2

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 600

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Piping <sup>1</sup>		Cement Product			D	Y		300			LF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)

1 - Transite pipe



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #53 : BR01, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 2

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 300

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Other <sup>1</sup>		Adhesive/mastic			A	Y		1			SF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)
Piping		Cement Product			C	Y		10			LF	V9000	Confirmed Asbestos		Confirmed Asbestos(NF)

1 - Cement product adhesive

**Client:** Durham Catholic District School Board  
**Location:** #61 : OFF1, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 0

ASBESTOS - NO ACCESS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard



## CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #62 : DC03, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 0

ASBESTOS - NO ACCESS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard

**Client:** Durham Catholic District School Board  
**Location:** #63 : DC02, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 0

ASBESTOS - NO ACCESS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #64 : DC01, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 0

ASBESTOS - NO ACCESS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard

**Client:** Durham Catholic District School Board  
**Location:** #65 : V001, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 0

ASBESTOS - NO ACCESS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard



CONFIRMED AND PRESUMED HAZARDOUS MATERIALS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #66 : DC04, Phase: A  
**Survey Date:** 2021-08-16

**Site:** 1020 Dryden Boulevard, Whitby, ON  
**Floor:** 1

**Building Name:** St Father Leo J Austin CS  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 0

ASBESTOS - NO ACCESS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard



## Legend:

Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material



**APPENDIX V**  
**Asbestos Analytical Certificates**





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name:	DCDSB, Father Leo Austin, 1020 Dryden Boulevard		
Project No.:	111670		
Prepared For:	C. Fennell / M. Wilson	Date Received:	January 27, 2016
Lab Reference No.:	b126648	Date Analyzed:	January 29, 2016
Analyst(s):	T. Ly	# Samples submitted:	9
		# Phases analyzed:	9

### Method of Analysis:

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project Name: DCDSB, Father Leo Austin, 1020 Dryden Boulevard  
Project No.: 111670  
Prepared For: C. Fennell / M. Wilson

Lab Reference No.: b126648  
Date Analyzed: January 29, 2016

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0001A Black tar - Boiler Room	Homogeneous, black, soft, pliable material.	None Detected	Non-Fibrous Material > 75%
0001B Black tar - Boiler Room	Homogeneous, black, soft, pliable material.	None Detected	Non-Fibrous Material > 75%
0001C Black tar - Boiler Room	Homogeneous, black, soft, pliable material.	None Detected	Non-Fibrous Material > 75%
0002A Brown Caulking - Boiler Room	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
0002B Brown Caulking - Boiler Room	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
0002C Brown Caulking - Boiler Room	Homogeneous, brown, caulking material.	None Detected	Non-Fibrous Material > 75%
0003A White Caulking - Boiler Room	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0003B White Caulking - Boiler Room	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0003C White Caulking - Boiler Room	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%

REVIEWED BY

ANALYST





## Pinchin Ltd. Asbestos Laboratory *Certificate of Analysis*

Project Name:	DCDSB, HBMA- Window Replacement, Father Leo J Austin CS		
Project No.:	0290598.000		
Prepared For:	A. Heizer / C. Fennell	Date Received:	March 24, 2021
Lab Reference No.:	b247830	Date Analyzed:	April 4, 2021
Analyst(s):	C. Luong	# Samples submitted:	6
		# Phases analyzed:	6

---

### **Method of Analysis:**

#### **EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** DCDSB, HBMA- Window Replacement, Father Leo J Austin CS  
**Project No.:** 0290598.000  
**Prepared For:** A. Heizer / C. Fennell

**Lab Reference No.:** b247830  
**Date Analyzed:** April 4, 2021

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0004A Green window caulking, R156	Homogeneous, green, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		
0004B Green window caulking, R157	Homogeneous, green, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		
0004C Green window caulking, R158	Homogeneous, green, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		
0005A exterior green window caulking, exterior	Homogeneous, green, caulking material.	None Detected	Non-Fibrous Material > 75%
0005B exterior green window caulking, exterior	Homogeneous, green, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		
0005C exterior green window caulking, exterior	Homogeneous, green, caulking material.	None Detected	Non-Fibrous Material > 75%
Comments:	Foam is present on the surface of this sample.		

**Reviewed by:**

**Reporting Analyst:**



Analyzed by:

Reviewed by:

Report Sent by:

Promotional: Emailed 3.25.21

OPEN 3.26.2021

## Pinchin Ltd. - Asbestos Laboratory Internal Asbestos Bulk Sample Chain of Custody

<b>Client Name:</b>	DCDSB	<b>Project Address:</b>	Father Leo J Austin CS
<b>Portfolio/Building No:</b>	HBMA- Window Replacement	<b>Pinchin File:</b>	290598
<b>Submitted by:</b>	Adam Heizer	<b>Email:</b>	aheizer@pinchin.com
<b>CC Results to:</b>	Chris Fennell	<b>CC Email:</b>	cfennell@pinchin.com
<b>Invoice to:</b>	Chris Fennell	<b>Invoice Email:</b>	cfennell@pinchin.com
<b>Date Submitted:</b>	March 23 2021	<b>Required by:</b>	March 30 2021
<b># of Samples:</b>	6	<b>Priority:</b>	5 Day Turnaround
<b>Year of Building Construction (Mandatory Field):</b>		1990	
<b>Do NOT Stop on Positive (Sample Numbers):</b>			
<b>Pinchin Group Company (Mandatory Field):</b>		Pinchin	

### To be Completed by Lab Personnel Only:

<b>Lab Reference #:</b>	0247830		<b>Time:</b>	24 hour clock		
<b>Received by:</b>	MAR 24 2021		<b>Date:</b>	Month	Day	Year
<b>Name(s) of Analyst(s):</b>	C.L.		April 04 2021			
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)			
	0004	A	Green window caulking, R156 ND			
	0004	B	Green window caulking, R157 ND			
	0004	C	Green window caulking, R158 ND			
	0005	A	exterior green window caulking, exterior ND			
	0005	B	exterior green window caulking, exterior ND			
	0005	C	exterior green window caulking, exterior ND			



**APPENDIX VI**  
**Methodology**



## **1.0 METHODOLOGY**

Pinchin conducts an inspection of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

### **1.1 Limitations on Scope**

The re-assessment excludes the following:

- Articles belonging to the owner, tenant or occupant (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

As per the original scope of work, concealed locations such as ceiling spaces above solid ceilings, shafts and chases are accessed via existing access panels. Our investigation does not include demolition of drywall or plaster walls to view concealed conditions. Structural items or exterior building finishes are not removed to determine the presence of concealed materials.

### **1.2 Methodology**

Existing sampling data is reviewed and relied upon. If sampling is conducted, samples are collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy is 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM.

Materials listed as exclusions in the previous reports remain as exclusions. Sampling, assessment or verification of excluded materials was not conducted.



If present, the following materials are presumed to be asbestos-containing and are best sampled immediately prior to commencing renovation/disturbance:

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards
- Fire resistant doors
- Metal clad finishes
- Exterior cladding
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment

## **2.0 ANALYSIS AND IDENTIFICATION OF ASBESTOS MATERIALS**

Pinchin relies on the analytical results of prior surveys. Asbestos bulk samples (if required) are analyzed at an independent NVLAP accredited laboratory. Preliminary identification of asbestos fibres is made using polarized light microscopy, with confirmation of the presence and type of asbestos made by dispersion staining optical microscopy. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June 1993. All independent laboratories used by Pinchin, including our laboratory, are certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.



Analytical results are compared to the following criteria.

<b>Jurisdiction</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

The asbestos analysis is completed using a stop positive approach. Only one result meeting the above regulated criteria is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result.

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

Template: Methodology for Asbestos Re-Assessment, HAZ, January 10, 2020



## **METHODOLOGY ANNEX A EVALUATION CRITERIA**



## 1.0 EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

The detailed asbestos assessment provides information regarding the location, condition, accessibility and friability of the asbestos-containing materials (ACM). In order to make recommendations for compliance with current regulations, Pinchin developed the following criteria.

## 2.0 EVALUATION OF CONDITION

### 2.1 Friable Sprayed or Trowelled Fireproofing, Thermal Insulation and Texture Finishes (Surfacing Materials)

To evaluate the condition of ACM sprayed or trowelled on fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria are applied:

<b>Good</b>	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
<b>Poor</b>	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination or some portion of the substrate may be exposed.

In Locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

### 2.2 Friable Mechanical or Thermal System Insulation (TSI)

To evaluate the condition of mechanical insulation on vessels, boilers, breeching, ducts, pipes, fan units, equipment etc. the following criteria are applied:

<b>Good</b>	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.
<b>Fair</b>	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.



<b>Poor</b>	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.
-------------	---

The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

### 2.3 Potentially Friable Materials and Miscellaneous Friable Materials

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as acoustic ceiling tiles and plaster. To evaluate the condition of potentially friable materials, the following criteria are applied:

<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
<b>Poor</b>	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

### 2.4 Non-Friable Materials

Non-friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g. use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:



<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
<b>Poor</b>	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

## 2.5 Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

<b>Debris</b>	Debris may be friable or non-friable but is always identified as debris.
---------------	--

## 2.6 Evaluation of Presumed Asbestos-Containing Material (PACM)

Presumed asbestos-containing materials (PACM), are building materials that may contain asbestos but were not sampled or analyzed due to inaccessibility or the need to perform destructive testing to obtain a reasonable sample set. Evaluation of these materials is based on the assumption that these PACM are asbestos-containing.

A list of PACM is provided in the report and they are generally not included in the detailed room by room reports. Typically, they are excluded because they are inaccessible or present in very small quantities. If PACM are evaluated, Pinchin uses the criteria that correspond with the type (and friability) of the material listed above.



### 3.0 EVALUATION OF ACCESSIBILITY

The accessibility of building materials known or suspected of being ACM is rated according to the following criteria:

<b>Access (A)</b>	Common areas of the building within reach of all building users (approximately 8' - 9' from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops, warehouses)
<b>Access (B)</b>	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
<b>Access (C) and Visible</b>	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels. Visible column on HMIS sheets will say YES.
<b>Access (C) and not Visible</b>	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points. Visible column on HMIS sheets will say NO.
<b>Access (D)</b>	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

### 4.0 ACTION MATRIX AND DEFINITIONS

Pinchin's evaluation of the viability of a specific asbestos control option is based on the consideration of the friability, condition, accessibility and visibility of a material. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area. The action matrix considers the potential for fibre release (primarily from friable ACM) and the possible concerns from regulatory bodies and many building occupants to all damaged ACM (including non-friable).

In any building with asbestos, many current regulations require an Asbestos Management Program be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be recommended. The following matrix provides guidance for recommended Actions in the



absence of renovation or demolition. In the event of construction or maintenance activity which will disturb ACM more aggressive control or removal will be required.

#### 4.1 Action Matrix

The following tables outline the action decisions based on the relationship of assessed factors. Table I applies to friable ACM. Table II applies to non-friable ACM.

**Table I Decision Matrix for Friable ACM**

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 5 <sup>1</sup>	Action 5 <sup>2</sup>	Action 3	Action 1
(B)	Action 7	Action 6 <sup>3</sup>	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

**Table II Decision Matrix for Potentially Friable and Non-Friable ACM**

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 7	Action 7 <sup>4</sup>	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

<sup>1</sup> If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.

<sup>2</sup> If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.

<sup>3</sup> If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.

<sup>4</sup> Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons



## 4.2 Action Definitions

The following are the definitions in the Action Matrix Table presented above:

Action Definitions	
<b>Action 1</b>	<p>Clean-Up of ACM Debris</p> <p>Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.</p>
<b>Action 2</b>	<p>Precautions for Access Which may Disturb ACM Debris</p> <p>Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.</p>
<b>Action 3</b>	<p>ACM Removal</p> <p>Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.</p>
<b>Action 4</b>	<p>Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.</p>
<b>Action 5</b>	<p>Proactive ACM Removal</p> <p>Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.</p>
<b>Action 6</b>	<p>ACM Repair</p> <p>Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room</p>
<b>Action 7</b>	<p>Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).</p>

Master Template: Methodology Annex A to Appendix I Evaluation Criteria, HAZ, January 10, 2020





# **FINAL Hazardous Building Materials Assessment**

St. Mark Catholic School, 95  
Waller Street, Whitby, Ontario

Prepared for:

**Durham Catholic District School Board**  
653 Rossland Road West  
Oshawa, Ontario, L1J 8M7

Attention: Kevin Jones  
Supervisor – Contract Management

February 22, 2017

Pinchin File: 200972





## **Hazardous Building Materials Assessment**

St. Mark Catholic School, 95 Waller Street, Whitby, Ontario  
Durham Catholic District School Board

February 22, 2017

Pinchin File: 200972

FINAL

**Issued to:** Durham Catholic District School Board

**Contact:** Kevin Jones  
Supervisor – Contract Management

**Issued on:** February 22, 2017

**Pinchin File:** 200972

**Issuing Office:** 191 Bloor Street East, Unit 11,  
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## EXECUTIVE SUMMARY

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment in preparation for a door replacement project at St. Mark Catholic School, 95 Waller Street, Whitby, Ontario. Pinchin performed the assessment on January 25, 2017.

The objective of the assessment was to identify specified hazardous building materials in preparation for a door replacement project. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

The assessed area was limited to the parts of the building to be renovated, which consisted of west Exit 107 doors in the Kindergarten room, north Exit B doors, and south east Exit D doors.

## SUMMARY OF FINDINGS

Asbestos: Caulking on all three sets of doors was determined to contain asbestos.

Lead: Lead was confirmed present in trivial amounts in select paints/surface coatings.

Silica: Crystalline silica is present in concrete, mortar, brick, masonry, ceramics, etc.

Mercury: Mercury vapour is present in fluorescent lamps.

## SUMMARY OF RECOMMENDATIONS

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

1. Use Type 1 asbestos procedures to remove and dispose of caulking affected by the door replacement project.
2. Remove and properly dispose mercury-containing items prior to demolition or if disturbed by the planned renovation work.
3. Follow appropriate safe work procedures when handling or disturbing lead and silica.

Please refer to Section 4.0 of this report for detailed recommendations regarding administrative, renovation or demolition activities.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*





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## APPENDICES

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APPENDIX II-C	PCB Analytical Certificates
APPENDIX III	Methodology





## **1.0 INTRODUCTION AND SCOPE**

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment in preparation for a door replacement project at St. Mark Catholic School, 95 Waller Street, Whitby, Ontario.

Sanjeet Dadhwal, B.Sc., Project Technologist performed the assessment on January 25, 2017. The surveyor was unaccompanied during the assessment. The building was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for a door replacement project. This assessment is intended to be used for pre-construction purposes only, and may not provide sufficient detail for long term management of hazardous materials as required by Health and Safety regulations. The results of this assessment are intended for use with a properly developed scope of work and performance specification.

### **1.1 Scope of Assessment**

The assessment was performed to establish the location and type of specified hazardous building materials incorporated in the structure(s) and its finishes. The assessed area was limited to the parts of the building within the area to be renovated. The extent of the assessed area was limited to the west Exit 107 doors in the Kindergarten vestibule, north Exit B doors and south east Exit D doors. The extent of the assessed areas are defined by the Client and is shown on the appended drawings.

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

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

The following Ontario Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions





- Ethylene oxide
- Isocyanates
- Vinyl chloride monomer

## 2.0 BACKGROUND INFORMATION

Building Description Item	Details
Building Use	Catholic School
Number of Floors/Levels	2 stories
Total Area of Assessed Space (Square Feet)	300 square feet
Year of Construction	1992
Structure	Structural steel, concrete
Exterior Cladding	Pre-cast concrete, brick veneer
HVAC	Forced air, Boiler and hot water heating to radiators
Roof	Built-up roofing
Flooring	Ceramic tiles
Interior Walls	Concrete block
Ceilings	Drywall

### 2.1 Existing Reports

Pinchin has conducted past assessment work in the building as described by the following existing report:

- “Hazardous Building Materials Assessment, St Mark the Evangelist Catholic School, 95 Waller Street, Whitby, Ontario” dated April 25, 2014, Pinchin File No 93116.

## 3.0 FINDINGS

### 3.1 Asbestos

#### 3.1.1 Suspect Building Materials Not Found

The following types of building materials may historically contain asbestos but were not observed in the building and are not discussed in the report findings:



- Spray-applied fireproofing or thermal insulation
- Texture finishes (acoustic/decorative)
- Thermal systems insulation
- Acoustic ceiling tiles
- Plaster
- Asbestos cement products
- Vinyl sheet flooring
- Vinyl floor tiles and mastic
- Roofing felts and tar

### 3.1.2 Vermiculite

Destructive testing was conducted of masonry block walls. The masonry block walls were penetrated in the interior and exterior assessed locations, loose fill vermiculite was not observed.

### 3.1.3 Drywall Joint Compound

Based on the age of construction of the building, drywall joint compound is not expected to contain asbestos.

### 3.1.4 Caulking

Colour	Locations (Quantity)	Sample Number	Asbestos Type
White	Interior/exterior side of west Exit 107 doors	b164534.0005A	Chrysotile
Grey	Exterior/interior side of the north exit B doors	b164534.0006C	Chrysotile
White	Exterior side of south east Exit D doors	b164534.0007A	Chrysotile
Grey	Interior side of south east Exit D doors	b164534.0008A-C	None

Caulking is non-friable and is in good condition.





Photo 1 – Asbestos-containing white caulk is present on the west Exit 107 doors.



Photo 2 – Asbestos-containing grey caulk is present on the north Exit B doors.

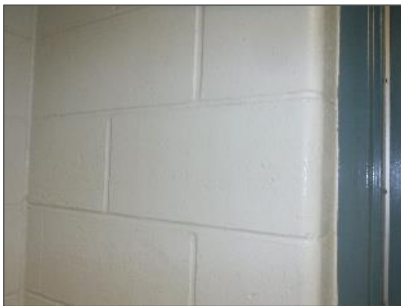


Photo 3 – Asbestos-containing white caulk is present on the north Exit 107 doors.



Photo 4 – Non-asbestos grey caulk is present on the interior of the south east Exit D doors.

### 3.1.5 Presumed Asbestos Materials

A number of materials which might contain asbestos were not sampled during the assessment due to limitations in scope and methodology. Where present, these materials must be presumed to be an asbestos material and are best sampled during project planning and preparation of contract documents for their removal. Materials presumed to contain asbestos include:

- concrete floor levelling compound
- adhesives and duct mastics
- fibre reinforced paints and coatings

## 3.2 Lead

### 3.2.1 Paints and Surface Coatings

A total of three paint samples were collected from interior and exterior painted finishes. The following table summarizes the analytical results for paints sampled and their locations.



Sample Number	Colour, Substrate Description	Locations	Lead (%)
L03	White paint on concrete block	South east Exit D area, North Exit B area, West exit 107 area	<0.007%
L04	Yellow paint on concrete block	South east Exit D area	<0.008%
L05	Blue paint on metal doors	South east Exit D area, North Exit B area, West exit 107 area	<0.007%

All paints contain insignificant concentrations of lead and were found to be in good condition and not flaking, peeling or delaminating.

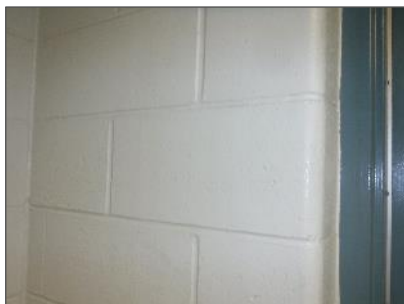


Photo 5 – White paint is present in the assessed areas.



Photo 6 – Yellow paint is present in the south east Exit D assessed area.



Photo 7 – Blue paint on the metal doors is present in the assessed areas.

Appendix II-B presents the lead testing results.



### 3.2.2 *Presumed Lead Materials*

Lead may be present in a number of materials which were not assessed and/or sampled. The following materials, where found, should be considered to contain lead.

- electrical components, including wiring connectors, grounding conductors, and solder
- glazing on ceramic tiles

### 3.3 **Silica**

Crystalline silica is a presumed component of the following materials where present in the building:

- pre-cast concrete
- masonry and mortar
- ceramic tiles, grout

### 3.4 **Mercury**

#### 3.4.1 *Lamps*

Mercury vapour is present in fluorescent lamps in the assessed area.

### 3.5 **Polychlorinated Biphenyls**

#### 3.5.1 *Caulking*

Grey caulking is present on the exterior and interior side of the doors (sample 17-0183) and contains <0.05 ppm PCBs. The material is a non-PCB solid based on the threshold given in SOR/2008-273 (50 ppm).

Refer to the analytical results in Appendix II-C.



Photo 8 – Grey caulking on the interior doors does not contain PCBs.

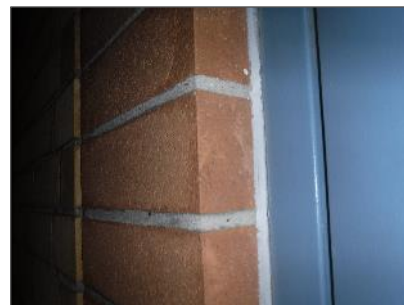


Photo 9 – Grey caulking on the exterior exit doors does not contain PCBs.





## **4.0 RECOMMENDATIONS**

### **4.1 General**

1. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
2. Retain a qualified consultant to specify, inspect and verify the successful removal of hazardous materials.
3. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials.

### **4.2 Building Renovation Work**

The following recommendations are made regarding demolition or renovation involving the hazardous materials identified.

#### *4.2.1 Asbestos*

Remove all asbestos-containing materials (ACM) prior to renovation, alteration, maintenance or demolition work or if ACM may be disturbed by the work.

If the identified ACM will not be removed prior to commencement of the work, disturbance of ACM must follow the appropriate asbestos precautions for the classification of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

#### *4.2.2 Lead*

Analytical results indicate that all of the paints from the Site Building contain low levels of lead (i.e., less than the EACO guideline of 0.1% for lead-containing paints). Special precautions are not recommended unless aggressive disturbance (grinding, blasting, torching) is planned.

#### *4.2.3 Silica*

Construction 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 provincial standards or guidelines.

#### *4.2.4 Mercury*

Do not break lamps or separate mercury from components. Recycle and reclaim mercury from fluorescent lamps when taken out of service.





## 5.0 TERMS AND LIMITATIONS

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## 6.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
5. Surface Coating Materials Regulations, SOR/2005-109, Hazardous Products Act.
6. Silica on Construction Projects, Ministry of Labour Guidance Document.

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Template: Master Report for Hazardous Materials Assessment Report (Pre-Construction), Haz, January 16, 2017



**APPENDIX I**  
**Drawings**





LEGEND:

- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- PCB BULK SAMPLE

CLIENT:  
DURHAM CATHOLIC  
DISTRICT SCHOOL BOARD

LOCATION:  
ST. MARK CATHOLIC SCHOOL  
95 WALLER STREET  
WHITBY, ONTARIO

TITLE:  
HAZARDOUS BUILDING  
MATERIALS ASSESSMENT  
DOOR REPLACEMENT PROJECT

DATE:  
2017/02/16

PROJECT # :  
200972

DRAWN BY:  
SD

CHECKED BY:  
MW

SCALE:  
NTS

DRAWING:

1 OF 1





**APPENDIX II-A**  
**Asbestos Analytical Certificates**



## Pinchin Environmental Asbestos Laboratory *Certificate of Analysis*

<b>Project Name:</b>	Durham Catholic District School Board, St. Mark Catholic School, Whitby		
<b>Project No.:</b>	93116		
<b>Prepared For:</b>	Mike Wilson	<b>Date Received:</b>	April 16, 2014
<b>Lab Reference No.:</b>	b107949	<b>Date Analyzed:</b>	April 24, 2014
<b>Analyst(s):</b>	N. Barinque	<b># Samples submitted:</b>	12
	B. Hicks	<b># Phases analyzed:</b>	15

**Method of Analysis:**

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.1% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

Project Name: Durham Catholic District School Board, St. Mark Catholic School, Whitby  
Project No.: 93116  
Prepared For: Mike Wilson

Lab Reference No.: b107949  
Date Analyzed: April 24, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0001A Vinyl Floor Tile - 12"x12", Off White with Black Streak, Playroom Area	2 Phases: a) Homogeneous, off-white, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, yellow, soft, sticky material on the back of vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
0001B Vinyl Floor Tile - 12"x12", Off White with Black Streak, Playroom Area	2 Phases: a) Homogeneous, off-white, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, yellow, soft, sticky material on the back of vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
0001C Vinyl Floor Tile - 12"x12", Off White with Black Streak, Playroom Area	2 Phases: a) Homogeneous, off-white, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, yellow, soft, sticky material on the back of vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
0002A White Caulking - Around Toilets in Washrooms	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0002B White Caulking - Around Toilets in Washrooms	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%

ANALYST

BHicks M. Bang





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board, St. Mark Catholic School, Whitby  
**Project No.:** 93116  
**Prepared For:** Mike Wilson

**Lab Reference No.:** b107949  
**Date Analyzed:** April 24, 2014

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0002C White Caulking - Around Toilets in Washrooms	Homogeneous, white, caulking material.	None Detected	Non-Fibrous Material > 75%
0003A Clear Caulking - Around Millwork in Playroom and Washrooms	Homogeneous, clear, caulking material.	None Detected	Non-Fibrous Material > 75%
0003B Clear Caulking - Around Millwork in Playroom and Washrooms	Homogeneous, clear, caulking material.	None Detected	Non-Fibrous Material > 75%
0003C Clear Caulking - Around Millwork in Playroom and Washrooms	Homogeneous, clear, caulking material.	None Detected	Non-Fibrous Material > 75%
0004A Acoustic Ceiling Tile - 2'x4', Textured Pinhole Pattern	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Man-made Vitreous 25-50% Fibres Perlite 10-25% Other Non-Fibrous 0.5-5%
0004B Acoustic Ceiling Tile - 2'x4', Textured Pinhole Pattern	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Man-made Vitreous 25-50% Fibres Perlite 10-25% Other Non-Fibrous 0.5-5%
0004C Acoustic Ceiling Tile - 2'x4', Textured Pinhole Pattern	Homogeneous, beige, layered, compressed, acoustic ceiling tile.	None Detected	Cellulose 25-50% Man-made Vitreous 25-50% Fibres Perlite 10-25% Other Non-Fibrous 0.5-5%

ANALYST

*B Hicks M Rang*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board, St. Mark Catholic School,  
Hazardous Building Materials Assessment, 95 Waller Street, Whitby, Ontario  
**Project No.:** 0200972.000  
**Prepared For:** S. Dadhwal / M. Wilson  
**Lab Reference No.:** b164534  
**Analyst(s):** J. Raisch-Berkoff  
**Date Received:** January 27, 2017      **# Samples submitted:** 12  
**Date Analyzed:** February 2, 2017      **# Phases analyzed:** 8

### Method of Analysis:

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia, Nova Scotia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.5% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Newfoundland and Labrador, PEI and New Brunswick	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board, St. Mark Catholic School,  
Hazardous Building Materials Assessment, 95 Waller Street, Whitby, Ontario

**Project No.:** 0200972.000

**Prepared For:** S. Dadhwal / M. Wilson

**Lab Reference No.:** b164534

**Date Analyzed:** February 2, 2017

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0005A White caulking on interior side of west door in Kindergarten vestibule.	Homogeneous, beige, caulking material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
0005B White caulking on interior side of west door in Kindergarten vestibule.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0005C White caulking on interior side of west door in Kindergarten vestibule.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0006A Grey caulking on exterior side of north vestibule door.	Homogeneous, grey, soft, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
0006B Grey caulking on exterior side of north vestibule door.	Homogeneous, grey, soft, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
0006C Grey caulking on exterior side of north vestibule door.	Homogeneous, grey, caulking material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%
0007A White caulking on the exterior side of the south east vestibule door.	Homogeneous, beige, caulking material.	Chrysotile 0.5-5%	Non-Fibrous Material > 75%





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project Name:** Durham Catholic District School Board, St. Mark Catholic School,  
Hazardous Building Materials Assessment, 95 Waller Street, Whitby, Ontario

**Project No.:** 0200972.000

**Prepared For:** S. Dadhwal / M. Wilson

**Lab Reference No.:** b164534

**Date Analyzed:** February 2, 2017

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0007B White caulking on the exterior side of the south east vestibule door.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0007C White caulking on the exterior side of the south east vestibule door.			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
0008A Grey caulking on the interior side of the south east vestibule door.	Homogeneous, grey, soft, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
0008B Grey caulking on the interior side of the south east vestibule door.	Homogeneous, grey, soft, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%
0008C Grey caulking on the interior side of the south east vestibule door.	Homogeneous, grey, soft, rubbery, caulking material.	None Detected	Non-Fibrous Material > 75%

**Reviewed by:**

**Reporting Analyst:**





Analyzed by:

Reviewed by:

Report Sent by:

**Special Instructions:****Pinchin Ltd. - Asbestos Laboratory  
Internal Asbestos Bulk Sample Chain of Custody**

<b>Client Name:</b>	Durham Catholic District School Board	<b>Project Address:</b>	95 Waller Street, Whitby, Ontario
<b>Portfolio/Building No:</b>	St Mark Catholic School, Hazardous Building Materials Assessment	<b>Pinchin File:</b>	File # you are charging your time to 02009712.000
<b>Submitted by:</b>	Sanjeet Dadhwal	<b>Email:</b>	sdadhwal@pinchin.com
<b>CC Results to:</b>	Mike Wilson	<b>CC Email:</b>	mwilson@pinchin.com
<b>Invoice to:</b>		<b>Invoice Email:</b>	
<b>Date Submitted:</b>	January 27 2017	<b>Required by:</b>	February 2 2017
<b># of Samples:</b>	12	<b>Priority:</b>	5 Day Turnaround
<b>Year of Building Construction (Mandatory Field):</b>	1992		
<b>Do NOT Stop on Positive (Sample Numbers):</b>			
<b>Pinchin Group Company (Mandatory Field):</b>			Pinchin

**To be Completed by Lab Personnel Only:**

<b>Lab Reference #:</b>	6164534	<b>Time:</b>	24 hour clock
<b>Received by:</b>	JAN 27 2017 EL	<b>Date:</b>	Month Day Year
<b>Name(s) of Analyst(s):</b>	JRB (8) Feb 2 / 17		

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0005	A	White caulking on interior side of west door in Kindergarten vestibule. CH 0.5-5?
	0005	B	White caulking on interior side of west door in Kindergarten vestibule. NA
	0005	C	White caulking on interior side of west door in Kindergarten vestibule. NA
	0006	A	Grey caulking on exterior side of north vestibule door. ND
	0006	B	Grey caulking on exterior side of north vestibule door. ND
	0006	C	Grey caulking on exterior side of north vestibule door. CH 0.5-5?



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
	0007	A	White caulking on the exterior side of the south east vestibule door. CH 0.5-59
	0007	B	White caulking on the exterior side of the south east vestibule door. NA
	0007	C	White caulking on the exterior side of the south east vestibule door. NA
	0008	A	Grey caulking on the interior side of the south east vestibule door. ND
	0008	B	Grey caulking on the interior side of the south east vestibule door. ND
	0008	C	Grey caulking on the interior side of the south east vestibule door. ND



**APPENDIX II-B**  
**Lead Analytical Certificates**





# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3rd Ed. Method No. 3050B/Method No. 7420



**Customer:** Pinchin Environmental Ltd  
204-160 Charlotte Street  
Peterborough ON K9J 2T8

**Attn:** Mike Wilson

**Lab Order ID:** 1406742

**Analysis ID:** 1406742\_PBP

**Date Received:** 4/17/2014

**Date Reported:** 4/23/2014

**Project:** St. Mark Catholic Church

Sample ID	Description	Mass (g)	Analytical Sensitivity (% by weight)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
P001	Blue paint on metal door frame	0.0781	0.002%	< 0.005%
1406742PBP_1				
P002	Beige paint on concrete block washroom	0.0596	0.002%	< 0.007%
1406742PBP_2				

The quality control samples run with the samples in this report have passed all AIHA required specifications unless otherwise noted. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. This report may not be used by the client to claim product endorsement by AIHA or any other agency of the U.S. government. (R.L. = 0.01 wt.%)

Kristin Cooke (2)


**Analyst**

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

**Laboratory Director**



1406742

<b>Client:</b>	Pinchin Environmental Limited	<b>*Instructions:</b> Use Column "B" for your contact info To See an Example Click the bottom Example Tab.  <b>Enter samples between "&lt;&lt;" and "&gt;&gt;"</b> <b>Begin Samples with a "&lt;&lt;" above the first sample</b> <b>and end with a "&gt;&gt;" below the last sample.</b> Only Enter your data on the first sheet "Sheet1"  Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.	Scientific Analytical Institute    <b>4604 Dundas Drive</b> <b>Greensboro, NC 27407</b> <b>Phone: 336.292.3888</b> <b>Fax: 336.292.3313</b> <b>Email: lab@sailab.com</b>
<b>Contact:</b>	Mike Wilson		
<b>Address:</b>	160 Charlotte Street, Suite 204, Peterborough, Ontario		
<b>Phone:</b>	705-748-4627		
<b>Fax:</b>	705-748-6927		
<b>Email:</b>	<a href="mailto:mwilson@pinchin.com">mwilson@pinchin.com</a>		
<b>Project:</b>	St. Mark Catholic School		
<b>Client Notes:</b>			
<b>P.O. #.</b>	93116		
<b>Date Submitted:</b>	4/15/2014 0:00		
<b>Analysis:</b>	Lead in Paint		
<b>TurnAroundTime:</b>	96 Hours		

Sample Number	Data 1	Sample Description	Data 2
<<			
P001		Blue Paint on Metal Door Frame	
P002		Beige Paint on Concrete Block Washroom	

Accepted ☒

Rejected ☐

Shelton 4/17 10A





# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7420



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Sanjeet Dadhwal  
Mike Wilson

**Lab Order ID:** 1701810  
**Analysis ID:** 1701810\_PBP  
**Date Received:** 1/30/2017  
**Date Reported:** 2/6/2017

**Project:** St Mark Catholic School Hazardous Building Materials Assessment

Sample ID	Description	Mass (g)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes			
L03	White paint on concrete block	0.0584	< 68	< 0.007%
1701810PBP_1				
L04	Yellow paint on concrete block SE door	0.0530	< 75	< 0.008%
1701810PBP_2				
L05	Blue paint in metal doors interior and exterior	0.0610	< 66	< 0.007%
1701810PBP_3				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb).

Daniel Olson (3)

**Analyst**

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

**Laboratory Director**



1701810

Version 1-15-2012

**Client:** Pinchin Ltd.  
**Contact:** Sanjeet Dadhwal  
**Address:** 191 Bloor Street East, Unit 11  
**City:** Oshawa, Ontario  
**Phone:** 289.404.8184  
**Fax:**  
**Email:** [sdadhwal@pinchin.com](mailto:sdadhwal@pinchin.com)  
**cc email:** [mwilson@pinchin.com](mailto:mwilson@pinchin.com)  
  
**Project Name:** St Mark Catholic School Hazardous  
 Materials Building Assessment  
  
**Pinchin File #:** 200972  
**Date Submitted:** 1/25/2017 0:00  
  
**Analysis:** Lead Paint Analysis  
**TurnAroundTime:** Regular

**\*Instructions:**

Use Column "B" for your contact info

To See an Example Click the  
bottom Example Tab.

Enter samples between "<<" and ">>"  
 Begin Samples with a "<<" above the first sample  
 and end with a ">>" below the last sample.  
 Only Enter your data on the first sheet "Sheet1"

Note: Data 1 and Data 2 are optional  
 fields that do not show up on the official  
 report, however they will be included  
 in the electronic data returned to you  
 to facilitate your reintegration of the report data.

**Invoice to:**

Mike Wilson

[mwilson@pinchin.com](mailto:mwilson@pinchin.com)

Scientific  
 Analytical  
 Institute

**4604 Dundas Dr.****Greensboro, NC 27407****Phone: 336.292.3888****Fax: 336.292.3313****Email: lab@sailab.com**

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
<<			
L03	[Enter data of your choosing here]	White paint on concrete block	[Enter data of your choosing here]
L04	[Enter data of your choosing here]	Yellow paint on concrete block SE door.	[Enter data of your choosing here]
L05	[Enter data of your choosing here]	Blue paint in metal doors interior and exterior.	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
[Enter Sample Number]	[Enter data of your choosing here]	[Enter Sample Description Here]	[Enter data of your choosing here]
>>			

Accepted



Rejected



Shrestha  
 1/30 930A



**APPENDIX II-C**  
**PCB Analytical Certificates**



## Certificate of Analysis

Sanjeet Dadhwal

Pinchin Environmental Ltd (Oshawa)  
191 Bloor St E, Oshawa, Ont, L1H 3M3

Printed: Feb 06, 2017

**Report Description:** 2 solid samples were submitted for the following chemical analysis

**Project Name:** St. Mark Cathholic School Haz Bldg Mtrls Assmt  
**Project No.:** 200972  
**Site Location:** 95 Waller Street, Whitby, Ontario

**Date Sampled:** Jan 25, 2017  
**Date Tested:** Feb 06, 2017  
**Sampled by:** Sanjeet Dadhwal

### Report Number: 17-0183

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
<b>1</b>	<b>Sample ID.: PCB 1 - Grey caulking on south east door interior</b>					
	PCBs in Solid	<0.5	mg/kg	0.5		LAB-M06 (EPA 3550C/8082A modified)
<b>2</b>	<b>Sample ID.: PCB 2 - Grey caulking on north door exterior</b>					
	PCBs in Solid	<0.5	mg/kg	0.5		LAB-M06 (EPA 3550C/8082A modified)
	Comment(s)	-	N/A	N/A	"mg/kg" is equivalent to "ppm"	N/A

Results relate only to the samples tested above, as received.

Approved By:

**Son C.H. Le, B. Eng. (Chem.)**  
Lab Manager  
Phone: (519) 740-1333 Ext.: 230  
Fax: (519) 740-2320  
Email: SonLe@aevitas.ca

The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognised International Standard ISO/IEC 17025:2005 by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated 8 January 2009). The laboratory quality management system of Aevitas Inc. (Ayr) meets the principles of ISO 9001:2008.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (1999). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.



**APPENDIX III**  
**Methodology**



## **1.0 GENERAL**

Pinchin conducts a room-by-room survey (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined by the scope of work. All work is conducted in accordance with our own internal Standard Operating Procedures.

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

As-built drawings and previous reports are referenced where provided.

### **1.1 Scope Limitations**

The assessment excludes the following:

- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property;
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

The assessment includes limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring is conducted where possible (under carpets or multiple layers of flooring). Demolition of masonry walls (chases, shafts etc.), structural items or exterior building finishes is not conducted.

### **1.2 Asbestos**

Pinchin conducts an inspection for the presence of 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.

A separate set of samples is collected of each type of homogenous material suspected to contain asbestos. A homogenous 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 are determined by visual examination and available information on the phases of construction and prior renovations.



Pinchin collects samples at a rate that is in compliance with Table 1 of O.Reg. 278/05.

The sampling strategy is 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start/finish date of construction and associated usage of ACM.

In some cases, manufactured products such as asbestos cement pipe are visually identified without sample confirmation.

Pinchin conducts limited demolition of masonry block walls (core holes) to investigate for loose fill insulation. The core holes are temporarily patched with expanding foam.

If present, the following materials are presumed to be asbestos-containing and are best sampled immediately prior to commencing renovation/disturbance:

- roofing, felts and tar
- concrete floor levelling compound
- electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- vermiculite in concrete block wall cavities
- adhesives and duct mastics
- fibre reinforced paints and coatings

Pinchin submits the bulk samples to a NVLAP accredited laboratory for analysis. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, July 1993.

In Manitoba an ACM is defined as materials containing 0.1% or more asbestos by weight for friable materials, 1% or more asbestos by weight for non-friable materials.

In Ontario an ACM is defined as materials containing 0.5% or more asbestos by weight.

The asbestos analysis is completed using a stop positive approach. Only one result meeting the above regulated criteria is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result. Where building materials are described in the report as non-asbestos, this means that either no asbestos



was detected by the analytical method utilized in any of the multiple samples or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

### **1.3 Lead**

Pinchin collects samples of distinctive paint finishes and surface coatings present in more than a limited application, where removal of the paint is possible. Pinchin collects samples by scraping the painted finish to include base and covering applications. Drawings included show sample locations.

Analysis for lead in paints or surface coatings is performed at an accredited laboratory in accordance with EPA Method No. 3050B/Method No. 7420; flame atomic absorption.

The Ontario Ministry of Labour (MOL) has not established a lower limit for concentrations of lead in paint, below which precautions do not need to be considered during construction projects. Pinchin follows the recommendations of the Environmental Abatement Council of Ontario (EACO) Lead Guideline for Construction, Renovation, Maintenance or Repair. The Guideline suggests that 0.1% (1,000 ppm) lead in paint represents a de minimis concentration of lead in paint for construction hygiene purposes, that is a concentration below which the lead content is not the limiting hazard in any disturbance of leaded paint for non-aggressive disturbance of painted finishes, (hand powered demolition, chipping, scraping, light sanding, etc.). The use of aggressive methods such as power grinding, torching, welding, etc. may result in significant lead exposures even with low concentrations of lead in paints (below 0.1%). Paint and surface coatings are evaluated for condition such as flaking, chipping or spalling.

Other lead building products (e.g. batteries, lead sheeting, flashing) are identified by visual observation only.



#### **1.4 Silica**

Pinchin identifies building materials suspected of containing crystalline silica (e.g. concrete, cement, tile, brick, masonry, mortar) by knowledge of current and historic applications and visual inspection only. Pinchin does not perform sampling of these materials for laboratory analysis of crystalline silica content.

#### **1.5 Mercury**

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

Mercury spills or damaged mercury-containing equipment are recorded where observed.

#### **1.6 Polychlorinated Biphenyls**

Pinchin determines the potential for light ballasts to contain PCBs 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 is compared to known ban dates of PCBs and Environment Canada publications. Other than light ballasts and pole mounted transformers, all other liquid uses of PCBs should have been discontinued.

Pinchin records spills or leakage of suspect PCB-containing fluids where observed or identified in historical documents.

Pinchin samples exterior caulking or sealants for PCBs based on the date of construction or installation. Caulking installed after 1985 is presumed to be free of PCBs and hence not sampled. If sampled, analysis for PCBs is performed using an ASTM test method appropriate to the sample matrix at an accredited laboratory.

Master Template: Methodology Document for Hazardous Building Materials Pre-Construction, HAZ, October 18, 2016



**Asbestos Assessment  
St. Mark the Evangelist Catholic School  
95 Waller Street  
Whitby, Ontario**



Prepared for:  
Durham Catholic District School Board  
650 Rossland Road West  
Oshawa, Ontario L1J 8M7

**Attention: Don Towns**

Pinchin File: 77469

October 10, 2012

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## **SUMMARY**

Pinchin Environmental Ltd. (Pinchin) was retained by Durham Catholic District School Board (Client) to conduct an asbestos-containing building materials assessment of St. Mark the Evangelist Catholic School located at 95 Waller Street in Whitby, Ontario. The objective of the assessment was to establish the location, condition and type of asbestos-containing materials (ACM) that are present. The full report must be referenced for the complete results of the assessment.

### **Summary of Findings**

No asbestos was found.

### **Summary of Recommendations**

Perform a Designated Substances assessment prior to any renovation or demolition, as per Section 30 of the Occupational Health and Safety Act.



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## **1.0 INTRODUCTION AND SCOPE**

Pinchin Environmental Ltd. (Pinchin) was retained by Durham Catholic District School Board (Client) to conduct an asbestos-containing building materials assessment of St. Mark the Evangelist Catholic School located at 95 Waller Street in Whitby, Ontario. This assessment was performed for the purposes of long term management of the asbestos, and not for construction or renovation purposes. Additional intrusive testing may be required prior to using this information for construction or renovation.

This report was prepared to fulfil the Owner's requirements under Ontario Ministry of Labour (MOL) Regulation 278/05 (O.Reg 278/05).

The assessment was performed by Graham Pinchin of Pinchin on July 26, 2012. The surveyor was not accompanied during the assessment.

### **1.1 Facility Description**

The facility was constructed in 1992. The following provides a basic description of the building systems.

<b>System</b>	<b>Description</b>
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Forced air, Boiler and hot water heating to radiators
Roof	Built-up roofing
Flooring	Vinyl tile, vinyl sheet flooring, terrazzo
Interior Walls	Drywall, concrete block
Ceilings	Drywall, acoustic ceiling tiles

### **1.2 Scope of Assessment**

The assessed area consisted of all parts of the building. The objective of the assessment was to establish the location, condition and type of non-friable asbestos-containing building materials (ACM). The assessment included a search for ACM incorporated in the structure and its finishes.

Owner or occupant processes, articles within the building(s) such as stored items, furniture, etc., subsurface materials or equipment (vessels, drums, underground storage tanks, pipes, etc.), possible contaminants in the soil and groundwater on the site, and sampling of materials that



could result in a hazard to the surveyor or damage to the building were not included in the assessment.

## **2.0 ASSESSMENT METHODOLOGY AND CRITERIA**

### **2.1 Methodology**

The surveyor entered each room, corridor, service area, etc. where access was possible within the extent of the assessed area and inspected for the presence of ACM.

Concealed locations such as spaces above solid ceilings, and within shafts and pipe chases were accessed via existing access panels only, in order to get a representative view of the materials above ceiling. Walls, solid ceilings, flooring, structural items, interior finishes or exterior building finishes were not removed to determine the presence of concealed materials.

The surveyor inspected for the presence of non-friable ACM. Based on the age of construction of the building, the only expected ACM were asbestos cement products.

Ontario was the first Canadian Province to ban the use of friable asbestos (March 1986, O.Reg. 654/85). Of the many non-friable materials, only drywall joint compound has been banned in Canada. Therefore in theory, all other non-friable materials and surfaces in which asbestos could have been used should be sampled for total certainty that it is non-asbestos, even to the present day. In practice however, asbestos ceased being used in most materials by manufacturers as a result of asbestos concerns. Pinchin is aware of many of the dates that certain materials ceased being manufactured with asbestos. Based on this knowledge, we suggest that sampling of certain materials is not required after specific dates and our sampling strategy was based on this knowledge. In addition, to be conservative we allow several years past these dates in our strategy. This allows additional time so that stored ACM products would have worked through the supply chain, and allows for some uncertainty in the exact start/finish date of construction and associated usage of ACM. We believe this is a prudent and responsible limitation and that the sampling strategy is appropriate.

### **2.2 Basis of Evaluation and Recommendation**

The condition and the potential for disturbance of any ACM observed were evaluated. The evaluation criteria were based on the conclusions of published studies, particularly the "Royal Commission on Matters of Health and Safety Arising from the Use of Asbestos in Ontario", existing Ontario regulation, and our experience involving buildings that contain ACM.

## **3.0 FINDINGS**

### **3.1 Sprayed Fireproofing and Thermal Insulation**

Sprayed fireproofing is non-asbestos in a building constructed in this era.



### **3.2 Texture Finishes (Acoustic/Decorative)**

Texture finish is non-asbestos in a building constructed in this era.

### **3.3 Thermal System Insulation**

#### **3.3.1 Pipe Insulation**

Pipes are either uninsulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil.

#### **3.3.2 Duct Insulation**

Ducts are either uninsulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil.

#### **3.3.3 Mechanical Equipment Insulation**

Asbestos-containing insulations were not found on mechanical equipment. All mechanical equipment is insulated with non-asbestos fibreglass or not insulated.

### **3.4 Acoustic Ceiling Tiles**

Based on the age of construction, ceiling tiles are not expected to contain asbestos.

### **3.5 Vermiculite**

Loose fill vermiculite was not found. Demolition of concrete block walls or solid ceilings was not performed.

### **3.6 Plaster**

Based on the age of construction, plaster finishes where present are non-asbestos.

### **3.7 Drywall Compound**

Based on the age of construction, drywall compound is non-asbestos.

### **3.8 Asbestos Cement Products (Transite)**

No asbestos cement products were found.

### **3.9 Vinyl Sheet Flooring**

Based on the age of construction, vinyl sheet flooring is presumed non-asbestos.

### **3.10 Vinyl Floor Tile and Mastic**

Based on the age of construction, vinyl floor tile and mastic is presumed non-asbestos.



## **4.0 RECOMMENDATIONS**

Perform a Designated Substances assessment prior to any renovation or demolition, as per Section 30 of the Occupational Health and Safety Act.

## **5.0 LIMITATIONS**

This report details the ACM found within or forming part of the building envelope. The assessment only included inspections of the structure and finishes, including equipment. The assessment did not include inspection of current or past owner or occupant articles within the building (i.e. process materials or equipment, portable equipment, curriculum items, etc.) and does not report on possible contaminants in the soil and groundwater of the site, underground storage tanks, buried piping, inside drums, vessels, production equipment, or in areas not accessed by the surveyor.

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the assessment is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretations and these interpretations may change over time and we undertake no, and expressly disclaim, obligation to advise the Client of such change. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed, within a period of (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Consultant to recover such losses or damage.



Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party other than the Client, unless the Client, in writing, requests information to be provided to a third party or unless disclosure by Pinchin is required by law. Unless consented to by Pinchin, which consent may be reasonably and/or arbitrarily withheld, any use by a third party, of reports or documents authored by Pinchin, or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted by any party.

## **6.0 CLOSURE**

Should there be any questions regarding the contents of this report, please contact Mike Wilson at 705-748-4627 ext. 3601.

Yours truly,

**Pinchin Environmental Ltd.**

Prepared by:

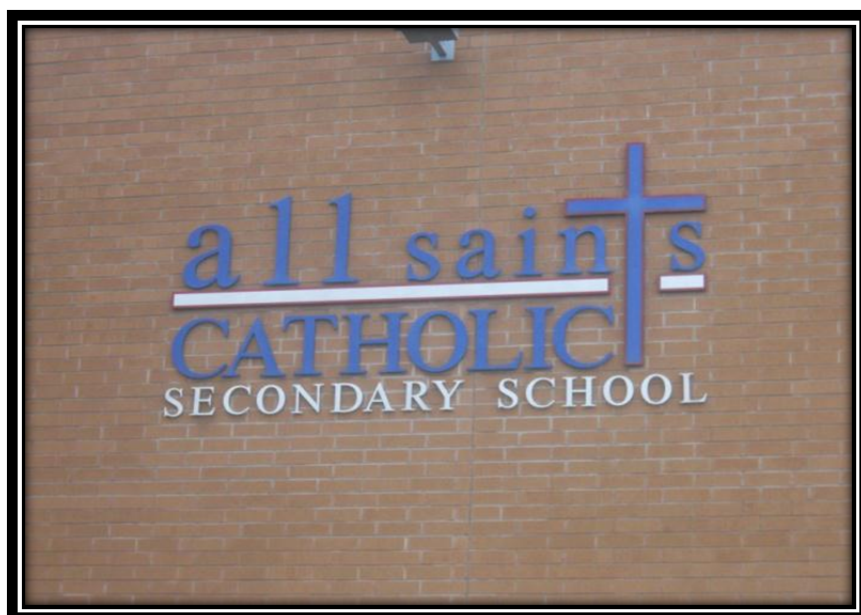
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**Asbestos Assessment  
All Saints Catholic Secondary School  
3001 Country Lane  
Whitby, Ontario**



Prepared for:  
Durham Catholic District School Board  
650 Rossland Road West  
Oshawa, Ontario L1J 8M7

**Attention: Don Towns**

Pinchin File: 77469

October 2, 2012

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## **SUMMARY**

Pinchin Environmental Ltd. (Pinchin) was retained by Durham Catholic District School Board (Client) to conduct an asbestos-containing building materials assessment of All Saints Catholic Secondary School located at 3001 Country Lane in Whitby, Ontario. The objective of the assessment was to establish the location, condition and type of asbestos-containing materials (ACM) that are present. The full report must be referenced for the complete results of the assessment.

### **Summary of Findings**

No asbestos was found.

### **Summary of Recommendations**

Perform a Designated Substances assessment prior to any renovation or demolition, as per Section 30 of the Occupational Health and Safety Act.



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## **1.0 INTRODUCTION AND SCOPE**

Pinchin Environmental Ltd. (Pinchin) was retained by Durham Catholic District School Board (Client) to conduct an asbestos-containing building materials assessment of All Saints Catholic Secondary School located at 3001 Country Lane in Whitby, Ontario. This assessment was performed for the purposes of long term management of the asbestos, and not for construction or renovation purposes. Additional intrusive testing may be required prior to using this information for construction or renovation.

This report was prepared to fulfil the Owner's requirements under Ontario Ministry of Labour (MOL) Regulation 278/05 (O.Reg 278/05).

The assessment was performed by Graham Pinchin of Pinchin on July 26, 2012. The surveyor was not accompanied during the assessment.

### **1.1 Facility Description**

The facility was constructed in 2000. The following provides a basic description of the building systems.

<b>System</b>	<b>Description</b>
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Forced-air, Boiler and hot water heating to radiators
Roof	Built-up roofing
Flooring	Vinyl tile, vinyl sheet flooring, terrazzo
Interior Walls	Drywall, concrete block, plaster
Ceilings	Drywall, acoustic ceiling tiles

### **1.2 Scope of Assessment**

The assessed area consisted of all parts of the building. The objective of the assessment was to establish the location, condition and type of non-friable asbestos-containing building materials (ACM). The assessment included a search for ACM incorporated in the structure and its finishes.

Owner or occupant processes, articles within the building(s) such as stored items, furniture, etc., subsurface materials or equipment (vessels, drums, underground storage tanks, pipes, etc.), possible contaminants in the soil and groundwater on the site, and sampling of materials that



could result in a hazard to the surveyor or damage to the building were not included in the assessment.

## **2.0 ASSESSMENT METHODOLOGY AND CRITERIA**

### **2.1 Methodology**

The surveyor entered each room, corridor, service area, etc. where access was possible within the extent of the assessed area and inspected for the presence of ACM. Relevant information was recorded where ACM were observed, including approximate quantities, locations, condition, sample information and sample locations. Quantities reported are an approximate visual estimate. As-built drawings were referenced where provided.

Concealed locations such as spaces above solid ceilings, and within shafts and pipe chases were accessed via existing access panels only, in order to get a representative view of the materials above ceiling. Walls, solid ceilings, flooring, structural items, interior finishes or exterior building finishes were not removed to determine the presence of concealed materials.

The surveyor inspected for the presence of non-friable ACM. Based on the age of construction, only asbestos cement products were expected to be present. Typical examples of non-friable ACM, which have the potential to become friable during construction, include plaster and acoustic ceiling tiles.

Ontario was the first Canadian Province to ban the use of friable asbestos (March 1986, O.Reg. 654/85). Of the many non-friable materials, only drywall joint compound has been banned in Canada. Therefore in theory, all other non-friable materials and surfaces in which asbestos could have been used should be sampled for total certainty that it is non-asbestos, even to the present day. In practice however, asbestos ceased being used in most materials by manufacturers as a result of asbestos concerns. Pinchin is aware of many of the dates that certain materials ceased being manufactured with asbestos. Based on this knowledge, we suggest that sampling of certain materials is not required after specific dates and our sampling strategy was based on this knowledge. In addition, to be conservative we allow several years past these dates in our strategy. This allows additional time so that stored ACM products would have worked through the supply chain, and allows for some uncertainty in the exact start/finish date of construction and associated usage of ACM. We believe this is a prudent and responsible limitation and that the sampling strategy is appropriate.

### **2.2 Basis of Evaluation and Recommendation**

The condition and the potential for disturbance of any ACM observed were evaluated. The evaluation criteria were based on the conclusions of published studies, particularly the “Royal



Commission on Matters of Health and Safety Arising from the Use of Asbestos in Ontario”, existing Ontario regulation, and our experience involving buildings that contain ACM.

### **3.0 FINDINGS**

#### **3.1 Sprayed Fireproofing and Thermal Insulation**

Based on the age of construction, sprayed fireproofing (if present) is non-asbestos.

#### **3.2 Texture Finishes (Acoustic/Decorative)**

Based on the age of construction, texture finish (if present) is non-asbestos.

#### **3.3 Thermal System Insulation**

##### *3.3.1 Pipe Insulation*

Pipes are either uninsulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil.

##### *3.3.2 Duct Insulation*

Ducts are either uninsulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil.

##### *3.3.3 Mechanical Equipment Insulation*

Asbestos-containing insulations were not found on mechanical equipment. All mechanical equipment is insulated with non-asbestos fibreglass or not insulated.

#### **3.4 Acoustic Ceiling Tiles**

Based on the age of construction, ceiling tiles are not expected to contain asbestos.

#### **3.5 Vermiculite**

Loose fill vermiculite was not found. Demolition of concrete block walls or solid ceilings was not performed.

#### **3.6 Plaster**

Based on the age of construction, plaster finishes where present are non-asbestos.

#### **3.1 Drywall Compound**

Based on the age of construction, drywall compound is non-asbestos.

#### **3.2 Asbestos Cement Products (Transite)**

No asbestos cement products were found.



### **3.3 Vinyl Sheet Flooring**

Based on the age of construction, vinyl sheet flooring (if present) is non-asbestos.

### **3.4 Vinyl Floor Tile and Mastic**

Based on the age of construction, vinyl floor tiles are non-asbestos.

### **3.5 Presumed Asbestos-Containing Materials**

A number of materials which might contain asbestos were *not* sampled during our assessment. If present, these materials must be presumed to be asbestos-containing and are best sampled *immediately* prior to commencing renovation or demolition. Materials<sup>1</sup> presumed to contain asbestos include soffit and fascia boards at elevated heights.

## **4.0 RECOMMENDATIONS**

Perform a Designated Substances assessment prior to any renovation or demolition, as per Section 30 of the Occupational Health and Safety Act.

Sample all materials excluded from sampling or presumed to contain asbestos, immediately prior to disturbance when required.

## **5.0 LIMITATIONS**

This report details the ACM found within or forming part of the building envelope. The assessment only included inspections of the structure and finishes, including equipment. The assessment did not include inspection of current or past owner or occupant articles within the building (i.e. process materials or equipment, portable equipment, curriculum items, etc.) and does not report on possible contaminants in the soil and groundwater of the site, underground storage tanks, buried piping, inside drums, vessels, production equipment, or in areas not accessed by the surveyor.

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the assessment is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

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<sup>1</sup> Materials are non-friable except where noted.



Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretations and these interpretations may change over time and we undertake no, and expressly disclaim, obligation to advise the Client of such change. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed, within a period of (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Consultant to recover such losses or damage.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party other than the Client, unless the Client, in writing, requests information to be provided to a third party or unless disclosure by Pinchin is required by law. Unless consented to by Pinchin, which consent may be reasonably and/or arbitrarily withheld, any use by a third party, of reports or documents authored by Pinchin, or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted by any party.



## **6.0 CLOSURE**

Should there be any questions regarding the contents of this report, please contact Mike Wilson at 705-748-4627 ext. 3601.

Yours truly,

**Pinchin Environmental Ltd.**

Prepared by:

Reviewed by:

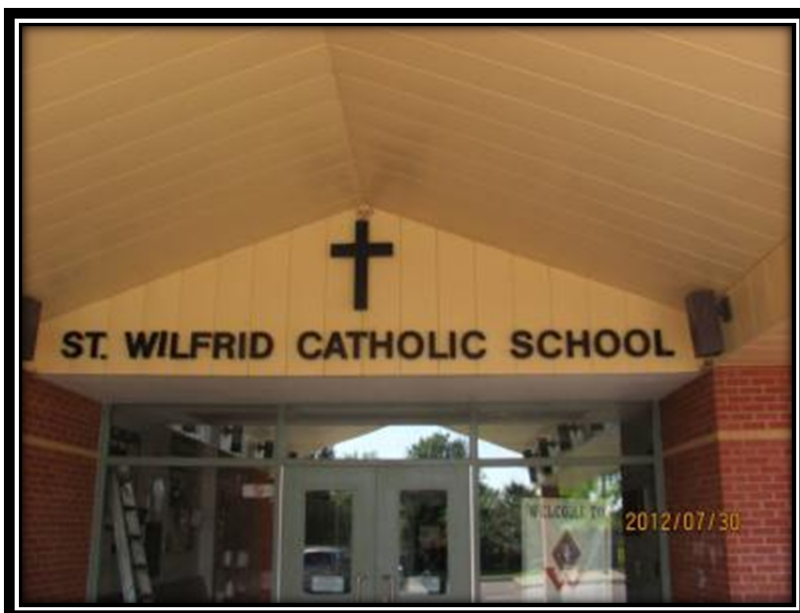
per: Chris Moose  
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**Asbestos Assessment  
St. Wilfred Catholic School  
2360 Southcott Road  
Pickering, Ontario**



Prepared for:  
Durham Catholic District School Board  
650 Rossland Road West  
Oshawa, Ontario L1J 8M7

**Attention: Don Towns**

Pinchin File: 77469

October 10, 2012

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## **SUMMARY**

Pinchin Environmental Ltd. (Pinchin) was retained by Durham Catholic District School Board (Client) to conduct an asbestos-containing building materials assessment of St Wilfred Catholic School located at 2360 Southcott Road in Pickering, Ontario. The objective of the assessment was to establish the location, condition and type of asbestos-containing materials (ACM) that are present. The full report must be referenced for the complete results of the assessment.

### **Summary of Findings**

No asbestos was found.

### **Summary of Recommendations**

Perform a Designated Substances assessment prior to any renovation or demolition, as per Section 30 of the Occupational Health and Safety Act.



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## **1.0 INTRODUCTION AND SCOPE**

Pinchin Environmental Ltd. (Pinchin) was retained by Durham Catholic District School Board (Client) to conduct an asbestos-containing building materials assessment of St Wilfred Catholic School located at 2360 Southcott Road in Pickering, Ontario. This assessment was performed for the purposes of long term management of the asbestos, and not for construction or renovation purposes. Additional intrusive testing may be required prior to using this information for construction or renovation.

This report was prepared to fulfil the Owner's requirements under Ontario Ministry of Labour (MOL) Regulation 278/05 (O.Reg 278/05).

The assessment was performed by Graham Pinchin of Pinchin on July 30, 2012. The surveyor was not accompanied during the assessment.

### **1.1 Facility Description**

The facility was constructed in 1994. The following provides a basic description of the building systems.

<b>System</b>	<b>Description</b>
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Forced air, Boiler and hot water heating to radiators
Roof	Built-up roofing
Flooring	Vinyl tile, vinyl sheet flooring, terrazzo
Interior Walls	Drywall, concrete block
Ceilings	Drywall, acoustic ceiling tiles

### **1.2 Scope of Assessment**

The assessed area consisted of all parts of the building. The objective of the assessment was to establish the location, condition and type of non-friable asbestos-containing building materials (ACM). The assessment included a search for ACM incorporated in the structure and its finishes.

Owner or occupant processes, articles within the building(s) such as stored items, furniture, etc., subsurface materials or equipment (vessels, drums, underground storage tanks, pipes, etc.), possible contaminants in the soil and groundwater on the site, and sampling of materials that



could result in a hazard to the surveyor or damage to the building were not included in the assessment.

## **2.0 ASSESSMENT METHODOLOGY AND CRITERIA**

### **2.1 Methodology**

The surveyor entered each room, corridor, service area, etc. where access was possible within the extent of the assessed area and inspected for the presence of ACM.

Concealed locations such as spaces above solid ceilings, and within shafts and pipe chases were accessed via existing access panels only, in order to get a representative view of the materials above ceiling. Walls, solid ceilings, flooring, structural items, interior finishes or exterior building finishes were not removed to determine the presence of concealed materials.

The surveyor inspected for the presence of non-friable ACM. Based on the age of construction, the only expected ACM was asbestos cement products.

Ontario was the first Canadian Province to ban the use of friable asbestos (March 1986, O.Reg. 654/85). Of the many non-friable materials, only drywall joint compound has been banned in Canada. Therefore in theory, all other non-friable materials and surfaces in which asbestos could have been used should be sampled for total certainty that it is non-asbestos, even to the present day. In practice however, asbestos ceased being used in most materials by manufacturers as a result of asbestos concerns. Pinchin is aware of many of the dates that certain materials ceased being manufactured with asbestos. Based on this knowledge, we suggest that sampling of certain materials is not required after specific dates and our sampling strategy was based on this knowledge. In addition, to be conservative we allow several years past these dates in our strategy. This allows additional time so that stored ACM products would have worked through the supply chain, and allows for some uncertainty in the exact start/finish date of construction and associated usage of ACM. We believe this is a prudent and responsible limitation and that the sampling strategy is appropriate.

### **2.2 Basis of Evaluation and Recommendation**

The condition and the potential for disturbance of any ACM observed were evaluated. The evaluation criteria were based on the conclusions of published studies, particularly the "Royal Commission on Matters of Health and Safety Arising from the Use of Asbestos in Ontario", existing Ontario regulation, and our experience involving buildings that contain ACM.

## **3.0 FINDINGS**

### **3.1 Sprayed Fireproofing and Thermal Insulation**

Sprayed fireproofing is non-asbestos in a building constructed in this era.



### **3.2 Texture Finishes (Acoustic/Decorative)**

Texture finish is non-asbestos in a building constructed in this era.

### **3.3 Thermal System Insulation**

#### **3.3.1 Pipe Insulation**

Pipes are either uninsulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil.

#### **3.3.2 Duct Insulation**

Ducts are either uninsulated or insulated with non-asbestos fibreglass and jacketed with either canvas or foil.

#### **3.3.3 Mechanical Equipment Insulation**

Asbestos-containing insulations were not found on mechanical equipment. All mechanical equipment is insulated with non-asbestos fibreglass or not insulated.

### **3.4 Acoustic Ceiling Tiles**

Based on the age of construction, ceiling tiles are not expected to contain asbestos.

### **3.5 Vermiculite**

Loose fill vermiculite was not found. Demolition of concrete block walls or solid ceilings was not performed.

### **3.6 Plaster**

Based on the age of construction, plaster finishes where present are non-asbestos.

### **3.7 Drywall Compound**

Based on the age of construction, drywall compound is non-asbestos.

### **3.8 Asbestos Cement Products (Transite)**

No asbestos cement products were found.

### **3.9 Vinyl Sheet Flooring**

Based on the age of construction, vinyl sheet flooring is presumed non-asbestos.

### **3.10 Vinyl Floor Tile and Mastic**

Based on the age of construction, vinyl floor tile and mastic is presumed non-asbestos.



#### **4.0 RECOMMENDATIONS**

Perform a Designated Substances assessment prior to any renovation or demolition, as per Section 30 of the Occupational Health and Safety Act.

#### **5.0 LIMITATIONS**

This report details the ACM found within or forming part of the building envelope. The assessment only included inspections of the structure and finishes, including equipment. The assessment did not include inspection of current or past owner or occupant articles within the building (i.e. process materials or equipment, portable equipment, curriculum items, etc.) and does not report on possible contaminants in the soil and groundwater of the site, underground storage tanks, buried piping, inside drums, vessels, production equipment, or in areas not accessed by the surveyor.

The work performed by Pinchin was conducted in accordance with generally accepted engineering or scientific practices current in this geographical area at the time the work was performed. The Client acknowledges that subsurface and concealed conditions may vary from those encountered or inspected. Pinchin can only comment on the environmental conditions observed on the date(s) the assessment is performed. The work is limited to those materials or areas of concern identified by the Client or outlined in our proposal. Other areas of concern may exist but were not investigated within the scope of this assignment.

Pinchin makes no other representations whatsoever, including those concerning the legal significance of its findings, or as to other legal matters touched on in this report, including, but not limited to, ownership of any property, or the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretations and these interpretations may change over time and we undertake no, and expressly disclaim, obligation to advise the Client of such change. Pinchin accepts no responsibility for consequential financial effects on transactions or property values, or requirements for follow-up actions and costs.

No warranty is either expressed or implied, or intended by this agreement or by furnishing oral or written reports or findings. The liability of Pinchin or our officers, directors, shareholders or staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Pinchin will not be responsible for any consequential or indirect damages. Pinchin will only be liable for damages resulting from negligence of Pinchin. Pinchin will not be liable for any losses or damage if client has failed, within a period of (2) years following the date upon which the claim is discovered within the meaning of the Limitations Act, 2002 (Ontario), to commence legal proceedings against Consultant to recover such losses or damage.



Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party other than the Client, unless the Client, in writing, requests information to be provided to a third party or unless disclosure by Pinchin is required by law. Unless consented to by Pinchin, which consent may be reasonably and/or arbitrarily withheld, any use by a third party, of reports or documents authored by Pinchin, or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted by any party.

## **6.0 CLOSURE**

Should there be any questions regarding the contents of this report, please contact Mike Wilson at 705-748-4627 ext. 3601.

Yours truly,

**Pinchin Environmental Ltd.**

Prepared by:

Reviewed by:

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Peterborough Office  
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September 3, 2021

Durham Catholic District School Board  
652 Rossland Road West,  
Oshawa, Ontario, L1J 8M7

**Re: Asbestos-Containing Materials Reassessment**

St. Joseph Catholic School, 25 Quaker Village Drive, Uxbridge, Ontario  
Pinchin File: 293276.000

The Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct an asbestos-containing materials (ACM) reassessment of St. Joseph Catholic School located at 25 Quaker Village Drive Uxbridge, ON. This reassessment was performed for the long-term management of asbestos and is not to be used for construction or renovation purposes.

Pinchin performed the assessment on August 19, 2021. The surveyor was accompanied Durham Catholic District School Board custodian during the assessment. The assessed area was unoccupied at the time of the assessment.

The objective of the reassessment was to evaluate the condition and quantity of previously reported ACM and develop corrective action plans as required. This assessment is only to be used for the purposes of long-term management and routine maintenance. The results of this assessment are not to be used for construction, renovation, demolition, or project tendering purposes.

The **assessed area** consisted of all accessible interior portions of the building where ACM were previously identified.

The scope included the following:

- Assessment of any rooms/areas that were inaccessible during the previous assessment (where access could be obtained).
- Sampling any new suspected ACM in these inaccessible rooms/areas.
- Documentation of any asbestos abatement that was performed since the last reassessment.

Building materials outside the defined **assessed area** are not discussed in this report.

## **1.0 RECOMMENDATIONS**

### **1.1 Remedial Work**

Remedial work is not required.





## 1.2 On-going Management and Maintenance

The following recommendations regard on-going management and maintenance work involving the ACM identified.

- Inspect all confirmed and presumed ACM at reasonable intervals and update the written documentation on annually as required by Ontario regulation 278/05.
- Update the asbestos assessment report for all new information obtained (i.e., new materials, change of condition, abatement performed).
- Remove ACM before alteration or maintenance work if ACM may be disturbed. Follow appropriate asbestos precautions for the classification of work as per applicable regulations and guidelines.

## 1.3 Construction and Demolition

This assessment report does not provide sufficient detail to support renovation and demolition work. Therefore, perform a detailed intrusive assessment before building renovation or demolition operations. The assessment should include destructive testing (i.e., coring, removal of building finishes and components), sampling of other hazardous materials (e.g., lead, mercury, PCBs, mould, etc.), and materials not tested in this study (e.g., roofing materials, caulking, mastics).

## 2.0 FINDINGS

### 2.1 Assessed Area Description Summary

Description Item	Details
Use	Elementary School
Number of Floors	One Storey
Year of Construction	1989 with an addition in 2010
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Rooftop AC, boiler and hot water heating to radiators
Roof	Built-up
Flooring	Vinyl tile, Terrazzo
Interior Finishes	Drywall, Concrete Block

## 2.2 Existing Reports

### 2.2.1 Review of Previous Reports

Pinchin reviewed the following reports and included relevant results as appropriate:





- “Asbestos Assessment, St. Joseph Catholic School, 25 Quaker Village Drive, Uxbridge, Ontario”, dated September 28, 2012, Pinchin file 75882.25;
- “Asbestos Reassessment, St. Joseph Catholic School, 25 Quaker Village Drive, Uxbridge, Ontario”, dated July August 31, 2020, Pinchin File 275483.

### 2.2.2 Summary of New Information since the Previous Assessment

Based on the reports reviewed, and observations made during the reassessment, no changes to the condition or quantities of ACM have occurred since the last assessment.

## 2.3 Summary of Building Materials

The following table summarizes the materials evaluated for asbestos in the assessed area. For details on locations, condition and approximate quantities of asbestos materials, refer to the Confirmed/Presumed ACM Report in Appendix IV.

Sample Number	Material Description	Type	Confirmed Hazard	Total Quantity Present
S0001	Floor   Vinyl Floor Tile	None Detected	No	N/A
V9500	Floor   Terrazzo	Presumed Asbestos	Yes	200 SF
V9500	Wall   Vermiculite/concrete block walls	Presumed Asbestos	Yes	4 EA

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

### General Notes:

1. Materials identified as Sample Number V9500 were either observed to be present or based on the construction of the building/equipment are likely present in concealed locations. These materials have not been sampled and are presumed to contain asbestos based on historical known use of asbestos. Sampling of these materials may be completed prior to disturbance.
2. Refer to the full list of materials presumed to be asbestos containing provided in the Methodology which may be present in concealed areas in the assessed area, or present in the building construction outside the Assessed Area.





### **2.3.1 Presumed Asbestos Materials**

The following is a list of materials which may contain asbestos, which were beyond the scope of Pinchin's assessment and are typically included as part destructive testing for the purposes of construction, renovation or demolition assessments. The materials may be present, however, not shown in the HMIS data, and are presumed to contain asbestos until otherwise proven by destructive sampling and analysis:

- Electrical components
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Adhesives and mastics

## **3.0 METHODOLOGY**

Pinchin conducts a survey of previously identified ACM to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

Sampling, assessment or verification of materials listed as exclusions in previous reports was not conducted unless otherwise indicated.

For further details on the methodology including test methods, refer to Appendix VI.

## **4.0 REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.

## **5.0 TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties.





Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

## **6.0 CLOSURE**

The data presented in the appendices is prepared by Pinchin's Hazardous Materials Inventory System (HMIS). The information can be made available for your real-time access through our secure web-based platform. Please contact your Pinchin representative to discuss HMIS solutions for management of your asbestos (and other hazardous materials) inventory.

Contact the undersigned should you have any questions.

Sincerely,

**Pinchin Ltd.**

Prepared by:

Reviewed by:

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### **Enclosures:**

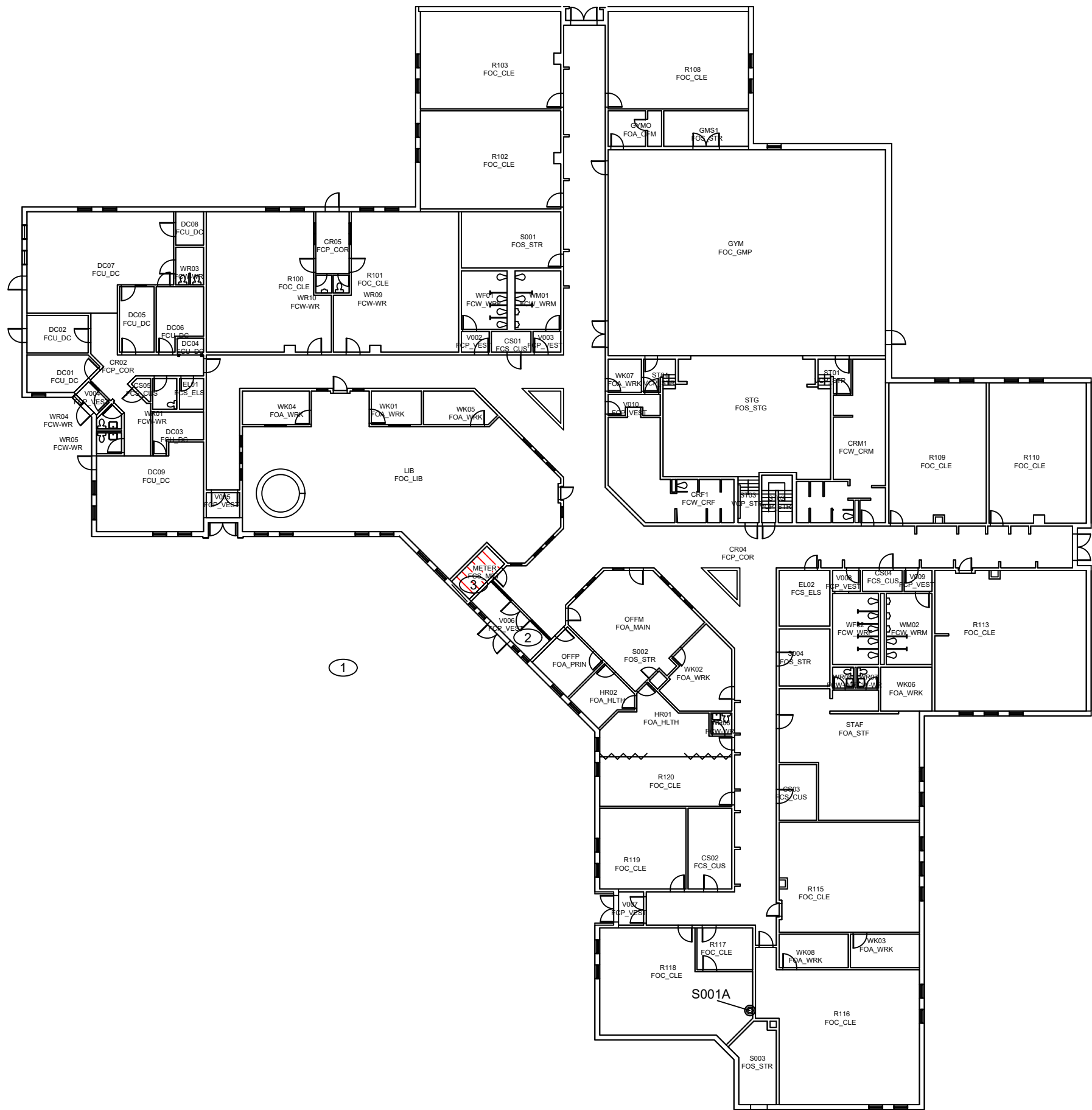
APPENDIX I	Drawings
APPENDIX II	Photographs
APPENDIX III	Location Summary Report
APPENDIX IV	Confirmed / Presumed ACM Report
APPENDIX V	Asbestos Analytical Certificates
APPENDIX VI	Methodology

\\pinchin.com\pet\Job\293000s\0293276.000 DCDSB,2021AnnualReassessment,ASB,REASM\Deliverables\St. Joseph\293276 Asb Reassessment Report, St Joseph Durham, DCDSB, Sep 3 2021.docx  
Template: Master Report for HMIS Asbestos Reassessment, HAZ, November 13, 2020/



**APPENDIX I**  
**Drawings**





LEGEND:

- (X) PINCHIN LOCATION NUMBER
- VERMICULITE PRESENT

NOT ALL KNOWN OR SUSPECTED ASBESTOS-CONTAINING BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE ASBESTOS REASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED ASBESTOS-CONTAINING BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

CLIENT:  
DURHAM CATHOLIC  
DISTRICT SCHOOL BOARD

LOCATION:  
ST. JOSEPH CATHOLIC SCHOOL  
25 QUAKER VILLAGE DRIVE  
UXBRIDGE, ONTARIO

TITLE:  
ASBESTOS REASSESSMENT

GROUND FLOOR

DATE: AUG 2021 PROJECT # : 293276

DRAWN BY: WA  
CHECKED BY: MH  
SCALE: NTS

1 OF 1



**APPENDIX II**  
**Photographs**





V9500 (Presumed Asbestos), Wall, All, Vermiculite/concrete block walls, Meter Room (Loc. 3).





V0000 (None), Piping, All, Not Insulated, Meter Room (Loc. 3).





V0000 (None), Floor, All, Concrete (poured), Meter Room (Loc. 3).





V0000 (None), Piping, All, Fibreglass, Meter Room (Loc. 3).



**APPENDIX III**  
**Location Summary Report**



Client: Durham Catholic District School Board

Site: , , ON

Building Name: St. Joseph Catholic School

Survey Date:

Last Re-Assessment: 0000-00-00

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Exterior	0		A	
2	Vestibule	200	1	A	
3	Meter Room	80	1	A	
48	Classroom 118	650	1	A	



**APPENDIX IV**  
**Confirmed / Presumed ACM Report**



CONFIRMED AND PRESUMED HAZARDOUS REPORT

**Client:** Durham Catholic District School Board  
**Location:** #2 : Vestibule  
**Survey Date:** 2021-08-19

**Site:** 25 Quaker Village Drive, Uxbridge, ON  
**Floor:** 1

**Building Name:** St. Joseph Catholic School  
**Room #:**  
**Last Re-Assessment:** 0000-00-00

**Area (sqft):** 200

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Floor	All	Terrazzo			A	Y		200			SF	V9500	Presumed Asbestos		Presumed Asbestos(NF)

**Client:** Durham Catholic District School Board  
**Location:** #3 : Meter Room  
**Survey Date:** 2021-08-19

**Site:** 25 Quaker Village Drive, Uxbridge, ON  
**Floor:** 1

**Building Name:** St. Joseph Catholic School  
**Room #:**  
**Last Re-Assessment:** 0000-00-00

**Area (sqft):** 80

ASBESTOS															
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard
Wall	All	Vermiculite/concrete block walls			A	Y		4			EA	V9500	Presumed Asbestos		Presumed Asbestos(F)



CONFIRMED AND PRESUMED HAZARDOUS REPORT



## Legend:

Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
V####	Material visually similar to numbered sample collected	LF	Linear feet	V	Visible
V0000	Known non-asbestos material	EA	Each	AP	Air Plenum
V9000	Visually identified as an asbestos material	%	Percentage	F	Friable material
V9500	Material is presumed to be an asbestos material			NF	Non Friable material
				PF	Potentially Friable material

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material



**APPENDIX V**  
**Asbestos Analytical Certificates**



## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

<b>Project Name:</b>	<b>Durham Catholic District School Board</b>		
	<b>St. Joseph, 25 Quaker Village Drive, Uxbridge</b>		
<b>Project No.:</b>	<b>75882.25</b>		
<b>Prepared For:</b>	<b>G. Pinchin / M. Wilson</b>	<b>Date Received:</b>	<b>July 13, 2012</b>
<b>Lab Reference No.:</b>	<b>b90842</b>	<b>Date Analyzed:</b>	<b>July 23, 2012</b>
<b>Analyst(s):</b>	<b>K. Bertuzzi</b>	<b># Samples submitted:</b>	<b>3</b>
		<b># Phases analyzed:</b>	<b>4</b>

**Method of Analysis:**

**EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold (see chart below) indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with all provincial regulatory requirements (NIOSH 9002, I.R.S.S.T. 244-2). Multiple phases within a sample are analyzed and reported separately.

Provincial Jurisdiction	Regulatory Threshold	Provincial Jurisdiction	Regulatory Threshold
Ontario, British Columbia	0.5%	Manitoba	0.1% friable 1% non-friable
Quebec	0.1%	Saskatchewan	0.1% friable 1% non-friable
Alberta, NWT, Yukon, Nunavut	1%	Atlantic Provinces	1%

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

Pinchin Environmental Ltd. is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA-600/M4-82-020: Interim Method for the Determination of Asbestos in Bulk Insulation Samples' and meets all requirements of ISO/IEC 17025:2005.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





## Pinchin Environmental Asbestos Laboratory Certificate of Analysis

**Project Name:** Durham Catholic District School Board  
St. Joseph, 25 Quaker Village Drive, Uxbridge  
**Project No.:** 75882.25  
**Prepared For:** G. Pinchin / M. Wilson  
**Lab Reference No.:** b90842  
**Date Analyzed:** July 23, 2012

### BULK SAMPLE ANALYSIS

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
0001A Vinyl floor tile, 12" x 12", Mottled Grey, Special Ed.	2 Phases: a) Homogeneous, grey, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
	b) Homogeneous, black, soft, sticky material on the back of vinyl floor tile.	None Detected	Tar and other non- fibrous > 75%
0001B Vinyl floor tile, 12" x 12", Mottled Grey, Spare Tile	Homogeneous, grey, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%
0001C Vinyl floor tile, 12" x 12", Mottled Grey, Spare Tile	Homogeneous, grey, consolidated, vinyl floor tile.	None Detected	Non-Fibrous Material > 75%

ANALYST



**APPENDIX VI**  
**Methodology**



## **1.0 METHODOLOGY**

Pinchin conducts an inspection of previously identified asbestos-containing materials (ACM) to evaluate the current condition of all accessible identified in the most recent assessment. The surveyor makes reference to any existing assessment or abatement reports (as provided by the Client).

### **1.1 Limitations on Scope**

The re-assessment excludes the following:

- Articles belonging to the owner, tenant or occupant (e.g. stored items, furniture, appliances, etc.);
- Underground materials or equipment (e.g. vessels, drums, underground storage tanks, pipes, etc.);
- Building envelope, structural components, inaccessible or concealed materials or other items where sampling may cause consequential damage to the property.
- Energized systems (e.g. internal boiler components, elevators, mechanical or electrical components);
- Controlled products (e.g. stored chemicals, operational or process-related substances); and
- Materials not typically associated with construction (e.g. settled dust, spills, residual contamination from prior spills, etc.).

As per the original scope of work, concealed locations such as ceiling spaces above solid ceilings, shafts and chases are accessed via existing access panels. Our investigation does not include demolition of drywall or plaster walls to view concealed conditions. Structural items or exterior building finishes are not removed to determine the presence of concealed materials.

### **1.2 Methodology**

Existing sampling data is reviewed and relied upon. If sampling is conducted, samples are collected at a rate that is in compliance with the requirements of local regulations and guidelines. The sampling strategy is 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM.

Materials listed as exclusions in the previous reports remain as exclusions. Sampling, assessment or verification of excluded materials was not conducted.



If present, the following materials are presumed to be asbestos-containing and are best sampled immediately prior to commencing renovation/disturbance:

- Roofing felts and tar, mastics
- Floor levelling compound
- Ceramic tile setting compound
- Elevator and lift brakes
- Electrical components or wiring within control centers, breakers, motors or lights, insulation on wiring
- Moulded plastic components (laboratory bench tops)
- Refractory materials and insulations in boilers, incinerators and stacks
- Insulation under metal clad boilers and vessels
- Mechanical packing, ropes and gaskets
- Vermiculite
- Adhesives and duct mastics
- Caulking and putties
- Fibre-reinforced paints and coatings
- Paper products
- Soffit and fascia boards
- Fire resistant doors
- Metal clad finishes
- Exterior cladding
- Stucco, plaster or other cementitious parge coatings
- Vibration dampers on HVAC equipment

## **2.0 ANALYSIS AND IDENTIFICATION OF ASBESTOS MATERIALS**

Pinchin relies on the analytical results of prior surveys. Asbestos bulk samples (if required) are analyzed at an independent NVLAP accredited laboratory. Preliminary identification of asbestos fibres is made using polarized light microscopy, with confirmation of the presence and type of asbestos made by dispersion staining optical microscopy. The analysis is performed in accordance with Test Method EPA/600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials, June 1993. All independent laboratories used by Pinchin, including our laboratory, are certified under the National Voluntary Laboratory Accreditation Program (NVLAP) to perform asbestos analysis of bulk samples.



Analytical results are compared to the following criteria.

<b>Jurisdiction</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

The asbestos analysis is completed using a stop positive approach. Only one result meeting the above regulated criteria is required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stops analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material are analyzed if no asbestos is detected. In some cases, all samples are analyzed in the sample set regardless of result.

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation.

Asbestos materials are evaluated in order to make recommendations regarding remedial work. The priority for remedial action is based on several factors:

- Friability (friable or non-friable).
- Condition (good, fair, poor, debris).
- Accessibility (ranking from accessible to all building users to inaccessible).
- Visibility (whether the material is obscured by other building components).
- Efficiency of the work (for example, if damaged ACM is being removed in an area, it may be most practical to remove all ACM in the area even if it is in good condition).

For a complete description of the Evaluation Criteria and Basis of Recommendations, refer to Annex A.

Template: Methodology for Asbestos Re-Assessment, HAZ, January 10, 2020



## **METHODOLOGY ANNEX A EVALUATION CRITERIA**



## 1.0 EVALUATION CRITERIA AND BASIS OF RECOMMENDATIONS

The detailed asbestos assessment provides information regarding the location, condition, accessibility and friability of the asbestos-containing materials (ACM). In order to make recommendations for compliance with current regulations, Pinchin developed the following criteria.

## 2.0 EVALUATION OF CONDITION

### 2.1 Friable Sprayed or Trowelled Fireproofing, Thermal Insulation and Texture Finishes (Surfacing Materials)

To evaluate the condition of ACM sprayed or trowelled on fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes, the following criteria are applied:

<b>Good</b>	Surface of material shows no significant signs of damage, deterioration or delamination. Good condition includes unencapsulated or unpainted fireproofing or texture finishes, where no or limited delamination or damage is observed, or encapsulated fireproofing or texture finishes where the encapsulant or paint has been applied after the damage or fallout occurred.
<b>Poor</b>	A sprayed material that shows signs of significant damage or is significantly delaminating or deteriorating. This may be limited to surface delamination or some portion of the substrate may be exposed.

In Locations where damage exists in isolated areas, both good and poor condition may be applicable. The extent of each condition will be recorded. Fair condition is not utilized in the evaluation of ACM sprayed or trowelled fireproofing, sprayed or trowelled thermal insulation (non-mechanical), or texture, decorative or acoustic finishes.

The evaluation of the above products above ceilings may be limited by the number of observations and by building components such as ducts or full height walls that obstruct the above ceiling observations.

### 2.2 Friable Mechanical or Thermal System Insulation (TSI)

To evaluate the condition of mechanical insulation on vessels, boilers, breeching, ducts, pipes, fan units, equipment etc. the following criteria are applied:

<b>Good</b>	Insulation is completely covered in jacketing and exhibits no evidence of damage or deterioration. No insulation is exposed. Includes conditions where the jacketing has minor damage (i.e. scuffs or stains), but the jacketing is not penetrated.
<b>Fair</b>	Minor penetrating damage to jacketed insulation (cuts, tears, nicks, deterioration or delamination) or undamaged insulation that has never been jacketed. Insulation is exposed but not showing surface disintegration. The extent of missing insulation ranges from minor to none. Damage can be repaired.



<b>Poor</b>	Original insulation jacket is missing, damaged, deteriorated or delaminated. Insulation is exposed and significant areas have been dislodged. Damage cannot be readily repaired. Includes components where insulation may have been removed incompletely.
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The evaluation of mechanical insulation may be limited by the number of observations made and building components such as ducts or full height walls that obstruct observations. It is often not possible to observe each foot of mechanical insulation from all angles.

### 2.3 Potentially Friable Materials and Miscellaneous Friable Materials

Potentially friable ACM are products that are basically non-friable while in place but have the potential to generate friable dust upon removal or if significantly disturbed without appropriate procedures. These products may become friable if damaged. Potentially friable materials include materials such as acoustic ceiling tiles and plaster. To evaluate the condition of potentially friable materials, the following criteria are applied:

<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	Showing signs of some cracking or breakage, but is not deteriorating (e.g. cracked plaster, broken but in place ceiling tile, missing tile or section of plaster etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
<b>Poor</b>	Significant deterioration or breaking apart of the material. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material has deteriorated to a point it has become friable. Normally potentially friable ACM in Poor condition is not repairable and requires at least localized removal and replacement.

### 2.4 Non-Friable Materials

Non-friable ACM cover a wide range of products with a wide variation in their tendency to release dust or asbestos fibres to the air. Many of these materials, (particularly where the matrix is an unweathered bitumen, asphalt or tar material) do not release fibres except in very unusual circumstances or during significant disturbance (e.g. use of abrasive power tools). Others with a cementitious matrix (asbestos-cement products) can more readily release dust due to abrasion, demolition, weathering, etc. The potential for asbestos release from non-friable ACM is always lower than from friable ACM. To evaluate the condition of non-friable Materials, the following criteria are applied:



<b>Good</b>	No significant damage or deterioration. Still serving its intended use as a building material or finish.
<b>Fair</b>	Showing signs of some cracking or breakage but is not deteriorating (e.g. cracked vinyl floor tile, missing piece of tile or transite, etc.). The condition is such that it is still serving its intended use as a building material or finish but may require repair for mainly cosmetic purposes.
<b>Poor</b>	Significant deterioration or breaking apart of the material to the point at which it cannot be repaired, and it will require at least local removal. Material has deteriorated to the point it is not serving its intended use as building material or finish. Material may have deteriorated to a point where traffic or disturbance may cause it to become friable.

## 2.5 Evaluation of ACM Debris

The identification of the exact location or presence of debris on the top of ceiling tiles is limited by the number of observations made and the presence of building components such as ducts or full height walls that obstruct observations.

The presence of fallen or dislodged ACM is noted separately from the ACM source and is referred to as Debris. Debris may be friable if from a friable ACM source or a badly deteriorated non-friable ACM source. Debris may also be non-friable (such as fallen pieces of transite sheet or mastic fittings, or broken, dislodged floor tiles).

<b>Debris</b>	Debris may be friable or non-friable but is always identified as debris.
---------------	--

## 2.6 Evaluation of Presumed Asbestos-Containing Material (PACM)

Presumed asbestos-containing materials (PACM), are building materials that may contain asbestos but were not sampled or analyzed due to inaccessibility or the need to perform destructive testing to obtain a reasonable sample set. Evaluation of these materials is based on the assumption that these PACM are asbestos-containing.

A list of PACM is provided in the report and they are generally not included in the detailed room by room reports. Typically, they are excluded because they are inaccessible or present in very small quantities. If PACM are evaluated, Pinchin uses the criteria that correspond with the type (and friability) of the material listed above.



### 3.0 EVALUATION OF ACCESSIBILITY

The accessibility of building materials known or suspected of being ACM is rated according to the following criteria:

<b>Access (A)</b>	Common areas of the building within reach of all building users (approximately 8' - 9' from floor or standard ceiling height). Includes other areas where occupant activities may result in disturbance of material that is not normally within reach from floor level, but may be disturbed by common activities (e.g. gymnasiums, workshops, warehouses)
<b>Access (B)</b>	Areas of the building accessed primarily by Maintenance/Caretaking/Janitorial Staff and within reach without use of a ladder. Includes areas within reach in Boiler Rooms, Electrical Rooms, Janitors Closets, Elevator Rooms, Mechanical Rooms, etc. Includes materials within reach from fixed ladders or catwalks, mezzanines, and accessible pipe chases.
<b>Access (C) and Visible</b>	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Only includes ACM that are visible to view without the removal or opening of other building components such as ceiling tiles or service access panels. Visible column on HMIS sheets will say YES.
<b>Access (C) and not Visible</b>	Areas of the building above 8' - 9' where use of a ladder or scaffold is required to reach the ACM. Includes ACM that are not visible to view and require the removal of a building component to see, such as ceilings tiles or access panels to view and access. Includes rarely entered crawl spaces, attic spaces, etc. Observations will be limited to the extent visible from the access points. Visible column on HMIS sheets will say NO.
<b>Access (D)</b>	Areas of the building behind inaccessible solid ceiling systems, walls or equipment etc. where demolition of the ceiling, wall or equipment etc. is required to reach the ACM. Material inaccessible due to height or location or is only accessed under unusual situations. Evaluation of condition and extent of ACM is limited or impossible, depending on the surveyor's ability to visually examine materials in Access D.

### 4.0 ACTION MATRIX AND DEFINITIONS

Pinchin's evaluation of the viability of a specific asbestos control option is based on the consideration of the friability, condition, accessibility and visibility of a material. The logic used is that damaged ACM located in an area frequently accessed by all building occupants is of a higher priority than damaged ACM located in an infrequently accessed service area. The action matrix considers the potential for fibre release (primarily from friable ACM) and the possible concerns from regulatory bodies and many building occupants to all damaged ACM (including non-friable).

In any building with asbestos, many current regulations require an Asbestos Management Program be implemented. Depending on the condition and the accessibility, more active measures such as repair or removal may be recommended. The following matrix provides guidance for recommended Actions in the



absence of renovation or demolition. In the event of construction or maintenance activity which will disturb ACM more aggressive control or removal will be required.

#### 4.1 Action Matrix

The following tables outline the action decisions based on the relationship of assessed factors. Table I applies to friable ACM. Table II applies to non-friable ACM.

**Table I Decision Matrix for Friable ACM**

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 5 <sup>1</sup>	Action 5 <sup>2</sup>	Action 3	Action 1
(B)	Action 7	Action 6 <sup>3</sup>	Action 3	Action 1
(C) Visible	Action 7	Action 6	Action 3	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

**Table II Decision Matrix for Potentially Friable and Non-Friable ACM**

Access	Condition			Debris
	Good	Fair	Poor	
(A)	Action 7	Action 7 <sup>4</sup>	Action 3	Action 1
(B)	Action 7	Action 7	Action 3	Action 1
(C) Visible	Action 7	Action 7	Action 4	Action 2
(C) Not Visible	Action 7	Action 7	Action 4	Action 2
(D)	Action 7	Action 7	Action 7	Action 7

<sup>1</sup> If friable ACM in access (A)/Good condition is not proactively removed Action 7 (Manage) is recommended.

<sup>2</sup> If friable ACM in access (A)/Fair condition is not proactively removed repair is recommended.

<sup>3</sup> If friable ACM in access (B)/Fair condition is likely to be disturbed after repair proactive removal is recommended.

<sup>4</sup> Action 7 is recommended for all non-friable ACM in Fair condition however some clients may wish to repair or take some action primarily for cosmetic reasons



## 4.2 Action Definitions

The following are the definitions in the Action Matrix Table presented above:

<b>Action Definitions</b>	
<b>Action 1</b>	<p>Clean-Up of ACM Debris</p> <p>Restrict access that is likely to cause a disturbance of the ACM Debris and clean up ACM Debris. Utilize appropriate asbestos precautions.</p>
<b>Action 2</b>	<p>Precautions for Access Which may Disturb ACM Debris</p> <p>Use appropriate means to isolate the debris or to limit entry to the area which may disturb the material. At locations where ACM Debris can remain in place in lieu of removal or clean-up (e.g. Debris on top of ceiling tiles or behind lockable door), Utilize appropriate asbestos precautions to enter the area if this will disturb debris. The precautions will be required until the ACM Debris has been cleaned up.</p>
<b>Action 3</b>	<p>ACM Removal</p> <p>Remove ACM. Utilize asbestos procedures appropriate to the scope of the removal work. Until it is removed, restrict access to the material so it is not disturbed.</p>
<b>Action 4</b>	<p>Precautions for Work Which may Disturb ACM in Poor Condition. Utilize appropriate asbestos precautions if ACM may be disturbed by work on or near ACM. This does not require restricting access to the area, only control of work which may contact or disturb the ACM. Removal is the only viable option if work will disturb ACM.</p>
<b>Action 5</b>	<p>Proactive ACM Removal</p> <p>Remove friable ACM where the presence of friable asbestos in Good condition is not desirable. If friable ACM in Fair condition is not removed, then Repair friable ACM.</p>
<b>Action 6</b>	<p>ACM Repair</p> <p>Repair friable ACM in Fair condition which is not likely to be damaged again or disturbed by normal use of the area or room. Pinchin recommends proactive removal if friable ACM is likely to be damaged or disturbed during normal use of the area or room</p>
<b>Action 7</b>	<p>Asbestos Management Program with Routine Surveillance Implement an Asbestos Management Program, including routine surveillance of ACM. Reassess materials regularly (typically once per year).</p>

Master Template: Methodology Annex A to Appendix I Evaluation Criteria, HAZ, January 10, 2020





## **Hazardous Building Materials Assessment (Pre-construction)**

Exterior Doors

Sir Albert Love Catholic School  
425 Wilson Road North,  
Oshawa, Ontario

Prepared for:

**Durham Catholic District School  
Board**

650 Rossland Road West  
Oshawa, Ontario, L1J 7C4

June 29, 2022

Pinchin File: 306413.008





**Hazardous Building Materials Assessment (Pre-construction)**

Sir Albert Love Catholic School, 425 Wilson Road North, Oshawa, Ontario  
Durham Catholic District School Board

June 29, 2022

Pinchin File: 306413.008

<b>Issued to:</b>	<b>Durham Catholic District School Board</b>
<b>Issued on:</b>	<b>June 29, 2022</b>
<b>Pinchin File:</b>	<b>306413.008</b>
<b>Issuing Office:</b>	<b>Oshawa, ON</b>

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## **EXECUTIVE SUMMARY**

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of Sir Albert Love Catholic School located at 425 Wilson Road North, Oshawa, Ontario. Pinchin performed the assessment on March 11, 2022.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client included the replacement of the exterior doors.

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:

- Texture finish
- Vermiculite
- Plaster
- Drywall joint compound
- Caulking on the 1960s and 1970s additions
- All asbestos-containing materials were observed to be in good condition.

### Lead:

- White paint on masonry and concrete is lead based paint.
- Grey paint on metal doors has insignificant levels of lead.
- Lead within batteries of emergency lights.

Silica: Crystalline silica is present in concrete, mortar, masonry, ceramics, drywall, and ceiling tiles.

Mercury: Mercury vapour is present in lamp tubes.

Polychlorinated Biphenyls (PCBs): PCBs are not present.

Mould and Water Damage: Visible mould and water damage was not observed.





## SUMMARY OF RECOMMENDATIONS

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

1. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
2. 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.
3. Remove and properly dispose of asbestos-containing materials prior to renovation activities.
4. Recycle mercury-containing lamp tubes when removed from service.
5. Follow appropriate safe work procedures when handling or disturbing asbestos, lead, and silica.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*





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## APPENDICES

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APPENDIX V	Hazardous Materials Summary Report / Sample Log
APPENDIX VI	HMIS All Data Report





## **1.0 INTRODUCTION AND SCOPE**

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of Sir Albert Love Catholic School located at 425 Wilson Road North, Oshawa, Ontario .

Pinchin performed the assessment on March 11, 2022. The surveyor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment. The scope of renovations included new the replacement of the exterior doors.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities.

The results of this assessment are intended for use with a properly developed scope of work or performance specification.

### **1.1 Scope of Assessment**

The **assessed area** consisted of all exterior doors of the building and immediately adjacent spaces.

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

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

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

The following Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions
- Ethylene oxide





- Isocyanates
- Vinyl chloride monomer

## 2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined in the scope.

The assessment included limited demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Limited destructive testing of flooring was conducted where possible (under ceramic tiles, carpets or multiple layers of flooring). Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted.

Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation. Sampling of roofing materials was not conducted

For further details on the methodology including test methods, refer to Appendix III.

## 3.0 BACKGROUND INFORMATION

### 3.1 Building Description

Description Item	Details
Use	Elementary School
Number of Floors	The building is one storey
Total Area	The total area of the building is 25,000 square feet.
Year of Construction	The building was constructed in 1960. The second phase was built in 1970
Structure	Structural steel and concrete
Exterior Cladding	Brick
HVAC	Boiler and hot water heating to radiators, forced air HVAC – Not assessed
Roof	Not assessed
Flooring	Vinyl floor tile, terrazzo, ceramic tile
Interior Walls	Drywall, concrete block
Ceilings	Acoustic ceiling tile



### 3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- *“Hazardous Building Materials Assessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”* dated December 12, 2016, Pinchin File 120452.
- *“Asbestos Reassessment, Durham Catholic District School Board, Sir Albert Love Catholic School, 425 Wilson Road, Oshawa, Ontario”* dated August 31, 2021, Pinchin File 293276.
- *“Hazardous Building Materials Assessment, Sir Albert Love Catholic School 425 Wilson Road North, Oshawa, Ontario”* dated June 28, 2022, Pinchin File 306413.008.

### 4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations. For details on approximate quantities, condition, friability, accessibility and locations of hazardous materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

#### 4.1 Asbestos

##### 4.1.1 Texture Finishes (Decorative)

Texture finish, containing chrysotile asbestos, is present on the concrete exterior entrance soffits (previously sampled S0010A-C).



Texture finish, containing chrysotile asbestos, is present on the concrete soffit on the exterior (Location 25)





#### 4.1.2 Vermiculite

Destructive testing was conducted of a representative selection of masonry block walls, including creating penetrations at 14 locations. The locations of destructive testing have been indicated on the drawings in Appendix I.

Vermiculite, containing Libby amphibole asbestos, is present as insulation in the exterior walls of the building (samples S0034A-C and S0039A-C).

#### 4.1.3 Plaster

Plaster present on ceilings throughout the assessed area is presumed to be non-asbestos. The plaster ceilings are not expected to be disturbed as part of the planned renovations.

#### 4.1.4 Drywall Joint Compound

Drywall joint compound, containing chrysotile asbestos, is present on wall and ceiling finishes in the library (previously sampled S0026A-C); remaining drywall joint compound on ceilings is presumed to contain asbestos based on the positive results. The drywall joint compound on the ceilings is not expected to be disturbed as part of the planned renovations.

#### 4.1.5 Mastics

Brown and yellow baseboard mastic was sampled (samples S0040A-C) and found to be non-asbestos.

#### 4.1.6 Sealants, Caulking, and Putty

The following table presents a summary of caulking, sealants and putties present:

Material, Colour	Application	Sample Locations	Sample Number	Asbestos Type
Caulking, Grey	Door Frames	Library (Location 31)	B162068. S0027A-C	None
Caulking, White (1960)	Door Frames	Corridor (Location 21), Corridor (Location 22) Corridor (Location 23)	S0035A-C	Presumed asbestos
Caulking, White (1970)	Door Frames	Main entrance and Exterior (Location 25) Classroom 13(Location 39), Classroom 10(Location 40)	S0037A-C	Presumed asbestos
Caulking, White (1960)	Door Frames	Exterior (Location 25)	S0041A-C	None
Putty (1960)	Door Frames	Exterior (Location 25)	S0042A-C	None



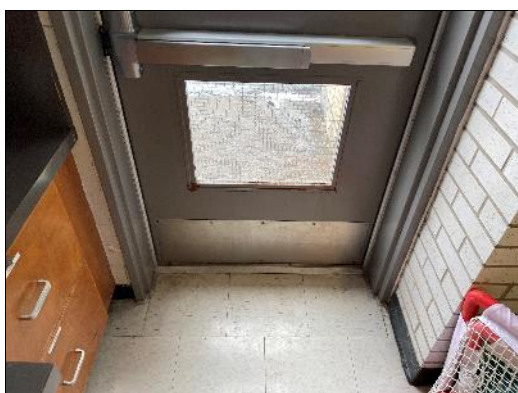
Material, Colour	Application	Sample Locations	Sample Number	Asbestos Type
Caulking, White (1970)	Door Frames	Exterior (Location 25)	S0043A-C	None
Putty (1970)	Door Frames	Exterior (Location 25)	S0044A-C	None



Non-asbestos grey caulking on exterior door frame



Presumed asbestos-containing white caulking on 1960 phase interior door frame

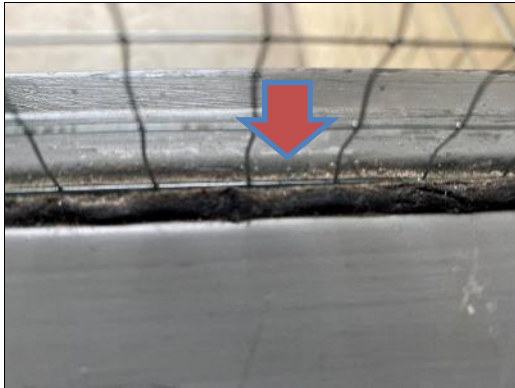


Presumed asbestos-containing white caulking on 1970 phase interior door frame



Non-asbestos white caulking on 1960 phase exterior door frame





Non-asbestos putty on 1960 phase door frame



Non-asbestos white caulking on 1970 phase exterior door frame



Non-asbestos putty on 1970 phase door frame

#### 4.1.7 Other Building Materials

White paint in Corridor in the 1960 phase Corridor (Location 21), Corridor (Location 22) and Corridor (Location 23) does not contain asbestos (samples S0036A-C).

White paint in Corridor in the 1970 phase within various locations does not contain asbestos (samples S0038A-C).

A grey cementitious material was found to be present behind a number of samples of caulking. This grey material was found in 3 samples (S0035A, S0037B and S0040A-C) and found to be non-asbestos.

Fire resistant doors are presumed to contain asbestos until otherwise proven by sampling and analysis.

#### 4.1.8 Excluded Materials

The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Ceramic tile setting compound



- Terrazzo

## 4.2 Lead

### 4.2.1 Paints and Surface Coatings

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0004	White paint on masonry	Corridor (Location 23)	0.16
L0005	Grey paint on metal	Corridor (Location 24)	<0.0059
L0006	White paint on masonry	Classroom 10 (Location 40)	0.30

Results above 0.1% (1,000 mg/kg) are considered lead-containing, and over 0.5% (5,000 mg/kg) are considered lead-based.

Paints containing less than 0.009% (90 mg/kg) lead is assumed to be insignificant.

### 4.2.2 Lead Products and Applications

Lead-containing batteries are present in emergency lighting.



Lead-containing batteries are present in emergency lighting.

### 4.2.3 Excluded Lead Materials

Lead is known to be present in a number of materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections
- Glazing on ceramic tiles





### 4.3 Silica

Crystalline silica is known to be a component of the following materials:

- Poured or pre-cast concrete
- Masonry and mortar
- Ceramic tiles and grout
- Plaster
- Drywall

### 4.4 Mercury

#### 4.4.1 Lamps

Mercury vapour is present in fluorescent lamp tubes

#### 4.4.2 Mercury-Containing Devices

Mercury-containing devices were not found during the assessment.

### 4.5 Polychlorinated Biphenyls

#### 4.5.1 Caulking and Sealants

The following table presents a summary of caulking sampled:

Material, Colour	Sample Location (Location #)	Sample Number	PCB concentration mg/kg
Caulking, White	Door Frames (Location 21)	P0002	<0.2
Caulking, White	Door Frames (Location 25)	P0003	<0.2
Caulking, White	Door Frames (Location 25)	P0004	<0.2
Caulking, White	Door Frames (Location 39)	P0005	<0.2

The caulking listed above is a non-PCB solid based on the threshold (50 mg/kg).

#### 4.5.2 Lighting Ballasts

Based on data confirmed by visual observations (evidence of T-8 fixtures with magnetic ballasts) the building will not contain PCB ballasts.

#### 4.5.3 Transformers

Transformers were not found during the assessment.





#### **4.6 Mould and Water Damage**

Visible mould growth and water damage was not found during the assessment.

### **5.0 RECOMMENDATIONS**

#### **5.1 General**

1. Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb and arrange for further testing and evaluation.
3. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
4. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
5. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

#### **5.2 Building Renovation Work**

The following recommendations are made regarding renovation involving the hazardous materials identified.

##### **5.2.1 Asbestos**

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work.

If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.

##### **5.2.2 Lead**

For lead-containing or lead-based paints (i.e., greater than the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints, and 0.5% (5,000 mg/kg) for lead-based), construction disturbance may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal





protective equipment should be assessed on a site-specific basis to comply with Ministry of Labour, Training and Skills Development regulations and guidelines.

Lead-containing items should be recycled when taken out of service.

#### **5.2.3 Silica**

Construction 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 per applicable regulations and guidelines.

#### **5.2.4 Mercury**

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

### **6.0 TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.

### **7.0 REFERENCES**

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.





## **Hazardous Building Materials Assessment (Pre-construction)**

Sir Albert Love Catholic School, 425 Wilson Road North, Oshawa, Ontario  
Durham Catholic District School Board

June 29, 2022

Pinchin File: 306413.008

6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
9. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
10. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
11. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
12. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.

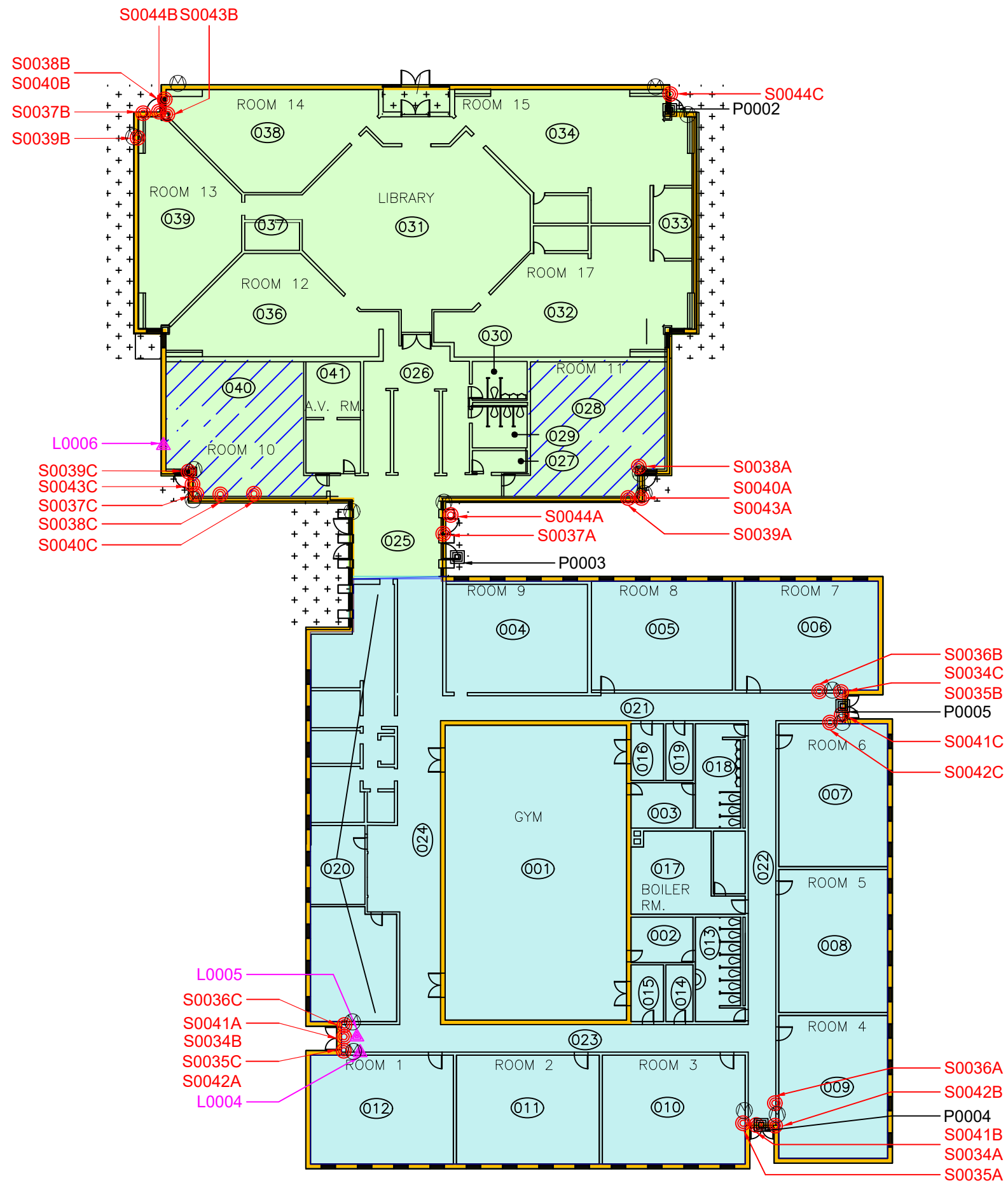
\\pinchin.com\pet\Job\306000s\0306413.000 DCDSB,VariousSchools,HAZ,ASMT\0306413.008 DCDSB,SirAlbertLoveCS,Oshawa,HAZ,ASMT\Deliverables\Exterior doors\306413.008 HBMA Exterior Doors Sir Albert Love 425 Wilson Rd N Oshawa ON DCDSB, June 29 2022.docx

Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, July 29, 2021



**APPENDIX I**  
**Drawings**





**LEGEND**  

PINCHIN LOCATION NUMBER

ASBESTOS BULK SAMPLE

LEAD BULK SAMPLE

PCB BULK SAMPLE

ORIGINAL PHASE OF CONSTRUCTION

1970 PHASE OF CONSTRUCTION

VERMICULITE DRILLHOLE

ASBESTOS-CONTAINING MATERIALS:

VINYL FLOOR TILES

TEXTURE FINISH

VERMICULITE

NOT ALL KNOWN OR SUSPECTED HAZARDOUS BUILDING MATERIALS MAY BE DEPICTED ON THE DRAWING. REFER TO THE HAZARDOUS BUILDING MATERIALS ASSESSMENT REPORT FOR A COMPLETE LIST OF KNOWN AND SUSPECTED HAZARDOUS BUILDING MATERIALS.

LEGEND IS COLOUR DEPENDENT. NON-COLOUR COPIES MAY ALTER INTERPRETATION.

BASE PLAN PROVIDED BY CLIENT.

PROJECT NAME:  
HAZARDOUS BUILDING MATERIALS ASSESSMENT -EXTERIOR DOORS

CLIENT NAME:  
DURHAM CATHOLIC DISTRICT SCHOOL BOARD

PROJECT LOCATION:  
425 WILSON ROAD NORTH, OSHAWA, ONTARIO

FIGURE NAME:  
GROUND FLOOR PLAN

PROJECT NUMBER: 306413.008	SCALE: NOT TO SCALE
DRAWN BY: DM	REVIEWED BY: WA
DATE: MAY 2022	FIGURE NUMBER: 1 OF 1



**APPENDIX II-A**  
**Asbestos Analytical Certificates**





Your Project #: 306413.008  
Your C.O.C. #: na

**Attention: Mike Horobin**

Pinchin Ltd  
2360 Meadowpine Blvd  
Unit # 2  
Mississauga, ON  
CANADA L5N 6S2

**Report Date: 2022/03/21**  
Report #: R7052288  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C270358**

**Received: 2022/03/17, 08:54**

Sample Matrix: Solid  
# Samples Received: 27

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.5 RDL (1)	27	N/A	N/A	COR3SOP-00002	EPA 600R-93/116

**Remarks:**

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Bureau Veritas' Asbestos Laboratory is accredited by NVLAP for bulk asbestos analysis by polarized light microscopy, NVLAP Code 600136-0.

This report may not be reproduced, except in full, without the written approval of Bureau Veritas Canada. This report may not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any other agency of the U.S. Government.

Bureau Veritas' scope of accreditation includes EPA-600/M4-82-020: "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" and EPA-600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials".

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) P.O.B. - Percent of Bulk





Your Project #: 306413.008  
Your C.O.C. #: na

**Attention: Mike Horobin**

Pinchin Ltd  
2360 Meadowpine Blvd  
Unit # 2  
Mississauga, ON  
CANADA L5N 6S2

**Report Date: 2022/03/21**  
Report #: R7052288  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C270358**

**Received: 2022/03/17, 08:54**

When Asbestos data is reported with other data, this report contains data that are not covered by the NVLAP accreditation.

Encryption Key

Antonella Brasil  
Senior Project Manager  
21 Mar 2022 16:48:30

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Antonella Brasil, Senior Project Manager  
Email: Antonella.Brasil@bureauveritas.com  
Phone# (905)817-5817

=====

This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.  
For Service Group specific validation please refer to the Validation Signature Page.





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0035A CAULKING,WHITE CAULKING ON DOOR FRAME,LOC:24,CORRIDOR					
Bureau Veritas ID: SCR341		Date Analyzed: 2022/03/18			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	95	Homogeneous white caulking	Not Detected		Non-Fibrous
Layer 2	5	Homogeneous grey cementitious material	Not Detected		Non-Fibrous

S0035B CAULKING,WHITE CAULKING ON DOOR FRAME,LOC:24,CORRIDOR					
Bureau Veritas ID: SCR342		Date Analyzed: 2022/03/18			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	99	Homogeneous white caulking	Not Detected		Non-Fibrous
Layer 2	1	Homogeneous black caulking	Not Detected		Non-Fibrous
Comment: Layer is small in size					

S0035C CAULKING,WHITE CAULKING ON DOOR FRAME,LOC:24,CORRIDOR					
Bureau Veritas ID: SCR343		Date Analyzed: 2022/03/18			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0036A WALL,PAINT,WHITE PAINT ON MASONRY,LOC:24,CORRIDOR					
Bureau Veritas ID: SCR344		Date Analyzed: 2022/03/18			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous white paint/cementitious material	Not Detected		Non-Fibrous

S0036B WALL,PAINT,WHITE PAINT ON MASONRY,LOC:24,CORRIDOR					
Bureau Veritas ID: SCR345		Date Analyzed: 2022/03/18			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous white paint/cementitious material	Not Detected		Non-Fibrous

S0036C WALL,PAINT,WHITE PAINT ON MASONRY,LOC:24,CORRIDOR					
Bureau Veritas ID: SCR346		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white paint	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0037A CAULKING,WHITE CAULKING ON DOOR FRAME INTERIOR (1970 CONSTRUCTION),LOC:25,MAIN ENTRANCE FOYER & AMP;EXTERIOR					
Bureau Veritas ID: SCR347		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

S0037B CAULKING,WHITE CAULKING ON DOOR FRAME,LOC:39,CLASSROOM 13					
Bureau Veritas ID: SCR348		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	99	Homogeneous white caulking	Not Detected		Non-Fibrous
Layer 2	1	Homogeneous grey cementitious material	Not Detected		Non-Fibrous
Comment: Layer is small in size					

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0037C CAULKING,WHITE CAULKING ON DOOR FRAME,LOC:40,CLASSROOM#10					
Bureau Veritas ID: SCR349		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	1	Homogeneous brown caulking	Not Detected		Non-Fibrous
	Comment: Layer is small in size				
Layer 2	99	Homogeneous white caulking	Not Detected		Non-Fibrous

S0038A WALL,PAINT,WHITE PAINT ON MASONRY,LOC:28,SCIENCE RM					
Bureau Veritas ID: SCR350		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous white paint with cementious material	Not Detected		Non-Fibrous

S0038B WALL,PAINT,WHITE PAINT ON MASONRY,LOC:38,CLASSROOM 14					
Bureau Veritas ID: SCR351		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white paint	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0038C WALL,PAINT,WHITE PAINT ON MASONRY,LOC:40,CLASSROOM#10					
Bureau Veritas ID: SCR352		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous white/grey paint/cementitious material	Not Detected		Non-Fibrous

S0040A ADHESIVE/MASTIC,BASEBOARD ADHESIVE,LOC:28,SCEINCE RM					
Bureau Veritas ID: SCR353		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	4	Homogeneous brown mastic	Not Detected		Non-Fibrous
Layer 2	96	Homogeneous yellow mastic	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0040B ADHESIVE/MASTIC, BASEBOARD ADHESIVE, LOC:39, CLASSROOM 13					
Bureau Veritas ID: SCR354		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	1	Homogeneous grey cementitious material	Not Detected		Non-Fibrous
	Comment: Layer is small in size				
Layer 2	4	Homogeneous brown mastic	Not Detected		Non-Fibrous
Layer 3	95	Homogeneous yellow mastic	Not Detected		Non-Fibrous

S0040C ADHESIVE/MASTIC, BASEBOARD ADHESIVE, LOC:40, CLASSROOM#10					
Bureau Veritas ID: SCR355		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	2	Homogeneous brown mastic	Not Detected		Non-Fibrous
Layer 2	98	Homogeneous yellow mastic	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0041A CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR					
Bureau Veritas ID: SCR356		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

S0041B CAULKING,WHITE CAULKING ON DOOR FRAME (1970),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR					
Bureau Veritas ID: SCR357		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	99	Homogeneous white caulking	Not Detected		Non-Fibrous
Layer 2	1	Homogeneous grey cementitious material	Not Detected		Non-Fibrous
Comment: Layer is small in size					

S0041C CAULKING,WHITE CAULKING ON DOOR FRAME (1970),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR					
Bureau Veritas ID: SCR358		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0042A PUTTY,PUTTY (1960),LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR359		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous black/grey putty/cementitious material	Not Detected		Non-Fibrous

S0042B PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR360		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous black/grey putty/cementitious material	Not Detected		Non-Fibrous

S0042C PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR361		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous black/grey putty/cementitious material	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0043A CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR362		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

S0043B CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR363		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

S0043C CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR364		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous white caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S0044A PUTTY,PUTTY (1970),LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR365		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous black/grey putty/cementitious material	Not Detected		Non-Fibrous

S0044B PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR366		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous black/grey putty/cementitious material	Not Detected		Non-Fibrous

S0044C PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &EXTERIOR					
Bureau Veritas ID: SCR367		Date Analyzed: 2022/03/21			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Non-homogeneous black/grey putty/cementitious material	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

## TEST SUMMARY

**Bureau Veritas ID:** SCR341  
**Sample ID:** S0035A CAULKING, WHITE CAULKING ON DOOR FRAME, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR342  
**Sample ID:** S0035B CAULKING, WHITE CAULKING ON DOOR FRAME, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR343  
**Sample ID:** S0035C CAULKING, WHITE CAULKING ON DOOR FRAME, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR343 Dup  
**Sample ID:** S0035C CAULKING, WHITE CAULKING ON DOOR FRAME, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR344  
**Sample ID:** S0036A WALL, PAINT, WHITE PAINT ON MASONRY, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR345  
**Sample ID:** S0036B WALL, PAINT, WHITE PAINT ON MASONRY, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR346  
**Sample ID:** S0036C WALL, PAINT, WHITE PAINT ON MASONRY, LOC:24, CORRIDOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

## TEST SUMMARY

**Bureau Veritas ID:** SCR347  
**Sample ID:** S0037A CAULKING, WHITE CAULKING ON DOOR FRAME INTERIOR (1970 CONSTRUCTION), LOC:39, MAIN ENTRANCE FOYER & AMP;E  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR348  
**Sample ID:** S0037B CAULKING, WHITE CAULKING ON DOOR FRAME, LOC:39, CLASSROOM 13  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR349  
**Sample ID:** S0037C CAULKING, WHITE CAULKING ON DOOR FRAME, LOC:40, CLASSROOM#10  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR350  
**Sample ID:** S0038A WALL, PAINT, WHITE PAINT ON MASONRY, LOC:28, SCIENCE RM  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR351  
**Sample ID:** S0038B WALL, PAINT, WHITE PAINT ON MASONRY, LOC:38, CLASSROOM 14  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR352  
**Sample ID:** S0038C WALL, PAINT, WHITE PAINT ON MASONRY, LOC:40, CLASSROOM#10  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR353  
**Sample ID:** S0040A ADHESIVE/MASTIC, BASEBOARD ADHESIVE, LOC:28, SCIENCE RM  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:** 2022/03/12  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail



EXTERIOR





## TEST SUMMARY

**Bureau Veritas ID:** SCR353 Dup  
**Sample ID:** S0040A ADHESIVE/MASTIC,BASEBOARD ADHESIVE,LOC:28,SCEINCE RM  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR354  
**Sample ID:** S0040B ADHESIVE/MASTIC,BASEBOARD ADHESIVE,LOC:39,CLASSROOM 13  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR355  
**Sample ID:** S0040C ADHESIVE/MASTIC,BASEBOARD ADHESIVE,LOC:40,CLASSROOM#10  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR356  
**Sample ID:** S0041A CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR357  
**Sample ID:** S0041B CAULKING,WHITE CAULKING ON DOOR FRAME (1970),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR358  
**Sample ID:** S0041C CAULKING,WHITE CAULKING ON DOOR FRAME (1970),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR359  
**Sample ID:** S0042A PUTTY,PUTTY (1960),LOC:25,MAIN ENTRANCE FOYER & EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail





## TEST SUMMARY

**Bureau Veritas ID:** SCR360  
**Sample ID:** S0042B PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR361  
**Sample ID:** S0042C PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR362  
**Sample ID:** S0043A CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR363  
**Sample ID:** S0043B CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR363 Dup  
**Sample ID:** S0043B CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR364  
**Sample ID:** S0043C CAULKING,WHITE CAULKING ON DOOR FRAME EXTERIOR (1970),LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR365  
**Sample ID:** S0044A PUTTY,PUTTY (1970),LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail





Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

## TEST SUMMARY

**Bureau Veritas ID:** SCR366  
**Sample ID:** S0044B PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail

**Bureau Veritas ID:** SCR367  
**Sample ID:** S0044C PUTTY,PUTTY,LOC:25,MAIN ENTRANCE FOYER &AMP;EXTERIOR  
**Matrix:** Solid

**Collected:** 2022/03/12  
**Shipped:**  
**Received:** 2022/03/17

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7890488	N/A		Javed Ishmail





**BUREAU  
VERITAS**

Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

## GENERAL COMMENTS

Results relate only to the items tested.





## FUNDAMENTAL LABORATORY ACCEPTANCE GUIDELINE

**Invoice To:**

Pinchin Ltd  
ATTN: Accounts Payable  
2360 Meadowpine Blvd  
Unit # 2  
Mississauga, ON  
CANADA L5N 6S2  
Client Contact:  
Mike Horobin

Bureau Veritas Job #: C270358  
Date Received: 2022/03/17  
Your C.O.C. #: na  
Your Project #: 306413.008  
Bureau Veritas Project Manager: Antonella Brasil  
Quote #: B84940

No discrepancies noted.

**Report Comments**

Received Date:	<u>2022/03/17</u>	Time:	<u>08:54</u>	By:	_____
Inspected Date:	_____	Time:	_____	By:	_____
FLAG Created Date:	_____	Time:	_____	By:	_____





BUREAU  
VERITAS

Bureau Veritas Job #: C270358  
Report Date: 2022/03/21

Pinchin Ltd  
Client Project #: 306413.008  
Sampler Initials: WA

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

---

Tanvee Kapur, Analyst 1

---

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0036	C	Wall, Paint, White Paint On Masonry, Loc: 24, Corridor
S	0037	A	Caulking, White Caulking On Door Frame Interior (1970 Construction), Loc: 25, Main Entrance Foyer & Exterior
S	0037	B	Caulking, White Caulking On Door Frame, Loc: 39, Classroom 13
S	0037	C	Caulking, White Caulking On Door Frame, Loc: 40, Classroom # 10
S	0038	A	Wall, Paint, White Paint On Masonry, Loc: 28, Science Rm
S	0038	B	Wall, Paint, White Paint On Masonry, Loc: 38, Classroom 14
S	0038	C	Wall, Paint, White Paint On Masonry, Loc: 40, Classroom # 10
<del>S</del>	<del>0039</del>	<del>A</del>	<del>Wall, Vermiculite/concrete Block Walls, Vermiculite (1970 Phase), Loc: 28, Science Rm</del>
<del>S</del>	<del>0039</del>	<del>B</del>	<del>Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 39, Classroom 13</del>
<del>S</del>	<del>0039</del>	<del>C</del>	<del>Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 40, Classroom # 10</del>
S	0040	A	Adhesive/mastic, Baseboard Adhesive, Loc: 28, Science Rm
S	0040	B	Adhesive/mastic, Baseboard Adhesive, Loc: 39, Classroom 13
S	0040	C	Adhesive/mastic, Baseboard Adhesive, Loc: 40, Classroom # 10
S	0041	A	Caulking, White Caulking On Door Frame Exterior (1970), Loc: 25, Main Entrance Foyer & Exterior
S	0041	B	Caulking, White Caulking On Door Frame (1970), Loc: 25, Main Entrance Foyer & Exterior
S	0041	C	Caulking, White Caulking On Door Frame (1970), Loc: 25, Main Entrance Foyer & Exterior

*See page 2*



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0042	A	Putty,Putty(1960),Loc:25,Main Entrance Foyer & Exterior
S	0042	B	Putty,Putty,Loc:25,Main Entrance Foyer & Exterior
S	0042	C	Putty,Putty,Loc:25,Main Entrance Foyer & Exterior
S	0043	A	Caulking,White Caulking On Exterior Door(1970),Loc:25,Main Entrance Foyer & Exterior
S	0043	B	Caulking,White Caulking On Exterior Door(1970),Loc:25,Main Entrance Foyer & Exterior
S	0043	C	Caulking,White Caulking On Exterior Door(1970),Loc:25,Main Entrance Foyer & Exterior
S	0044	A	Putty,Putty(1970),Loc:25,Main Entrance Foyer & Exterior
S	0044	B	Putty,Putty,Loc:25,Main Entrance Foyer & Exterior
S	0044	C	Putty,Putty,Loc:25,Main Entrance Foyer & Exterior

*See pg 1*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.:	0306413.008		
Prepared For:	W. Asiedu / M. Horobin	Date Received:	March 22, 2022
Lab Reference No.:	b268256	Date Analyzed:	March 23, 2022
Analyst(s):	K. Bertuzzi	# Samples submitted:	6
		# Phases analyzed:	2

---

### **Method of Analysis:**

#### **EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project No.:** 0306413.008  
**Prepared For:** W. Asiedu / M. Horobin

**Lab Reference No.:** b268256  
**Date Analyzed:** March 23, 2022

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0034A Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:24, Corridor	Homogeneous, grey, beige and brown, loose particulate, micaceous material.	Libby Amphibole Confirmed Asbestos	Vermiculite > 75%
Comments:	This sample originated from Libby Montana (a mine known to be contaminated with amphibole asbestos and is sold under the brand name Zonolite) and was confirmed in our laboratory to contain asbestos fibres. The laboratory does not report a percentage due to the variable asbestos content of the vermiculite from bag to bag or even between sampling locations in the same installation. The overall percentage of asbestos in Libby Vermiculite has been shown to range up to 6% (Atkinson et al. 1982; Amandus et al. 1987). Pinchin recommends that once the material is confirmed to be Libby Zonolite, it be treated as an asbestos containing material (>0.5% asbestos).		
S0034B Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:24, Corridor			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
S0034C Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:24, Corridor			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project No.:** 0306413.008  
**Prepared For:** W. Asiedu / M. Horobin

**Lab Reference No.:** b268256  
**Date Analyzed:** March 23, 2022

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0039A Wall, Vermiculite/concrete Block Walls, Vermiculite (1970 Phase), Loc:28, Science Rm	Homogeneous, grey, beige and brown, loose particulate, micaceous material.	Libby Amphibole Asbestos Confirmed	Vermiculite > 75%
Comments:	This sample originated from Libby Montana (a mine known to be contaminated with amphibole asbestos and is sold under the brand name Zonolite) and was confirmed in our laboratory to contain asbestos fibres. The laboratory does not report a percentage due to the variable asbestos content of the vermiculite from bag to bag or even between sampling locations in the same installation. The overall percentage of asbestos in Libby Vermiculite has been shown to range up to 6% (Atkinson et al. 1982; Amandus et al. 1987). Pinchin recommends that once the material is confirmed to be Libby Zonolite, it be treated as an asbestos containing material (>0.5% asbestos).		
S0039B Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:39, Classroom 13			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
S0039C Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:40, Classroom # 10			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		

**Reviewed by:**

Digitally signed by  
Elizabeth DeCurtis  
Date: 2022.03.23  
13:54:47-04'00'

**Reporting Analyst:**

Digitally signed by  
Elizabeth DeCurtis  
Date: 2022.03.23  
13:54:32-04'00'



Analyzed by: KRB  
 Reviewed by: [Signature]  
 Report Sent by: [Signature]

## Pinchin Ltd. - Asbestos Laboratory Internal Asbestos Bulk Sample Chain of Custody

Client Name:		Project Address:	
Portfolio/Building No:		Pinchin File:	306413.008
Submitted by:	Willis Asiedu	Email:	<a href="mailto:wasiedu@pinchin.com">wasiedu@pinchin.com</a>
CC Results to:	Mike Horobin	CC Email:	<a href="mailto:mhorobin@pinchin.com">mhorobin@pinchin.com</a>
Date Submitted:	March 12 2022	Required by:	March 21 2022
# of Samples:	33 6 (rest --> BVM)	Priority:	5 Day TAT
Year of Building Construction (Mandatory, Years ONLY):	1960		
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):	Pinchin		
HMIS2 Building Reference #:	103369/202221185433473		
<b>To be Completed by Lab Personnel Only:</b>			
Lab Reference #:	<b>b268256 LD</b>	Time:	24 hour clock
Received by:	3/16/2022	Date:	Month Day Year
Name(s) of Analyst(s):	March 23/22		
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0034	A	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:24, Corridor <i>Libby conf.</i>
S	0034	B	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:24, Corridor <i>NA</i>
S	0034	C	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:24, Corridor <i>NA</i>
S	0039	A	Wall, Vermiculite/concrete Block Walls, Vermiculite (1970 Phase), Loc:28, Science Rm <i>Libby conf.</i>
S	0039	B	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:39, Classroom 13 <i>NA</i>
S	0039	C	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc:40, Classroom # 10 <i>NA</i>



**APPENDIX II-B**  
**Lead Analytical Certificates**





# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7000B



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Willis Asiedu  
Mike Horobin

**Lab Order ID:** 71987932  
**Analysis ID:** 71987932\_PBP  
**Date Received:** 3/18/2022  
**Date Reported:** 3/24/2022

**Project:** Sir Albert Love HBMA

Sample ID	Description	Mass	Concentration	Concentration
Lab Sample ID	Lab Notes	(g)	(ppm)	(% by weight)
L0004	Wall, Masonry, White Paint On Masonry, Loc:24, Corridor	0.0565	1600	0.16%
71987932PBP_1				
L0005	Struct, Metal, Grey Paint On Metal Door, Loc:24, Corridor	0.0676	< 59	< 0.0059%
71987932PBP_2				
L0006	Wall, Masonry, White Paint On Masonry, Loc:40, Classroom # 10	0.0648	3000	0.30%
71987932PBP_3				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb). Unless indicated, areas and volumes were provided by the customer.

Matthew Caffey (3)

**Analyst**

Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

**Laboratory Director**



71987932

Version 1-15-2012

**Client:** Pinchin Ltd.  
**Contact:** Willis Asiedu  
**Address:** 191 Bloor St E Oshawa Ontario  
**Phone:** 289.830.2435  
**Fax:**  
**Email:** [wasiedu@pinchin.com](mailto:wasiedu@pinchin.com)  
[mhorobin@pinchin.com](mailto:mhorobin@pinchin.com)

**Project:** Sir Albert Love HBMA

**Client Notes:**

**P.O. #.** 306413.008

**Date Submitted:** 03-12-2022

**Analysis:** Paint Chips Flame AA

**TurnAroundTime:** 5 Day TAT

**\*Instructions:**

Use Column "B" for your contact info

To See an Example Click the  
bottom Example Tab.

6

**Begin Samples with a "<<" above the first sample  
and end with a ">>" below the last sample.  
Only Enter your data on the first sheet "Sheet1"**

Note: Data 1 and Data 2 are optional  
fields that do not show up on the official  
report, however they will be included  
in the electronic data returned to you  
to facilitate your reintegration of the report data.

Scientific  
Analytical  
Institute



**4604 Dundas Dr.**  
**Greensboro, NC 27407**  
**Phone: 336.292.3888**  
**Fax: 336.292.3313**  
**Email: lab@sailab.com**

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
<<			
L0004		Wall, Masonry, White Paint On Masonry, Loc:24, Corridor	
L0005		Struct, Metal, Grey Paint On Metal Door, Loc:24, Corridor	
L0006		Wall, Masonry, White Paint On Masonry, Loc:40, Classroom # 10	
>>			

Accepted



Rejected



Chin 3/18 10:30AM



**APPENDIX II-C**  
**PCB Analytical Certificates**



## Certificate of Analysis

**Willis Asiedu**

Pinchin Ltd. (Oshawa)  
191 Bloor St E, Oshawa, Ont, L1H 3M3

Date of Issue: Mar 24, 2022

**Report Description:** 4 solid samples were submitted for the following chemical analysis

**Project Name:** Tablet  
**Project No.:** 306413.008  
**Site Location:** 425 Wilson Road North, Oshawa, ON

**Date Sampled:** Mar 10, 2022  
**Date Tested:** Mar 23, 2022  
**Sampled by:** Willis

### Report Number: 22-0382

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
<b>1</b>	<b><u>Sample ID.:</u> P0002 White Caulking On Door Frame (1970)</b>					
	PCBs in Solid	<0.2	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<b>2</b>	<b><u>Sample ID.:</u> P0003 White Caulking On Door Frame Exterior (1970)</b>					
	PCBs in Solid	<0.2	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<b>3</b>	<b><u>Sample ID.:</u> P0004 White Caulking On Door Frame Exterior (1960)</b>					
	PCBs in Solid	<0.2	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<b>4</b>	<b><u>Sample ID.:</u> P0005 White Caulking On Door Frame (1960)</b>					
	PCBs in Solid	<0.2	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)

Results relate only to the samples tested above, as received.

Approved By:

**Son C.H. Le, (Chem.)**

Lab Manager

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The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognized International Standard ISO/IEC 17025:2017, by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated April 2017). The laboratory quality management system of Aevitas Inc. (Ayr) also operates in accordance with the principles of ISO 9001.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (2016). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.



**APPENDIX III**  
**Methodology**





## **GENERAL**

An inspection 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. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

### **1.1 Asbestos**

The inspection 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.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

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.

Analytical results were compared to the following criteria.



Jurisdiction*	Friable	Non-Friable
Ontario	0.5%	0.5%

\* If there is a conflict between federal and provincial criteria, the more stringent will apply.

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

## 1.2 Lead

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

Jurisdiction*	Units (%)	Units (ppm) / (mg/kg)
Ontario	0.1	1000

\* If there is a conflict between federal and provincial criteria, the more stringent will apply.

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

## 1.3 Silica

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

## 1.4 Mercury

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury was identified by visually 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.





## **1.5 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.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

## **1.6 Visible 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.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, July 22, 2021



**APPENDIX IV**  
**Location Summary Report**



Client:DCDSB

Site: 425 Wilson Road North, Oshawa, ON

Building Name: Sir Albert Love

Survey Date:

Last Re-Assessment:

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
21	Corridor Loc 4 to 6, room no. N/A	780	G	A	
22	Corridor loc 7 to 9, room no. N/A	780	G	A	
23	Corridor loc. 10 to 12, room no. N/A	790	G	A	
25	Main Entrance Foyer & Exterior, room no. N/A	1880	G	A	
28	Science Rm, room no. 11	1283	G	A	
34	Classroom, room no. 15	1500	G	A	
38	Classroom 14, room no. 14	1100	G	A	V000 - Newly installed vinyl floor tile.
39	Classroom 13, room no. 13	1100	1	A	Sample 0013a taken from this location.
40	Classroom # 10	1290	1	A	F - Four (4) colours of tiles.



**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**



Client:DCDSB

Site: 425 Wilson Road North, Oshawa, ON

Building Name: Sir Albert Love

Survey Date:

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0003	Ceiling     Ceiling Tiles (lay-in)   At-001, Acoustic Ceiling Tile, Location 21.	23,25	A	0	2670	0	0	None Detected	No	
Asbestos	S0007	Ceiling   N/a   Texture Coat   Texture Finish On Bulkhead, Location 28.	28	A	0	700	0	0	None Detected	No	
Asbestos	S0008	Ceiling   N/a   Texture Coat   Texture Finish On Bulkhead, Location 32.	38,39,40	A	0	300	0	0	None Detected	No	
Asbestos	S0009	Ceiling   N/a   Texture Coat   Texture Finish On Bulkhead, Location 34.	34	A	0	1	0	0	None Detected	No	
Asbestos	S0010	Other   Soffit   Texture Coat   Exterior Texture Finish On Soffit, North Entrance Soffit.	25	A	0	700	0	0	Chrysotile	Yes	F
Asbestos	S0013	Floor   N/a   Vinyl Floor Tile And Mastic   Vinyl Floor Tile, 12 Inch White With Grey. Sample 0013a Taken From Location 39, 0013b From Location 33, 0013c From 32.	39	A	0	1100	0	0	None Detected	No	
Asbestos	S0016	Floor   N/a   Vinyl Floor Tile And Mastic   Vinyl Floor Tile, 12"x12" Dark Green	28,40	A	0	2283	0	0	Chrysotile	Yes	NF
Asbestos	S0017	Floor   N/a   Vinyl Floor Tile And Mastic   Vinyl Floor Tile, 12"x12" Light Green	40	A	0	290	0	0	Chrysotile	Yes	NF
Asbestos	S0029	Ceiling   Bulkhead, N/a, Bulkhead   Plaster   Plaster - Location 36. Plaster - Location 38. Plaster - Location 39. Plaster - Location 32. Plaster - Location 34.	28,34,38,39,40	A	0	2100	0	0	None Detected	No	
Asbestos	S0035 ABC	Other     Caulking   White Caulking On Door Frame	21,22,23	A	75	0	0	0	None Detected	No	
Asbestos	S0036 ABC	Wall     Paint   White Paint On Masonry	21,22,23	A	0	5250	0	0	None Detected	No	
Asbestos	S0037 ABC	Other     Caulking   White Caulking On Door Frame Interior(1970 Construction)	25,39,40	A	200	0	0	0	None Detected	No	
Asbestos	S0038 ABC	Wall     Paint   White Paint On Masonry	28,38,40	A	0	250	0	0	None Detected	No	
Asbestos	S0039 ABC	Wall     Vermiculite/concrete Block Walls   Vermiculite (1970 Phase)	28,39,40	A	0	6750	0	0	Libby Amphibole Detected	Yes	F
Asbestos	S0040 ABC	Other     Adhesive/mastic   Baseboard Adhesive	28,39,40	A	50	0	0	0	None Detected	No	
Asbestos	S0041 ABC	Other     Caulking   White Caulking On Door Frame Exterior(1960)	25	A	10000	0	0	0	None Detected	No	
Asbestos	S0042 ABC	Other     Putty   Putty(1960)	25	A	2000	0	0	0	None Detected	No	
Asbestos	S0043 ABC	Other     Caulking   White Caulking On Exterior Door(1970)	25	A	10000	0	0	0	None Detected	No	
Asbestos	S0044 ABC	Other     Putty   Putty(1970)	25	A	2000	0	0	0	None Detected	No	



HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V9000	Wall   Vermiculite/concrete Block Walls	21,22,23,25,34,38	A	0	9880	0	0	Confirmed Asbestos	Yes	F
Asbestos	V9500	Floor   N/a   Mortar	34	A	0	600	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Floor   N/a   Terrazzo	21,22,23,25	A	0	4230	0	0	Presumed Asbestos	Yes	NF
Asbestos	V0000	Ceiling   Ceiling Tiles (lay-in)	21,22	A	0	1560	0	0	Non Asbestos	No	
Asbestos	V0000	Duct   Unidentified Duct   Fibreglass	21,22,23,25	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Duct   Unidentified Duct   Not Insulated	25,28,34,38,39,40	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor   N/a   Vinyl Floor Tile And Mastic	34,38	A	0	2000	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment   Not Found   N/a	21,22,23,25,28	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   All   Fibreglass	21,22,23,38	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   Not Found   N/a	25,28,34,39,40	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   Unidentified Pipe   Not Insulated	21,22,23	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure   Beam Deck Joist   Steel	21,22,23	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure   Deck, Beam, Beam, Deck   Wood	25,28	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall   N/a   Masonry	21,22,23,25,28,34,38,39,40	A	0	0	0	0	Non Asbestos	No	
Paint	L0004	Wall   Masonry   White Paint On Masonry	21,22,23,25,28,34,38,39	A	0	0	0	0	Lead (High)	Yes	-
Paint	L0005	Structure   Metal   Grey Paint On Metal Door	21,22,23	A	0	0	0	0		No	-
Paint	L0006	Wall   Masonry   White Paint On Masonry	40	A	0	0	0	0	Lead (High)	Yes	-
Lead Product	V9000	Batteries In Emer. Lights	21	A	0	0	4	0	Lead Product	Yes	-
PCB	P0002	Caulking   White Caulking On Door Frame (1970)	34	A	0	0	0	0	-	No	-
PCB	P0003	Caulking   White Caulking On Door Frame Exterior (1970)	25	A	0	0	0	0	-	No	-
PCB	P0004	Caulking   White Caulking On Door Frame Exterior (1960)	25	A	0	0	0	0	-	No	-
PCB	P0005	Caulking   White Caulking On Door Frame	21,40	A	0	0	0	0	-	No	-



## Legend:

Sample number	
S####	Asbestos sample collected
L####	Paint sample collected
P####	PCB sample collected
M####	Mould sample collected
V####	Material visually similar to numbered sample collected
V0000	Known non Hazardous Material
V9000	Material is visually identified as Hazardous Material
V9500	Material is presumed to be Hazardous Material
[Loc. No.]	Abated Material

Units	
SF	Square feet
LF	Linear feet
EA	Each
%	Percentage

NF	Non Friable material.
F	Friable material
PF	Potentially Friable material



**APPENDIX VI**  
**HMIS All Data Report**



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #21 : Corridor Loc 4 to 6  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 780

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		780			SF	V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Fibreglass	Not Applicable	Canvas	C	N						V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		780			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, White caulking on door frame			A	Y		25			LF	S0035B	None Detected	N.D.	None	
Piping	All	Fibreglass	Straight	N/A	C	N						V0000	Non-Asbestos		None	
Piping	All	Fibreglass	Fitting	N/A	C	N						V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Not Insulated	Not Applicable	N/A	C	N						V0000	Non-Asbestos		None	
Structure	Beam Deck Joist	Steel	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry			A	Y		1750			SF	S0036B	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

**Client:** DCDSB  
**Location:** #21 : Corridor Loc 4 to 6  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 780

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)
Structure	Metal				L0005	Grey paint on metal door	Pb: <0.0059 %	No

**Client:** DCDSB  
**Location:** #21 : Corridor Loc 4 to 6  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 780

PB PRODUCTS				
Component	Quantity	Unit	Sample	Hazard
Batteries In Emer. Lights	4	EA	V9000	Yes

**Client:** DCDSB  
**Location:** #21 : Corridor Loc 4 to 6  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 780

PCB					
Component	Quantity	Unit	Sample	Sample Description	Amount
Caulking			P0005	White caulking on door frame (1960)	<0.2 mg/kg







# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #22 : Corridor loc 7 to 9  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 780

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		780			SF	V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Fibreglass	Not Applicable	Canvas	C	N						V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		780			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, White caulking on door frame			A	Y		25			LF	S0035A	None Detected	N.D.	None	
Piping	All	Fibreglass	Straight	N/A	C	N						V0000	Non-Asbestos		None	
Piping	All	Fibreglass	Fitting	N/A	C	N						V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Not Insulated	Not Applicable	N/A	C	N						V0000	Non-Asbestos		None	
Structure	Beam Deck Joist	Steel	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry			A	Y		1750			SF	S0036A	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

**Client:** DCDSB  
**Location:** #22 : Corridor loc 7 to 9  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 780

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)
Structure	Metal				V0005	Grey paint on metal door	Pb: <0.0059 %	No



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #23 : Corridor loc. 10 to 12  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 790

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		790			SF	V0003	None Detected	N.D.	None	
Duct	Unidentified Duct	Fibreglass	Not Applicable	Canvas	C	N						V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		790			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, White caulking on door frame			A	Y		25			LF	S0035C	None Detected	N.D.	None	
Piping	All	Fibreglass	Straight	N/A	C	N						V0000	Non-Asbestos		None	
Piping	All	Fibreglass	Fitting	N/A	C	N						V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Not Insulated	Not Applicable	N/A	C	N						V0000	Non-Asbestos		None	
Structure	Beam Deck Joist	Steel	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry			A	Y		1750			SF	S0036C	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls			D	N		1750			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

**Client:** DCDSB  
**Location:** #23 : Corridor loc. 10 to 12  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 790

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				L0004	White paint on masonry	Pb: 0.16 %	Lead (High)
Structure	Metal				V0005	Grey paint on metal door	Pb: <0.0059 %	No



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #25 : Main Entrance Foyer & Exterior  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 1880

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		1880			SF	V0003	None Detected	N.D.	None	
Duct	Unidentified Duct	Fibreglass	Not Applicable	Canvas	C	N						V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		1880			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, White caulking on door frame interior(1970 construction)			A	Y		150			LF	S0037A	None Detected	N.D.	None	
Other		Caulking, White caulking on door frame exterior(1960)			A	Y		10000			LF	S0041ABC	None Detected	N.D.	None	
Other		Caulking, White caulking on exterior door(1970)			A	Y		10000			LF	S0043ABC	None Detected	N.D.	None	
Other		Putty, Putty(1960)			A	Y		2000			LF	S0042ABC	None Detected	N.D.	None	
Other		Putty, Putty(1970)			A	Y		2000			LF	S0044ABC	None Detected	N.D.	None	
Other	Soffit	Texture Coat	Not Applicable		A	Y		700			SF	S0010	Chrysotile	0.5-5%	Confirmed Asbestos	F
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Deck	Wood	Not Applicable	N/A	C	Y						V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1880			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

**Client:** DCDSB  
**Location:** #25 : Main Entrance Foyer & Exterior  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 1880

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)

**Client:** DCDSB  
**Location:** #25 : Main Entrance Foyer & Exterior  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** N/A  
**Last Re-Assessment:**

**Area (sqft):** 1880

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking			P0003	White caulking on door frame exterior (1970)	<0.2 mg/kg	No
Caulking			P0004	White caulking on door frame exterior (1960)	<0.2 mg/kg	No



## ALL DATA REPORT

**Client:** DCDSB  
**Location:** #28 : Science Rm  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 11  
**Last Re-Assessment:**

**Area (sqft):** 1283

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Base	Texture Coat	C	Y		700			SF	V0029	None Detected	N.D.	None	
Ceiling	N/a	Texture Coat	Surface	N/A	C	Y		700			SF	S0007	None Detected	N.D.	None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A	A	Y						V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		1283			SF	S0016	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Adhesive/mastic, Baseboard adhesive			A	Y						S0040A	None Detected	N.D.	None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry			A	Y						S0038A	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls, Vermiculite (1970 phase)			D	N		1750			SF	S0039A	Libby Amphibole Detected	50-75%	Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

**Client:** DCDSB  
**Location:** #28 : Science Rm  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 11  
**Last Re-Assessment:**

**Area (sqft):** 1283

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #34 : Classroom  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 15  
**Last Re-Assessment:**

**Area (sqft):** 1500

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Bulkhead	Plaster	Not Applicable	Texture Coat	C	Y		1100			SF	S0029	None Detected	N.D.	None	
Ceiling	N/a	Texture Coat	Surface	N/A	C	Y		1			SF	S0009	None Detected	N.D.	None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic		N/A	A	Y		900			SF	V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		600			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		2500			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

**Client:** DCDSB  
**Location:** #34 : Classroom  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 15  
**Last Re-Assessment:**

**Area (sqft):** 1500

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)

**Client:** DCDSB  
**Location:** #34 : Classroom  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 15  
**Last Re-Assessment:**

**Area (sqft):** 1500

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking			P0002	White caulking on door frame (1970)	<0.2 mg/kg	No



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #38 : Classroom 14  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 14  
**Last Re-Assessment:**

**Area (sqft):** 1100

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Bulkhead	Plaster	Not Applicable	Texture Coat	C	Y		100			SF	S0029	None Detected	N.D.	None	
Ceiling	N/a	Texture Coat	Not Applicable	N/A	C	Y		100			SF	V0008	None Detected	N.D.	None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A	C	Y						V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		1100			SF	V0000	Non-Asbestos		None	
Piping	All	Fibreglass	Not Applicable	N/A	C	N						V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry			A	Y		250			SF	S0038B	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls			D	N		250			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

V000 - Newly installed vinyl floor tile.

**Client:** DCDSB  
**Location:** #38 : Classroom 14  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** G

**Building Name:** Sir Albert Love  
**Room #:** 14  
**Last Re-Assessment:**

**Area (sqft):** 1100

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)	

V000 - Newly installed vinyl floor tile.



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #39 : Classroom 13  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:** 13  
**Last Re-Assessment:**

**Area (sqft):** 1100

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Bulkhead	Plaster	Not Applicable	Texture Coat	C	Y		100			SF	S0029	None Detected	N.D.	None	
Ceiling	N/a	Texture Coat	Not Applicable	N/A	C	Y		100			SF	S0008	None Detected	N.D.	None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		1100			SF	S0013	None Detected	N.D.	None	
Other		Adhesive/mastic, Baseboard adhesive			A	Y		50			LF	S0040B	None Detected	N.D.	None	
Other		Caulking, White caulking on door frame			A	Y		50			LF	S0037B	None Detected	N.D.	None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls, Vermiculite			D	N		2500			SF	S0039B	Libby Amphibole Detected	50-75%	Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

Sample 0013a taken from this location.

**Client:** DCDSB  
**Location:** #39 : Classroom 13  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:** 13  
**Last Re-Assessment:**

**Area (sqft):** 1100

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Masonry				V0004	White paint on masonry	Pb: 0.16 %	Lead (High)

Sample 0013a taken from this location.



# ALL DATA REPORT

**Client:** DCDSB  
**Location:** #40 : Classroom # 10  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft):** 1290

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Bulkhead	Plaster	Not Applicable	Texture Coat	C	Y		100			SF	V0029	None Detected	N.D.	None	
Ceiling	N/a	Texture Coat	Not Applicable	N/A	C	Y		100			SF	V0008	None Detected	N.D.	None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		1000			SF	S0016	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		290			SF	S0017	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Other		Adhesive/mastic, Baseboard adhesive			A	Y						S0040C	None Detected	N.D.	None	
Other		Caulking, White caulking on door frame			A	Y						S0037C	None Detected	N.D.	None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry			A	Y		500				S0038C	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls, Vermiculite			D	N		2500			SF	S0039C	Libby Amphibole Detected	50-75%	Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

F - Four (4) colours of tiles.

**Client:** DCDSB  
**Location:** #40 : Classroom # 10  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft):** 1290

PAINT									
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard	
Wall	Masonry				L0006	White paint on masonry	Pb: 0.30 %	Lead (High)	

F - Four (4) colours of tiles.

**Client:** DCDSB  
**Location:** #40 : Classroom # 10  
**Survey Date:** 2022-03-11

**Site:** 425 Wilson Road North, Oshawa, ON  
**Floor:** 1

**Building Name:** Sir Albert Love  
**Room #:**  
**Last Re-Assessment:**

**Area (sqft):** 1290

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking			V0005	White caulking on door frame	<0.2 mg/kg	No

F - Four (4) colours of tiles.



## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access	
A	Accessible to all building occupants
B	Accessible to maintenance and operations staff without a ladder
C	Accessible to maintenance and operations staff with a ladder. Also rarely entered, locked areas
D	Not normally accessible

Condition	
Good	No visible damage or deterioration
Fair	Minor, repairable damage, cracking, delamination or deterioration
Poor	Irreparable damage or deterioration with exposed and missing material

Visible	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.

Air Plenum	
Yes or No	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.





## **Hazardous Building Materials Assessment (Pre-construction)**

Exterior Doors  
Monsignor Philip Coffey  
1324 Oxford Street, Oshawa,  
Ontario

Prepared for:

### **Durham Catholic District School Board**

650 Rossland Road West  
Oshawa, Ontario, L1J 7C4

June 29, 2022

Pinchin File: 306413.009





**Hazardous Building Materials Assessment (Pre-construction)**

Monsignor Philip Coffey, 1324 Oxford Street, Oshawa, Ontario  
Durham Catholic District School Board

June 29, 2022  
Pinchin File: 306413.009

<b>Issued to:</b>	<b>Durham Catholic District School Board</b>
<b>Issued on:</b>	<b>June 29, 2022</b>
<b>Pinchin File:</b>	<b>306413.009</b>
<b>Issuing Office:</b>	<b>Oshawa, ON</b>

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## EXECUTIVE SUMMARY

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of Monsignor Philip Coffey located at 1324 Oxford Street, Oshawa, Ontario. Pinchin performed the assessment on March 18, 2022.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes the replacement of the exterior doors.

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: Asbestos-containing materials (ACM) were confirmed to be present as follows:

- Brown caulking
- Vermiculite in concrete block walls
- All asbestos-containing materials were observed to be in good condition.

Lead:

- Lead-containing paint is present as follows: White paint on concrete block walls
- Remaining paints have low-levels or insignificant levels of lead.

Silica: Crystalline silica is present in concrete, mortar, masonry, ceramics, drywall, ceiling tiles and plaster.

Mercury: Mercury containing items were not present

Polychlorinated Biphenyls (PCBs): PCBs are not present.

Mould and Water Damage: Visible mould and water damage was not observed.





## **SUMMARY OF RECOMMENDATIONS**

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

1. Prepare a scope of work or specifications and safe work procedures for the hazardous materials removal required for the planned work.
2. 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.
3. Remove and properly dispose of asbestos-containing materials prior to renovation activities.
4. Follow appropriate safe work procedures when handling or disturbing asbestos, lead and silica.

*This Executive Summary is subject to the same standard limitations as contained in the report and must be read in conjunction with the entire report.*





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## APPENDICES

APPENDIX I	Drawings
APPENDIX II-A	Asbestos Analytical Certificates
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## **1.0 INTRODUCTION AND SCOPE**

Durham Catholic District School Board (Client) retained Pinchin Ltd. (Pinchin) to conduct a hazardous building materials assessment of Monsignor Philip Coffey located at 1324 Oxford Street, Oshawa, Ontario.

Pinchin performed the assessment on March 18, 2022. The surveyor was unaccompanied during the assessment. The assessed area was occupied at the time of the assessment.

The objective of the assessment was to identify specified hazardous building materials in preparation for building renovation activities. The proposed work as identified by the Client includes the replacement of the exterior doors

The results of this assessment are intended for use with a properly developed scope of work or performance specification.

### **1.1 Scope of Assessment**

The **assessed area** is limited to the portions of the building to be renovated, as described by the Client and identified in the drawings in Appendix I.

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

For the purpose of the assessment and this report, hazardous building materials are defined as follows:

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

The following Designated Substances are not typically found in building materials in a composition/state that is hazardous and were not included in this assessment:

- Arsenic
- Acrylonitrile
- Benzene
- Coke oven emissions





- Ethylene oxide
- Isocyanates
- Vinyl chloride monomer

## 2.0 METHODOLOGY

Pinchin conducted a room-by-room assessment (rooms, corridors, service areas, exterior, etc.) to identify the hazardous building materials as defined in the scope.

The assessment did not include demolition of wall and ceiling finishes (drywall or plaster) to view concealed conditions at representative areas as permitted by the current building use. Demolition of exterior building finishes, masonry walls (chases, shafts etc.), and structural surrounds was not conducted as permitted by the current building use.

Limited demolition of masonry block walls (core holes) was conducted to investigate for loose fill vermiculite insulation. Sampling of roofing materials was not conducted

For further details on the methodology including test methods, refer to Appendix III.

## 3.0 BACKGROUND INFORMATION

### 3.1 Building Description

Description Item	Details
Use	School
Number of Floors	One storey with basement mechanical room
Total Area	The total area of the building is 30,000 square feet. The assessed area is 600 square feet.
Year of Construction	The building was constructed in 1958 with an addition in 1968.
Structure	Structural steel, concrete
Exterior Cladding	Brick
HVAC	Boiler and hot water heating to radiators
Roof	Not assessed
Flooring	Vinyl tile, terrazzo, ceramic tile
Interior Walls	Drywall, concrete block
Ceilings	Plaster, drywall, acoustic ceiling tiles





### 3.2 Existing Reports

Pinchin previously prepared the following reports, which have been reviewed as part of this assessment:

- “Hazardous Building Material Assessment, Monsignor Phillip Coffey Catholic School, 1324 Oxford Street, Oshawa, Ontario”, dated March 30, 2015, Pinchin File 102348.
- “Hazardous Building Material Assessment, Monsignor Phillip Coffey Catholic School, 1324 Oxford Street, Oshawa, Ontario”, dated April 24, 2018, Pinchin File 221713.
- “Asbestos Reassessment, Durham Catholic District School Board, Monsignor Philip Coffey Catholic School, 1324 Oxford Street, Oshawa, Ontario”, dated August 31, 2021, Pinchin File 293276.

## 4.0 FINDINGS

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations. For details on approximate quantities, condition, friability, accessibility and locations of hazardous materials; refer to the Hazardous Material Summary / Sample Log and All Data Report in Appendices V and VI.

Any quantities listed in this report or data tables are estimated based on visual approximations only and are subject to variation.

### 4.1 Asbestos

#### 4.1.1 Vermiculite

Destructive testing was conducted at 8 locations along the exterior masonry block walls. The locations of destructive testing have been indicated on the drawings in Appendix I.

Vermiculite, containing Libby amphibole asbestos, is present as insulation in the exterior wall (samples S0029A-C).

#### 4.1.2 Caulking

The following table presents a summary of caulking, sealants and putties present:

Material, Colour	Application	Sample Locations	Sample Number	Asbestos Type
Caulking, Brown	Door Frames	Women’s Changeroom (Location 8)	S0026A-C	Chrysotile
Caulking, Grey	Door Frames	Vestibule (Location 2), Entrance vestibule (Location 44)	S0028A-C	None



Material, Colour	Application	Sample Locations	Sample Number	Asbestos Type
Caulking, Brown	Door Frames	Exterior (Location 43)	S0030A-C	Chrysotile



Asbestos-containing brown caulking present on interior door frames



Non-asbestos grey caulking present on interior exterior door frames



Asbestos-containing brown caulking present on exterior door frames

#### 4.1.3 Other Building Materials

White paint present on concrete block does not contain asbestos within Girls Washroom/Change room/Shower (Location 8) (samples S00023A-C).

Fire resistant doors are presumed to contain asbestos until otherwise proven by sampling and analysis.





Non-asbestos white paint on concrete within Girls Washroom/Change room/Shower (Location 8)

#### 4.1.4 Excluded Materials

The following is a list of materials which may contain asbestos and was excluded from the assessment. These materials are presumed to contain asbestos until otherwise proven by sampling and analysis:

- Electrical components
- Fibre-reinforced paints and coatings
- Soffit and fascia boards
- Sealants on pipe threads

## 4.2 Lead

### 4.2.1 Paints and Surface Coatings

The following table summarizes the analytical results of paints sampled.

Sample Number	Colour, Substrate Description	Sample Location	Lead (%)
L0001	White paint on masonry	Girls Washroom/Change room/Shower (Location 8)	0.27
L02.lab cert. 11807885	Dark grey paint on metal door frame	Stairs	<0.0069

Results above 0.1% (1,000 mg/kg) are considered lead-containing, and over 0.5% (5,000 mg/kg) are considered lead-based.

Paints containing less than 0.009% (90 mg/kg) lead is assumed to be insignificant.

### 4.2.2 Lead Products and Applications

Lead products were not found during the assessment.



#### 4.2.3 *Excluded Lead Materials*

Lead is known to be present in a number of materials which were not assessed or sampled. The following materials, where found, should be presumed to contain lead.

- Electrical components, including wiring connectors, grounding conductors, and solder
- Solder on pipe connections

### 4.3 **Silica**

Crystalline silica is known to be a component of the following materials:

- Poured or pre-cast concrete
- Masonry and mortar
- Ceramic tiles and grout

### 4.4 **Mercury**

#### 4.4.1 *Lamps*

Mercury vapour is present in fluorescent lamp tubes

#### 4.4.2 *Mercury-Containing Devices*

Mercury-containing devices were not found during the assessment.

### 4.5 **Polychlorinated Biphenyls**

#### 4.5.1 *Caulking and Sealants*

The following table presents a summary of caulking sampled:

Material, Colour	Sample Location (Location #)	Sample Number	PCB concentration mg/kg
Caulking, Brown	Girls Washroom/Change room/Shower (Location 8)	PCB-01	48
Caulking, Grey	Vestibule (Location 2)	PCB-02	<0.2
Caulking, Brown	Exterior (Location 43)	PCB- 03	6

Caulking listed above are non-PCB solids based on the threshold (50 mg/kg).

#### 4.5.2 *Lighting Ballasts*

Based on information confirmed by visual observations (evidence of T-8 fixtures) the building has been comprehensively re-lamped and will not contain PCB ballasts.





#### 4.5.3 Transformers

Transformers were not found during the assessment.

#### 4.6 Mould and Water Damage

Visible mould growth and water damage was not found during the assessment.

### 5.0 RECOMMENDATIONS

#### 5.1 General

1. Prepare scope of work or performance specifications for hazardous material removal required for the planned work. The specifications should include safe work practices, personal protective equipment, respiratory protection, and disposal of waste materials.
2. If suspected hazardous building materials are discovered during the planned work, which are not identified in this report, do not disturb and arrange for further testing and evaluation.
3. Provide this report and the detailed plans and specifications to the contractor prior to bidding or commencing work.
4. Retain a qualified consultant to specify, observe and document the successful removal of hazardous materials.
5. Update the asbestos inventory upon completion of the abatement and removal of asbestos-containing materials and any other relevant findings.

#### 5.2 Building Renovation Work

The following recommendations are made regarding renovation involving the hazardous materials identified.

##### 5.2.1 Asbestos

Remove asbestos-containing materials (ACM) prior to renovation, alteration, or maintenance if ACM may be disturbed by the work.

If the identified ACM will not be removed prior to commencement of the work, any potential disturbance of ACM must follow asbestos precautions appropriate for the type of work being performed.

Asbestos-containing materials must be disposed of at a landfill approved to accept asbestos waste.





### 5.2.2 *Lead*

For lead-containing or lead-based paints (i.e., greater than the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints, and 0.5% (5,000 mg/kg) for lead-based), construction disturbance may result in over-exposure to lead dust or fumes. The need for work procedures, engineering controls and personal protective equipment should be assessed on a site-specific basis to comply with Ministry of Labour, Training and Skills Development regulations and guidelines.

For paints identified as having low levels of lead (i.e., less than the EACC guideline of 0.1% (1,000 mg/kg) for lead-containing paints but equal to or above 0.009% (90 mg/kg)) special precautions are not recommended unless aggressive disturbance (grinding, blasting, torching) is planned. Exposure from construction disturbance of paints containing lead less than 0.009% (90 mg/kg) is assumed to be insignificant.

### 5.2.3 *Silica*

Construction 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 per applicable regulations and guidelines.

### 5.2.4 *Mercury*

Do not break lamps. Recycle and reclaim mercury from fluorescent lamps when taken out of service. Mercury is classified as a hazardous waste and must be disposed of in accordance with applicable regulations.

## 6.0 **TERMS AND LIMITATIONS**

This work was performed subject to the Terms and Limitations presented or referenced in the proposal for this project.

Information provided by Pinchin is intended for Client use only. Pinchin will not provide results or information to any party unless disclosure by Pinchin is required by law. Any use by a third party of reports or documents authored by Pinchin or any reliance by a third party on or decisions made by a third party based on the findings described in said documents, is the sole responsibility of such third parties. Pinchin accepts no responsibility for damages suffered by any third party as a result of decisions made or actions conducted. No other warranties are implied or expressed.





## 7.0 REFERENCES

The following legislation and documents were referenced in completing the assessment and this report:

1. Asbestos on Construction Projects and in Buildings and Repair Operations, Ontario Regulation 278/05.
2. Designated Substances, Ontario Regulation 490/09.
3. Lead on Construction Projects, Ministry of Labour Guidance Document.
4. The Environmental Abatement Council of Canada (EACC) Lead Guideline for Construction, Renovation, Maintenance or Repair.
5. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 347 as amended.
6. Ministry of the Environment Regulation, R.R.O. 1990 Reg. 362 as amended.
7. Silica on Construction Projects, Ministry of Labour Guidance Document.
8. Alert – Mould in Workplace Buildings, Ontario Ministry of Labour.
9. PCB Regulations, SOR/2008-273, Canadian Environmental Protection Act.
10. Surface Coating Materials Regulations, SOR/2016-193, Canada Consumer Product Safety Act.
11. Consolidated Transportation of Dangerous Goods Regulations, including Amendment SOR/2019-101, Transportation of Dangerous Goods Act.
12. Mould Guidelines for the Canadian Construction Industry, Standard Construction Document CCA 82 – 2004 (Revised 2018), Canadian Construction Association.

\\pinchin.com\pet\Job\306000s\0306413.000 DCDSB, Various Schools, HAZ, ASMT\0306413.009 DCDSB, MSGR Philip Coffey, Oshawa, HAZ, ASMT\Deliverables\Exterior Doors\306413.009 HBMA MSGR Philip Coffey 1324 Oxford St Oshawa DCDSB, June 29 2022.docx

Template: Master Report for Hazardous Materials Assessment (Pre-Construction), HAZ, July 29, 2021



**APPENDIX I**  
**Drawings**







**APPENDIX II-A**  
**Asbestos Analytical Certificates**





Your Project #: 306413.009  
Your C.O.C. #: n/a

**Attention: Mike Horobin**

Pinchin Ltd  
2360 Meadowpine Blvd  
Unit # 2  
Mississauga, ON  
CANADA L5N 6S2

**Report Date: 2022/03/29**  
Report #: R7064132  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C276201**

**Received: 2022/03/23, 09:17**

Sample Matrix: Solid  
# Samples Received: 21

Analyses	Quantity	Date Extracted	Date Analyzed	Laboratory Method	Analytical Method
Asbestos by PLM - 0.5 RDL (1)	21	N/A	N/A	COR3SOP-00002	EPA 600R-93/116

**Remarks:**

Bureau Veritas is accredited to ISO/IEC 17025 for specific parameters on scopes of accreditation. Unless otherwise noted, procedures used by Bureau Veritas are based upon recognized Provincial, Federal or US method compendia such as CCME, MELCC, EPA, APHA.

All work recorded herein has been done in accordance with procedures and practices ordinarily exercised by professionals in Bureau Veritas' profession using accepted testing methodologies, quality assurance and quality control procedures (except where otherwise agreed by the client and Bureau Veritas in writing). All data is in statistical control and has met quality control and method performance criteria unless otherwise noted. All method blanks are reported; unless indicated otherwise, associated sample data are not blank corrected. Where applicable, unless otherwise noted, Measurement Uncertainty has not been accounted for when stating conformity to the referenced standard.

Bureau Veritas liability is limited to the actual cost of the requested analyses, unless otherwise agreed in writing. There is no other warranty expressed or implied. Bureau Veritas has been retained to provide analysis of samples provided by the Client using the testing methodology referenced in this report. Interpretation and use of test results are the sole responsibility of the Client and are not within the scope of services provided by Bureau Veritas, unless otherwise agreed in writing. Bureau Veritas is not responsible for the accuracy or any data impacts, that result from the information provided by the customer or their agent.

Solid sample results, except biota, are based on dry weight unless otherwise indicated. Organic analyses are not recovery corrected except for isotope dilution methods.

Results relate to samples tested. When sampling is not conducted by Bureau Veritas, results relate to the supplied samples tested.

This Certificate shall not be reproduced except in full, without the written approval of the laboratory.

Bureau Veritas' Asbestos Laboratory is accredited by NVLAP for bulk asbestos analysis by polarized light microscopy, NVLAP Code 600136-0.

This report may not be reproduced, except in full, without the written approval of Bureau Veritas Canada. This report may not be used by the client to claim product certification, approval, or endorsement by NVLAP, NIST or any other agency of the U.S. Government.

Bureau Veritas' scope of accreditation includes EPA-600/M4-82-020: "Interim Method for the Determination of Asbestos in Bulk Insulation Samples" and EPA-600/R-93/116: "Method for the Determination of Asbestos in Bulk Building Materials".

Reference Method suffix "m" indicates test methods incorporate validated modifications from specific reference methods to improve performance.

\* RPDs calculated using raw data. The rounding of final results may result in the apparent difference.

(1) P.O.B. - Percent of Bulk





Your Project #: 306413.009  
Your C.O.C. #: n/a

**Attention: Mike Horobin**

Pinchin Ltd  
2360 Meadowpine Blvd  
Unit # 2  
Mississauga, ON  
CANADA L5N 6S2

**Report Date: 2022/03/29**  
Report #: R7064132  
Version: 1 - Final

**CERTIFICATE OF ANALYSIS**

**BUREAU VERITAS JOB #: C276201**

**Received: 2022/03/23, 09:17**

When Asbestos data is reported with other data, this report contains data that are not covered by the NVLAP accreditation.

Encryption Key



**AUTHORIZED REPORT  
RAPPORT AUTORISÉ**

Bureau Veritas

29 Mar 2022 16:29:28

Please direct all questions regarding this Certificate of Analysis to your Project Manager.

Antonella Brasil, Senior Project Manager

Email: Antonella.Brasil@bureauveritas.com

Phone# (905)817-5817

=====

This report has been generated and distributed using a secure automated process.

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports.

For Service Group specific validation please refer to the Validation Signature Page.





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0023 A WALL,PAINT,WHITE PAINT ON MASONRY BLOCK,LOC:8,GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID:	SDY377			Date Analyzed:	2022/03/28
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey paint	Not Detected		Non-Fibrous

S 0023 B WALL,PAINT,WHITE PAINT ON MASONRY BLOCK,LOC:8,GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID:	SDY378			Date Analyzed:	2022/03/28
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey paint	Not Detected		Non-Fibrous

S 0023 C WALL,PAINT,WHITE PAINT ON MASONRY BLOCK,LOC:8,GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID:	SDY379			Date Analyzed:	2022/03/28
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey paint	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0024 A FLOOR,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER						
Bureau Veritas ID: SDY380		Date Analyzed: 2022/03/28				
	P.O.B	Sample Morphology	Asbestos		Other Fibres	Particulate
Layer 1	85	Homogeneous grey thinset	Not Detected			Non-Fibrous
Layer 2	10	Homogeneous white cementitious compound	Chrysotile 1%			Non-Fibrous
Layer 3	5	Homogeneous dark grey mortar	Not Detected			Non-Fibrous

S 0024 B FLOOR,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER						
Bureau Veritas ID: SDY381		Date Analyzed: 2022/03/29				
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>	
Layer 1			N/A			
	<b>Comment:</b> Not Analyzed - Positive Stop					

S 0024 C FLOOR,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY382		Date Analyzed: 2022/03/29			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1			N/A		
	<b>Comment:</b> Not Analyzed - Positive Stop				

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0025 A WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY383		Date Analyzed: 2022/03/28			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey thinset	Not Detected		Non-Fibrous

S 0025 B WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY384		Date Analyzed: 2022/03/28			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey thinset	Not Detected		Non-Fibrous

S 0025 C WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY385		Date Analyzed: 2022/03/28			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey thinset	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0026 A CAULKING,BROWN CAULKING ON DOOR FRAME,LOC:8 GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY386		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos		Particulate
Layer 1	100	Homogeneous brown caulking	Chrysotile	1%	Non-Fibrous

S 0026 B CAULKING,BROWN CAULKING ON DOOR FRAME,LOC:8 GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY387		Date Analyzed: 2022/03/29			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1			N/A		
	<b>Comment:</b> Not Analyzed - Positive Stop				

S 0026 C CAULKING,BROWN CAULKING ON DOOR FRAME,LOC:8 GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY388		Date Analyzed: 2022/03/29			
	<u>P.O.B</u>	<u>Sample Morphology</u>	<u>Asbestos</u>	<u>Other Fibres</u>	<u>Particulate</u>
Layer 1			N/A		
	<b>Comment:</b> Not Analyzed - Positive Stop				

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0027 A C EILING, PLASTER, PLSTER ON CEILING, LOC: 8, GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY389		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey plaster	Not Detected		Non-Fibrous

S 0027 B CEILING, PLASTER, PLSTER ON CEILING, LOC: 8, GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY390		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey plaster	Not Detected		Non-Fibrous

S 0027 C CEILING, PLASTER, PLSTER ON CEILING, LOC: 8, GIRLS WASHROOM/CHANGE ROOM/SHOWER					
Bureau Veritas ID: SDY391		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey plaster	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0028 A CAULKING,GRAY CAULKING,LOC:2,VESTIBULE					
Bureau Veritas ID: SDY392		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey caulking	Not Detected		Non-Fibrous

S 0028 B CAULKING,GRAY CAULKING,LOC:44,ENTRANCE VESTIBULE					
Bureau Veritas ID: SDY393		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey caulking	Not Detected		Non-Fibrous

S 0028 C CAULKING,GRAY CAULKING,LOC:44,ENTRANCE,VESTIBULE					
Bureau Veritas ID: SDY394		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous grey caulking	Not Detected		Non-Fibrous

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### Asbestos Analytical Results

EPA/600R-93/116 by Polarized Light Microscopy

S 0030 A CAULKING,BROWN CAULKING ON EXTEROR DOOR FRAME,LOC:43,EXTERIOR					
Bureau Veritas ID: SDY395		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1	100	Homogeneous brown caulking	Chrysotile 2%		Non-Fibrous

S 0030 B CAULKING,BROWN CAULKING ON EXTEROR DOOR FRAME,LOC:43,EXTERIOR					
Bureau Veritas ID: SDY396		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1			N/A		

S 0030 C CAULKING,BROWN CAULKING ON EXTEROR DOOR FRAME,LOC:43,EXTERIOR					
Bureau Veritas ID: SDY397		Date Analyzed: 2022/03/29			
	P.O.B	Sample Morphology	Asbestos	Other Fibres	Particulate
Layer 1			N/A		
Comment: Not Analyzed - Positive Stop					

The limit of quantitation is 0.50%, although asbestos may be qualitatively detected at concentrations less than 0.50%. Samples for which asbestos is detected at <0.50% are reported as trace, "<0.50%". "Not Detected" indicates that no asbestos fibres were observed.

Calibrated Visual Estimate (%)  
Date Format : yyyy/mm/dd





## TEST SUMMARY

**Bureau Veritas ID:** SDY377  
**Sample ID:** S 0023 A WALL,PAINT,WHITE PAINT ON MASONRY BLOCK,LOC:8,GIRLS WASHROOM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY378  
**Sample ID:** S 0023 B WALL,PAINT,WHITE PAINT ON MASONRY BLOCK,LOC:8,GIRLS WASHROOM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY379  
**Sample ID:** S 0023 C WALL,PAINT,WHITE PAINT ON MASONRY BLOCK,LOC:8,GIRLS WASHROOM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY380  
**Sample ID:** S 0024 A FLOOR,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY381  
**Sample ID:** S 0024 B FLOOR,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY382  
**Sample ID:** S 0024 C FLOOR,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY383  
**Sample ID:** S 0025 A WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGING ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

## TEST SUMMARY

**Bureau Veritas ID:** SDY383 Dup  
**Sample ID:** S 0025 A WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY384  
**Sample ID:** S 0025 B WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY385  
**Sample ID:** S 0025 C WALL,MORTAR,THINSET UNDER CERAMIC TILE,LOC:8,GIRLS WASROMM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY386  
**Sample ID:** S 0026 A CAULKING,BROWN CAULKING ON DOOR FRAME,LOC:8 GIRLS WASHROOM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY387  
**Sample ID:** S 0026 B CAULKING,BROWN CAULKING ON DOOR FRAME,LOC:8 GIRLS WASHROOM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY388  
**Sample ID:** S 0026 C CAULKING,BROWN CAULKING ON DOOR FRAME,LOC:8 GIRLS WASHROOM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY389  
**Sample ID:** S 0027 A C EILING,PLASTER,PLSTER ON CEILING,LOC:8,GIRLS WASHROOM/CHANGE ROOM/SHOWER  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad





## TEST SUMMARY

**Bureau Veritas ID:** SDY390  
**Sample ID:** S 0027 B CEILING, PLASTER, PLSTER ON CEILING, LOC:8, GIRLS WASHROOM/CHANGE ROOM/  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY391  
**Sample ID:** S 0027 C CEILING, PLASTER, PLSTER ON CEILING, LOC:8, GIRLS WASHROOM/CHANGE ROOM/  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY392  
**Sample ID:** S 0028 A CAULKING, GRAY CAULKING, LOC:2, VESTIBULE  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY392 Dup  
**Sample ID:** S 0028 A CAULKING, GRAY CAULKING, LOC:2, VESTIBULE  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY393  
**Sample ID:** S 0028 B CAULKING, GRAY CAULKING, LOC:44, ENTRANCE VESTIBULE  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY394  
**Sample ID:** S 0028 C CAULKING, GRAY CAULKING, LOC:44, ENTRANCE, VESTIBULE  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY395  
**Sample ID:** S 0030 A CAULKING, BROWN CAULKING ON EXTERIOR DOOR FRAME, LOC:43, EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:** 2022/03/21  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

## TEST SUMMARY

**Bureau Veritas ID:** SDY396  
**Sample ID:** S 0030 B CAULKING,BROWN CAULKING ON EXTEROR DOOR FRAME,LOC:43,EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:**  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad

**Bureau Veritas ID:** SDY397  
**Sample ID:** S 0030 C CAULKING,BROWN CAULKING ON EXTEROR DOOR FRAME,LOC:43,EXTERIOR  
**Matrix:** Solid  
**Collected:** 2022/03/21  
**Shipped:**  
**Received:** 2022/03/23

Test Description	Instrumentation	Batch	Extracted	Date Analyzed	Analyst
Asbestos by PLM - 0.5 RDL	MIC	7907086	N/A		Haseeb Ahmad





**BUREAU  
VERITAS**

Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

## GENERAL COMMENTS

Results relate only to the items tested.





## FUNDAMENTAL LABORATORY ACCEPTANCE GUIDELINE

**Invoice To:**

Pinchin Ltd  
ATTN: Accounts Payable  
2360 Meadowpine Blvd  
Unit # 2  
Mississauga, ON  
CANADA L5N 6S2  
Client Contact:  
Mike Horobin

Bureau Veritas Job #: C276201  
Date Received: 2022/03/23  
Your C.O.C. #: n/a  
Your Project #: 306413.009  
Bureau Veritas Project Manager: Antonella Brasil  
Quote #: B84940

No discrepancies noted.

**Report Comments**

Received Date:	<u>2022/03/23</u>	Time:	<u>09:17</u>	By:	_____
Inspected Date:	_____	Time:	_____	By:	_____
FLAG Created Date:	_____	Time:	_____	By:	_____





Bureau Veritas Job #: C276201  
Report Date: 2022/03/29

Pinchin Ltd  
Client Project #: 306413.009  
Sampler Initials: WA

### VALIDATION SIGNATURE PAGE

The analytical data and all QC contained in this report were reviewed and validated by:

A handwritten signature in black ink, appearing to read "JDSantos", written over a horizontal line.

Jon Delos Santos, Laboratory Supervisor

---

Bureau Veritas has procedures in place to guard against improper use of the electronic signature and have the required "signatories", as per ISO/IEC 17025, signing the reports. For Service Group specific validation please refer to the Validation Signature Page.



3 VE kept in house  
 Reaching to BVM.

23-Mar-22 09:17  
 Antonella Brasil  
 C276201  
 KSE ENV-1665

Analysed by: \_\_\_\_\_  
 Reviewed by: \_\_\_\_\_  
 Report Sent by: \_\_\_\_\_

**Pinchin Ltd. - Asbestos Laboratory**  
**Internal Asbestos Bulk Sample Chain of Custody**

<b>Client Name:</b>		<b>Project Address:</b>	
<b>Portfolio/Building No:</b>		<b>Pinchin File:</b>	306413.009
<b>Submitted by:</b>	Willis Asiedu	<b>Email:</b>	<a href="mailto:wasiedu@pinchin.com">wasiedu@pinchin.com</a>
<b>CC Results to:</b>	Mike Horobin	<b>CC Email:</b>	<a href="mailto:mhorobin@pinchin.com">mhorobin@pinchin.com</a>
<b>Date Submitted:</b>	March 21 2022	<b>Required by:</b>	March 25 2022
<b># of Samples:</b>	24 21	<b>Priority:</b>	5 Day TAT
<b>Year of Building Construction (Mandatory, Years ONLY):</b>		1958	
<b>Do NOT Stop on Positive (Sample Numbers):</b>			
<b>Pinchin Group Company (Mandatory Field):</b>		Pinchin	
<b>HMIS2 Building Reference #:</b>		103855/202221155756321	
<b>To be Completed by Lab Personnel Only:</b>			
<b>Lab Reference #:</b>		<b>Time:</b> 09:17	24 hour clock
<b>Received by:</b> <i>Mux</i>		<b>Date:</b> 2024/07/23	Month Day Year
<b>Name(s) of Analyst(s):</b>			
Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0023	A	Wall, Paint, White Paint On Masonry Block, Loc: 8, Girls Washroom/Change room/Shower
S	0023	B	Wall, Paint, White Paint On Masonry Block, Loc: 8, Girls Washroom/Change room/Shower
S	0023	C	Wall, Paint, White Paint On Masonry Block, Loc: 8, Girls Washroom/Change room/Shower
S	0024	A	Floor, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0024	B	Floor, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0024	C	Floor, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0025	A	Wall, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0025	B	Wall, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower

*Auto 333440558380*



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0025	C	Wall, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0026	A	Caulking, Brown Caulking On Door Frame, Loc: 8, Girls Washroom/Change room/Shower
S	0026	B	Caulking, Brown Caulking On Door Frame, Loc: 8, Girls Washroom/Change room/Shower
S	0026	C	Caulking, Brown Caulking On Door Frame, Loc: 8, Girls Washroom/Change room/Shower
S	0027	A	Ceiling, Plaster, Plaster On Ceiling, Loc: 8, Girls Washroom/Change room/Shower
S	0027	B	Ceiling, Plaster, Plaster On Ceiling, Loc: 8, Girls Washroom/Change room/Shower
S	0027	C	Ceiling, Plaster, Plaster On Ceiling, Loc: 8, Girls Washroom/Change room/Shower
S	0028	A	Caulking, Grey Caulking, Loc: 2, Vestibule
S	0028	B	Caulking, Grey Caulking, Loc: 44, Entrance Vestibule
S	0028	C	Caulking, Grey Caulking, Loc: 44, Entrance Vestibule
S	0029	A	<del>Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 1 Classroom 12</del>
S	0029	B	<del>Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 40, Classroom 6</del>
S	0029	C	<del>Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 28, Classroom 2</del>
S	0030	A	Caulking, Brown Caulking On Exterior Door Frame, Loc: 43, Exterior
S	0030	B	Caulking, Brown Caulking On Exterior Door Frame, Loc: 43, Exterior
S	0030	C	Caulking, Brown Caulking On Exterior Door Frame, Loc: 43, Exterior

*See pg 1*





## Pinchin Ltd. Asbestos Laboratory Certificate of Analysis

Project No.:	0306413.009		
Prepared For:	W. Asiedu / M. Horobin	Date Received:	March 22, 2022
Lab Reference No.:	b268500	Date Analyzed:	March 29, 2022
Analyst(s):	K. Bertuzzi	# Samples submitted:	3
		# Phases analyzed:	1

---

### **Method of Analysis:**

#### **EPA 600/R-93/116 - Method for the Determination of Asbestos in Bulk Building Materials dated July, 1993**

Bulk samples are checked visually and scanned under a stereomicroscope. Slides are prepared and observed under a Polarized Light Microscope (PLM) at magnifications of 40X, 100X or 400X as appropriate. Asbestos fibres are identified by a combination of morphology, colour, refractive index, extinction, sign of elongation, birefringence and dispersion staining colours. A visual estimate is made of the percentage of asbestos present. A reported concentration of less than (<) the regulatory threshold indicates the presence of confirmed asbestos in trace quantities, limited to only a few fibres or fibre bundles in an entire sample. This method complies with provincial regulatory requirements where applicable. Multiple phases within a sample are analyzed and reported separately.

All bulk samples submitted to this laboratory for asbestos analysis are retained for a minimum of three months. Samples may be retrieved, upon request, for re-examination at any time during that period.

The Pinchin Ltd. Mississauga asbestos laboratory is accredited by the National Institute of Standards and Technology, National Voluntary Laboratory Accreditation Program (NVLAP Lab Code 101270-0) for the 'EPA – 40 CFR Appendix E to Subpart E of Part 763, Interim Method of the Determination of Asbestos in Bulk Insulation Samples,' and the 'EPA 600/R-93/116: Method for the Determination of Asbestos in Bulk Building Materials'; and meets all requirements of ISO/IEC 17025:2017.

This report relates only to the items tested.

**NOTE:** *This test report may not be reproduced, except in full, without the written approval of the laboratory. The client may not use this report to claim product endorsement by NVLAP or any agency of the U.S. Government. This report is valid only when signed in blue ink by the analyst. Vinyl asbestos floor tiles contain very fine fibres of asbestos and may be missed by some laboratories using the PLM method. Internal verification studies performed by Pinchin indicate that the chance of missing asbestos in floor tiles is no higher than about 2%. The vinyl tile study and laboratory documentation on measurement uncertainty is available upon request. The analysis of dust samples by PLM cannot be used as an indicator of past or present airborne asbestos fibre levels.*





**Pinchin Ltd. Asbestos Laboratory**  
***Certificate of Analysis***

**Project No.:** 0306413.009  
**Prepared For:** W. Asiedu / M. Horobin

**Lab Reference No.:** b268500  
**Date Analyzed:** March 29, 2022

**BULK SAMPLE ANALYSIS**

SAMPLE IDENTIFICATION	SAMPLE DESCRIPTION	% COMPOSITION (VISUAL ESTIMATE)	
		ASBESTOS	OTHER
S0029A Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 1, Classroom 12	Homogeneous, grey, beige and brown, loose particulate, micaceous material.	Libby Amphibole Asbestos Confirmed	Vermiculite > 75%
Comments:	This sample originated from Libby Montana (a mine known to be contaminated with amphibole asbestos and is sold under the brand name Zonolite) and was confirmed in our laboratory to contain asbestos fibres. The laboratory does not report a percentage due to the variable asbestos content of the vermiculite from bag to bag or even between sampling locations in the same installation. The overall percentage of asbestos in Libby Vermiculite has been shown to range up to 6% (Atkinson et al. 1982; Amandus et al. 1987). Pinchin recommends that once the material is confirmed to be Libby Zonolite, it be treated as an asbestos containing material (>0.5% asbestos).		
S0029B Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 40, Classroom 6			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		
S0029C Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 28, Classroom 2			Not Analyzed
Comments:	Analysis was stopped due to a previous positive result.		

**Reviewed by:**

Digitally signed  
by Lian Noonan  
Date: 2022.03.29  
15:05:16-04'00'

**Reporting Analyst:**

Digitally signed  
by Lian Noonan  
Date: 2022.03.29  
15:04:56-04'00'



3 vials kept in house.  
 Remaining to BVM.

Analyzed by: KB  
 Reviewed by: [Signature]  
 Report Sent by: [Signature]

## Pinchin Ltd. - Asbestos Laboratory

### Internal Asbestos Bulk Sample Chain of Custody

Client Name:		Project Address:	
Portfolio/Building No:		Pinchin File:	306413.009
Submitted by:	Willis Asiedu	Email:	<a href="mailto:wasiedu@pinchin.com">wasiedu@pinchin.com</a>
CC Results to:	Mike Horobin	CC Email:	<a href="mailto:mhorobin@pinchin.com">mhorobin@pinchin.com</a>
Date Submitted:	March 21 2022	Required by:	March 25 2022
# of Samples:	24 <u>3</u>	Priority:	5 Day TAT
Year of Building Construction (Mandatory, Years ONLY):		1958	
Do NOT Stop on Positive (Sample Numbers):			
Pinchin Group Company (Mandatory Field):		Pinchin	
HMIS2 Building Reference #:		103855/202221155756321	

#### To be Completed by Lab Personnel Only:

Lab Reference #: <u>6268500 x9</u>	Time:	24 hour clock
Received by:	Date:	Month Day Year
Name(s) of Analyst(s):	<u>KB March 29/22</u>	

Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0023	A	Wall, Paint, White Paint On Masonry Block, Loc: 8, Girls Washroom/Change room/Shower
S	0023	B	Wall, Paint, White Paint On Masonry Block, Loc: 8, Girls Washroom/Change room/Shower
S	0023	C	Wall, Paint, White Paint On Masonry Block, Loc: 8, Girls Washroom/Change room/Shower
S	0024	A	Floor, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0024	B	Floor, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0024	C	Floor, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0025	A	Wall, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0025	B	Wall, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower



Sample Prefix	Sample No.	Sample Suffix	Sample Description/Location (Mandatory)
S	0025	C	Wall, Mortar, Thinset Under Ceramic Tile, Loc: 8, Girls Washroom/Change room/Shower
S	0026	A	Caulking, Brown Caulking On Door Frame, Loc: 8, Girls Washroom/Change room/Shower
S	0026	B	Caulking, Brown Caulking On Door Frame, Loc: 8, Girls Washroom/Change room/Shower
S	0026	C	Caulking, Brown Caulking On Door Frame, Loc: 8, Girls Washroom/Change room/Shower
S	0027	A	Ceiling, Plaster, Plaster On Ceiling, Loc: 8, Girls Washroom/Change room/Shower
S	0027	B	Ceiling, Plaster, Plaster On Ceiling, Loc: 8, Girls Washroom/Change room/Shower
S	0027	C	Ceiling, Plaster, Plaster On Ceiling, Loc: 8, Girls Washroom/Change room/Shower
S	0028	A	Caulking, Grey Caulking, Loc: 2, Vestibule
S	0028	B	Caulking, Grey Caulking, Loc: 44, Entrance Vestibule
S	0028	C	Caulking, Grey Caulking, Loc: 44, Entrance Vestibule
S	0029	A	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 1, Classroom 12 <i>Libby conf.</i>
S	0029	B	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 40, Classroom 6 <i>NA</i>
S	0029	C	Wall, Vermiculite/concrete Block Walls, Vermiculite, Loc: 28, Classroom 2 <i>NA</i>
S	0030	A	Caulking, Brown Caulking On Exterior Door Frame, Loc: 43, Exterior
S	0030	B	Caulking, Brown Caulking On Exterior Door Frame, Loc: 43, Exterior
S	0030	C	Caulking, Brown Caulking On Exterior Door Frame, Loc: 43, Exterior



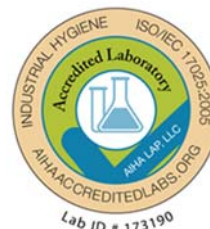
**APPENDIX II-B**  
**Lead Analytical Certificates**





# Bulk Metals Concentration by Inductively-Coupled Plasma Analysis (ICP)

EPA SW-846 3050B



<b>Client:</b>	Pinchin Ltd. 191 Bloor Street East, Unit 11 Oshawa, ON L1H 3M3	<b>Attn:</b>	Sanjeet Dadhwal Christopher Fennell	<b>Lab Order ID:</b>	11807885
<b>Project:</b>	Msgr Phillip Coffey C.S. Haz Building Materials Assessment			<b>Date Received:</b>	03/30/2018
				<b>Date Reported:</b>	04/06/2018
				<b>Page:</b>	1 of 2

Sample ID	Description	Weight (g)	*Element	Reporting Limit (µg)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes					
L01	Grey paint - Classroom 103 concrete block wall	0.0525	Pb	4.0	<76	<0.0076
11807885PBP_1						
L02	Dark grey paint - Metal door frame on Stairs door	0.0582	Pb	4.0	<69	<0.0069
11807885PBP_2						
L03	Light grey paint - Drywall in Classroom 105	0.0697	Pb	4.0	<57	<0.0057
11807885PBP_3						
L04	Grey/White paint - Radiator in Classroom 121	0.0454	Pb	1.6	<35	<0.0035
11807885PBP_4						
L05	White paint - Wood ceiling support in Classroom 103	0.0505	Pb	4.0	360	0.036
11807885PBP_5						
L06	Grey paint - Floor in Stairs and Lower level area	0.0538	Pb	4.0	1500	0.15
11807885PBP_6						
L07	Beige paint - Lower level area wall	0.0826	Pb	4.0	2500	0.25
11807885PBP_7						

Daniel Olson

**Analyst**

**Lab Director**

\* SAI is AIHA ELLAP accredited for Pb only for bulk metals.

Unless otherwise noted blank sample correction was not performed on analytical results. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. MDLs are available upon request. Time-weighted average (TWA) calculations are based on customer supplied data and valid only for samples included in the specified TWA group. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190.

I-F-003 EXP: 2/28/2020

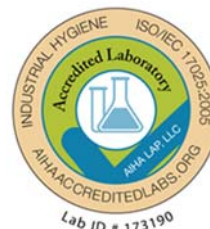
Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888





# Bulk Metals Concentration by Inductively-Coupled Plasma Analysis (ICP)

EPA SW-846 3050B



---

<b>Client:</b>	Pinchin Ltd. 191 Bloor Street East, Unit 11 Oshawa, ON L1H 3M3	<b>Attn:</b>	Sanjeet Dadhwal Christopher Fennell	<b>Lab Order ID:</b>	11807885
				<b>Date Received:</b>	03/30/2018
				<b>Date Reported:</b>	04/06/2018
<b>Project:</b>	Msgr Phillip Coffey C.S. Haz Building Materials Assessment			<b>Page:</b>	2 of 2

---

Sample ID	Description	Weight (g)	*Element	Reporting Limit (µg)	Concentration (ppm)	Concentration (% by weight)
Lab Sample ID	Lab Notes					
L08	Red paint - Floor in Lower level	0.0763	Pb	4.0	2500	0.25
11807885PBP_8						

Daniel Olson

---

**Analyst**

---

**Lab Director**

\* SAI is AIHA ELLAP accredited for Pb only for bulk metals.

Unless otherwise noted blank sample correction was not performed on analytical results. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. MDLs are available upon request. Time-weighted average (TWA) calculations are based on customer supplied data and valid only for samples included in the specified TWA group. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190.



11807885

Version 1-15-2012

**Client:** Pinchin Ltd.  
**Contact:** Sanjeet Dadhwal  
**Address:** 191 Bloor Street East, Unit 11  
**City:** Oshawa, Ontario  
**Phone:** 289.404.8184  
**Fax:**  
**Email:** [sdadhwal@pinchin.com](mailto:sdadhwal@pinchin.com)  
**cc email:** [cfennell@pinchin.com](mailto:cfennell@pinchin.com)  
  
**Project Name** Msgr Phillip Coffey C.S. Haz  
 Building Materials Assessment  
  
**Pinchin File #** 221713  
**Date Submitted:** 4/2/2018 0:00  
  
**Analysis:** Lead in paint  
**TurnAroundTime:** Regular

**\*Instructions:**

Use Column "B" for your contact info

To See an Example Click the  
bottom Example Tab.

Enter samples between "<<" and ">>"  
 Begin Samples with a "<<" above the first sample  
 and end with a ">>" below the last sample.  
 Only Enter your data on the first sheet "Sheet1"

Note: Data 1 and Data 2 are optional  
 fields that do not show up on the official  
 report, however they will be included  
 in the electronic data returned to you  
 to facilitate your reintegration of the report data.

**Invoice to:**

Chris Fennell  
[cfennell@pinchin.com](mailto:cfennell@pinchin.com)

Scientific  
 Analytical  
 Institute



4604 Dundas Dr.  
 Greensboro, NC 27407  
 Phone: 336.292.3888  
 Fax: 336.292.3313  
 Email: [lab@sailab.com](mailto:lab@sailab.com)

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
<<			
L01	[Enter data of your choosing here]	Grey paint - Classroom 103 concrete bock wall	[Enter data of your choosing here]
L02	[Enter data of your choosing here]	Dark grey pant - Metal door frame on Stairs door	[Enter data of your choosing here]
L03	[Enter data of your choosing here]	Light grey paint - Drywall in Classroom 105	[Enter data of your choosing here]
L04	[Enter data of your choosing here]	Grey/White paint - Radiator in Classroom 121	[Enter data of your choosing here]
L05	[Enter data of your choosing here]	White paint - Wood ceiling support in Classroom 103	[Enter data of your choosing here]
L06	[Enter data of your choosing here]	Grey paint - Floor in Stairs and Lower level area	[Enter data of your choosing here]
L07	[Enter data of your choosing here]	Beige paint - Lower level area wall	[Enter data of your choosing here]
L08	[Enter data of your choosing here]	Red paint - Floor in Lower level	[Enter data of your choosing here]

Accepted ☒Rejected ☐

K. Alwili  
 3/30/18  
 10:30 AM





# Analysis for Lead Concentration in Paint Chips

by Flame Atomic Absorption Spectroscopy  
EPA SW-846 3050B/6010C/7000B



**Customer:** Pinchin Ltd.  
191 Bloor Street East  
Oshawa, ON L1H 3M3

**Attn:** Willis Asiedu  
Mike Horobin

**Lab Order ID:** 71988260  
**Analysis ID:** 71988260\_PBP  
**Date Received:** 3/23/2022  
**Date Reported:** 3/30/2022

**Project:** Coffey HBMA

Sample ID	Description	Mass	Concentration	Concentration
Lab Sample ID	Lab Notes	(g)	(ppm)	(% by weight)
L0001	Wall, Concrete (poured), White Paint On Masonry, Loc: 8, Girls Washroom/Change room/Shower	0.0615	2700	0.27%
71988260PBP_1				
L0002	Struct, Wood, Blue Paint On Door, Loc: 8, Girls Washroom/Change room/Shower	0.1015	150	0.015%
71988260PBP_2				

Unless otherwise noted blank sample correction was not performed on analytical results. Scientific Analytical Institute participates in the AIHA ELPAT program. ELPAT Laboratory ID: 173190. This report relates only to the samples tested and may not be reproduced, except in full, without the written approval of SAI. Analytical uncertainty available upon request. The quality control samples run with the samples in this report have passed all EPA required specifications unless otherwise noted. RL: (Report Limit for an undiluted 50ml sample is 4µg Total Pb). Unless indicated, areas and volumes were provided by the customer.

Xaviera Watkins (2)

Analyst



Scientific Analytical Institute, Inc. 4604 Dundas Dr. Greensboro, NC 27407 (336) 292-3888

Laboratory Director




71988260

Version 1-15-2012

<b>Client:</b> <b>Contact:</b> <b>Address:</b> <b>Phone:</b> <b>Fax:</b> <b>Email:</b>	Pinchin Ltd. Willis Asiedu 191 Bloor St. E, Oshawa, Ont 289.830.2435  <a href="mailto:wasiedu@pinchin.com">wasiedu@pinchin.com</a> <a href="mailto:mhorobin@pinchin.com">mhorobin@pinchin.com</a>	<b>*Instructions:</b> Use Column "B" for your contact info  To See an Example Click the bottom Example Tab.  <p style="text-align: center;">2</p> <b>Begin Samples with a "&lt;&lt;" above the first sample          and end with a "&gt;&gt;" below the last sample.          Only Enter your data on the first sheet "Sheet1"</b>  Note: Data 1 and Data 2 are optional fields that do not show up on the official report, however they will be included in the electronic data returned to you to facilitate your reintegration of the report data.	Scientific Analytical Institute    <b>4604 Dundas Dr.          Greensboro, NC 27407          Phone: 336.292.3888          Fax: 336.292.3313          Email: lab@sailab.com</b>
<b>Project:</b>  <b>Client Notes:</b>  <b>P.O. #.</b> <b>Date Submitted:</b>  <b>Analysis:</b> <b>TurnAroundTime:</b>	Coffey HBMA   Paint Chips Flame AA  5 Day TAT		

Sample Number	Data 1 (Lab use only)	Sample Description	Data 2 (Lab use only)
<<			
L0001		Wall, Concrete (poured), White Paint On Masonry, Loc:8, Girls Washroom/Change room/Show	
L0002		Struct, Wood, Blue Paint On Door, Loc:8, Girls Washroom/Change room/Shower	
>>			

 3123  
10:30 am

Accepted ☒

Rejected ☐



**APPENDIX II-C**  
**PCB Analytical Certificates**



## Certificate of Analysis

**Willis Asiedu**

Pinchin Ltd. (Oshawa)  
191 Bloor St E, Oshawa, Ont, L1H 3M3

Date of Issue: Mar 25, 2022

**Report Description:** 3 solid samples were submitted for the following chemical analysis

**Project Name:** Coffey HBMA  
**Project No.:** 306413.009  
**Site Location:** 1324 Oxford Street, Oshawa, ON

**Date Sampled:** Mar 18, 2022  
**Date Tested:** Mar 24, 2022  
**Sampled by:** Willis A

### Report Number: 22-0412

No.	Analyte	Result	Units	MDL	Comments	Technique / Test Method
<b>1</b>	<b><u>Sample ID.:</u> P0001 Brown Caulking On Door Frame, Loc.;</b>					
	PCBs in Solid	<b>48</b>	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<b>2</b>	<b><u>Sample ID.:</u> P0002 Grey Caulking On Door Frame, Loc.;</b>					
	PCBs in Solid	<b>&lt;0.2</b>	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)
<b>3</b>	<b><u>Sample ID.:</u> P0003 Brown Caulking On Exterior Door Frame, Loc.;</b>					
	PCBs in Solid	<b>6</b>	mg/Kg	0.2		LAB-M06 (EPA 3550C/8082A modified)

Results relate only to the samples tested above, as received.

Approved By:

**Son C.H. Le, (Chem.)**  
Lab Manager  
Phone: (519) 740-1333 Ext.: 1030  
Fax: (519) 740-2320  
Email: SonLe@aevitas.ca

The Analytical Chemistry Laboratory of Aevitas Inc. (Ayr) is accredited for specific tests in accordance with the recognized International Standard ISO/IEC 17025:2017, by the Canadian Association for Laboratory Accreditation (CALA) Inc. This accreditation demonstrates technical competence for a defined scope and the operation of a laboratory quality management system (refer to joint ISO-ILAC-IAF Communiqué dated April 2017). The laboratory quality management system of Aevitas Inc. (Ayr) also operates in accordance with the principles of ISO 9001.

All Analytical data is subject to uncertainty which, may vary with sample matrices, sample preparation techniques and instrumental parameters. As a general guideline, uncertainty may be expressed as approximately +/- 50% of the reported value at or near the Method Detection Limit (MDL) and +/-10% or less, of the reported result that is greater than 10 times the MDL. Method Detection Limits are defined as approximately 3 times the standard deviation value (at 99% confidence level), which is obtained from replicate analysis of a low-level standard as per the Ontario MOE - MISA Protocol for the Sampling and Analysis of Industrial / Municipal Wastewater (2016). MDL determination is based on undiluted samples with relatively low matrix interferences. Where dilutions are required, the reported MDL value will be scaled proportionally.

All testing procedures follow strict guidelines and quality assurance / quality control (QA/QC) protocols. QA/QC data is available for review at any time upon client's request.



**APPENDIX III**  
**Methodology**





## **GENERAL**

An inspection 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. As-built drawings and previous reports were referenced where provided.

Sample collection was conducted in accordance with our Standard Operating Procedures.

### **1.1 Asbestos**

The inspection 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.

A separate set of samples was collected of each type of homogenous material suspected to contain asbestos. A homogenous 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 addition, to be conservative, several years past these dates are added to account for some uncertainty in the exact start / finish date of construction and associated usage of ACM. In some cases, manufactured products such as asbestos cement pipe were visually identified without sample confirmation.

The asbestos analysis was completed using a stop-positive approach. Only one result meeting the regulated criteria was required to determine that a material is asbestos-containing, but all samples must be analyzed to conclusively determine that a material is non-asbestos. The laboratory stopped analyzing samples from a homogeneous material once a result equal to or greater than the regulated criteria is detected in any of the samples of that material. All samples of a homogeneous material were analyzed if no asbestos is detected. In some cases, all samples were analyzed in the sample set regardless of result.

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.

Analytical results were compared to the following criteria.



<b>Jurisdiction*</b>	<b>Friable</b>	<b>Non-Friable</b>
Ontario	0.5%	0.5%

\* If there is a conflict between federal and provincial criteria, the more stringent will apply.

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 or, if detected, it is below the lower limit of an asbestos-containing material in the applicable regulation. Additionally, these terms are used for materials which historically are known to not include asbestos in their manufacturing.

## **1.2 Lead**

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

<b>Jurisdiction*</b>	<b>Units (%)</b>	<b>Units (ppm) / (mg/kg)</b>
Ontario	0.1	1000

\* If there is a conflict between federal and provincial criteria, the more stringent will apply.

Other lead building products (e.g. batteries, lead sheeting, flashing) were identified by visual observation only.

## **1.3 Silica**

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

## **1.4 Mercury**

Building materials, products or equipment (e.g. thermostats, barometers, pressure gauges, lamp tubes), suspected to contain mercury was identified by visually 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.



## **1.5 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.

Caulking, sealants, or paints were sampled and submitted for PCB analysis following EPA 3550C/8082A.

Sample results are compared to the criteria of 50 mg/kg for solids as stated in the PCB Regulation, SOR/2008-273.

## **1.6 Visible 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.

Template: Methodology for Hazardous Building Materials Assessment, HAZ, July 22, 2021



**APPENDIX IV**  
**Location Summary Report**



Client:Durham Catholic District School Board

Site: 1324 Oxford Street, Oshawa, ON

Building Name: Monsignor Philip Coffey

Survey Date:

Last Re-Assessment:

Location No.	Name or Description	Area ft <sup>2</sup>	Floor No.	Bldg. Phase	Notes
1	Classroom 12, room no. 12	840	NA	A	
2	Vestibule	91	NA	A	
3	Classroom 11, room no. 11	812	NA	A	
4	Classroom 10, room no. 10	812	NA	A	
5	Classroom 9, room no. 9	812	NA	A	
14	Classroom 16, room no. 16	840	NA	A	
15	Classroom 15, room no. 15	812	NA	A	
16	Classroom 14, room no. 14	812	NA	A	
17	Classroom 13, room no. 13	812	NA	A	2018 New Floor
28	Classroom 2, room no. 2	980	NA	A	
43	Exterior	25000	EXT	A	
44	Entrance Vestibule	30		A	



**APPENDIX V**

**Hazardous Materials Summary Report / Sample Log**



## HAZARDOUS MATERIALS SUMMARY / SAMPLE LOG

**Client:**Durham Catholic School Board

**Site:** 1324 Oxford Street, Oshawa, ON

**Building Name:** Monsignor Philip Coffey

**Survey Date:** September 27, 2005

HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	S0001	Floor   N/a   Vinyl Floor Tile And Mastic   Vinyl Floor Tile, 12 Inch Green, Location 1	1,14	A	0	1675	0	0	Chrysotile	Yes	NF
Asbestos	S0003	Floor   N/a   Vinyl Floor Tile And Mastic   Vinyl Floor Tile, 12 Inch White, Location 3, Location 4 And Location 5	3,4,5,12,14,15,16	A	0	6183	0	0	None Detected	No	
Asbestos	S0005	Ceiling   N/a   Plaster   White Plaster, Ceiling, Location 9	2,8,9,10,11,13,19	A	0	4310	0	0	None Detected	No	
Asbestos	V0006	Ceiling     Plaster   Plaster, Ceiling, Location 10	28,29	A	0	1960	0	0	None Detected	No	
Asbestos	S0010	Wall     Vermiculite/concrete Block Walls   Drywall Joint Compound Renovations 2014	32,33	A	0	250	1	0	Chrysotile	Yes	F
Asbestos	S0012 ABC	Other     Caulking   White Caulking Exterior Windows	43	A	1500	0	0	0	None Detected	No	
Asbestos	S0020 ABC	Ceiling     Ceiling Tiles (glue-on)   12" X 12" Glued -on With Random Pinholes	27	A	0	600	0	0	None Detected	No	
Asbestos	S0021 AB	Other     Mastic   Brown Mastic Adhered To Ceiling Tile	27	A	0	100	0	0	None Detected	No	
Asbestos	S0022 ABC	Ceiling     Drywall (no Compound)   Drywall Above Ceiling	27	A	0	600	0	0	None Detected	No	
Asbestos	S0023 ABC	Wall     Paint   White Paint On Masonry Block	8	A	0	1126	0	0	None Detected	No	
Asbestos	S0024 ABC	Floor     Mortar   Thinset Under Ceramic Tile	8	A	0	1126	0	0	Chrysotile	Yes	NF
Asbestos	S0025 ABC	Wall     Mortar   Thinset Under Ceramic Tile	8	A	0	800	0	0	None Detected	No	
Asbestos	S0026 ABC	Other     Caulking   Brown Caulking On Door Frame	1,3,4,5,8,14,15,16,17,28,29	A	110	0	0	0	Chrysotile	Yes	NF
Asbestos	S0027 ABC	Ceiling     Plaster   Plaster On Ceiling	8	A	0	0	0	0	None Detected	No	
Asbestos	S0028 ABC	Other     Caulking   Grey Caulking	2,19,21,27,41,44	A	100	0	0	0	None Detected	No	
Asbestos	S0029 ABC	Wall     Vermiculite/concrete Block Walls   Vermiculite	1,28,40	A	0	5950	0	0	Libby Amphibole Detected	Yes	F
Asbestos	S0030 ABC	Other     Caulking   Brown Caulking On Exterior Door Frame	43	A	25	0	0	0	Chrysotile	Yes	NF
Asbestos	V9000	Wall     Vermiculite/concrete Block Walls   Vermiculite	2,3,4,5,14,15,16,17,19,44	A	0	13800	0	0	Confirmed Asbestos	Yes	F
Asbestos	V9500	Ceiling   N/a   Drywall And Joint Compound	32,33,34,37,38,39,40	A	0	4680	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Floor   N/a   Mortar	2,6,7,8,10,11,13,18,19,20,21,22,24,27	A	0	6687	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Floor   N/a   Terrazzo	27,28,29,30,31,32,33,34,35,36,37,38,39,40,41,44	A	0	8732	0	0	Presumed Asbestos	Yes	NF



HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V9500	Other     Caulking	2	A	0	100	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Piping   Domestic Hot Water   Parging Cement	8	A	0	0	6	0	Presumed Asbestos	Yes	F
Asbestos	V9500	Wall   N/a   Drywall And Joint Compound	5,21,24,26,28,29,31,34,35,36,37,38,39,40	A	0	6330	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Wall   N/a   Mortar	11,33,34	A	0	390	0	0	Presumed Asbestos	Yes	NF
Asbestos	V9500	Wall     Vermiculite/concrete Block Walls	6,7,8,9,10,11,12,13,18,20,21,22,24,25,26,27,29,30,31,34,35,36,37,38,39,41,42	A	0	39375	0	0	Presumed Asbestos	Yes	F
Asbestos	V0000	Ceiling     Ceiling Tiles (lay-in)	6,7,18,20,21,24,25,26,27,30,31,35,41	A	0	5327	0	0	Non Asbestos	No	
Asbestos	V0000	Ceiling     Ceiling Tiles (glue-on)	25,36,41	A	0	200	0	100	Non Asbestos	No	
Asbestos	V0000	Ceiling   N/a   Concrete (poured)	42	A	0	0	0	400	Non Asbestos	No	
Asbestos	V0000	Ceiling   Not Found   N/a	1,3,5,12,14,15,16,17,22,24	A	0	6225	0	0	Non Asbestos	No	
Asbestos	V0000	Duct   Not Found   N/a	1,2,3,4,5,6,8,9,10,11,12,13,14,15,16,17,18,19,22,26,27,28,29,30,31,34,35,36,37,38,39,40,41,42,44	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Duct   Unidentified Duct   Not Insulated	7,20,21,24,25	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor   N/a   Carpet	22,26	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Floor   N/a   Concrete (poured)	9,42	A	0	0	0	400	Non Asbestos	No	
Asbestos	V0000	Floor   N/a   Vinyl Floor Tile And Mastic	12,17,22,24,25	A	0	3359	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment   Not Found   N/a	1,2,3,4,5,6,7,8,10,11,12,13,14,15,16,17,18,19,20,21,22,24,25,26,27,28,29,30,31,34,35,36,37,38,39,40,41,42,44	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Mechanical Equipment   Boiler One, Boiler Two, Breech One, Domestic Hot Water Tank   Not Insulated	9	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   Unidentified Pipe, N/a, Domestic Cold Water   Fibreglass	7,9,20,21,24,32,33,34,35,36,37,38,39,40,41,42	A	340	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   Not Found   N/a	1,2,3,4,5,6,10,11,12,13,14,15,16,17,18,19,22,25,26,27,28,30,31,35,44	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Piping   Unidentified Pipe, Domestic Cold Water   Not Insulated	8,29	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure   Not Found, Not Accessible   N/a	2,8,9,10,11,13,19,25,26,27,30,32,33,41,42,44	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Structure   Beam   Steel	28,29,31,34,35,36,37,38,39,40	A	0	0	0	0	Non	No	



HAZMAT	Sample No	System/Component/Material/Sample Description	Locations	Bldg. Phase	LF	SF	EA	%	Type	Positive	Friability
Asbestos	V0000	Structure   Beam, Deck   Wood	1,3,4,5,6,7,12,14,15,16,17,18,20,21,22,24	A	0	0	0	0	Asbestos Non Asbestos	No	
Asbestos	V0000	Wall   N/a   Ceramic Tiles	8,10	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall   N/a   Concrete (poured)	42	A	0	0	0	0	Non Asbestos	No	
Asbestos	V0000	Wall   N/a   Masonry	1,2,3,4,5,6,7,8,9,10,11,12,13,14,15,16,17,18 19,20,21,22,24,25,27,28,29,30,31,32,33,34,35 36,37,38,39,40,41,44	A	0	182	0	0	Non Asbestos	No	
Paint	L0001	Wall   Concrete (poured)   White Paint On Masonry	8	A	0	0	0	0	Lead (High)	Yes	-
Paint	L0002	Structure   Wood   Blue Paint On Door	8	A	0	0	0	0	Lead (Low)	Yes	-
PCB	P0001	Caulking   Brown Caulking On Door Frame	8	A	0	0	0	0	-	No	-
PCB	P0002	Caulking   Grey Caulking On Door Frame	44	A	0	0	0	0	-	No	-
PCB	P0003	Caulking   Brown Caulking On Exterior Door Frame	43	A	0	0	0	0	-	No	-



## Legend:

Sample number		Units			
S####	Asbestos sample collected	SF	Square feet	NF	Non Friable material.
L####	Paint sample collected	LF	Linear feet	F	Friable material
P####	PCB sample collected	EA	Each	PF	Potentially Friable material
M####	Mould sample collected	%	Percentage		
V####	Material visually similar to numbered sample collected				
V0000	Known non Hazardous Material				
V9000	Material is visually identified as Hazardous Material				
V9500	Material is presumed to be Hazardous Material				
[Loc. No.]	Abated Material				



**APPENDIX VI**  
**HMIS All Data Report**



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #1 : Classroom 12  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 12  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A	C	Y		840			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor <sup>1</sup>	N/a	Vinyl Floor Tile and Mastic	Not Applicable		A	Y		840(7)			SF	S0001	Chrysotile	5-10%	Confirmed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls, Vermiculite			D	N		1750(7)			SF	S0029A	Libby Amphibole Detected	0.5-5%	Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

1 - 12 x 12 green with streaks



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #2 : Vestibule  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 91

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		91			SF	V0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		91(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Grey caulking			A	Y		10			LF	S0028A	None Detected	N.D.	None	
Other <sup>1</sup>		Caulking			A	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Other <sup>2</sup>		Caulking			A	Y		250(7)				V9500	Presumed Asbestos		Presumed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A	A	Y		91			SF	V0000	Non-Asbestos		None	

1 - off white

2 - brown exterior windows



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #3 : Classroom 11  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 11  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A	C	Y		812			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		812			SF	S0003	None Detected	N.D.	None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #4 : Classroom 10  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 10  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		None Found	Not Applicable													
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		812			SF	S0003	None Detected	N.D.	None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #5 : Classroom 9  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 9  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A	C	Y		812			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		812			SF	S0003	None Detected	N.D.	None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable	N/A	A	Y		110(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #6 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 96

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		96			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		96(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

AT-001 painted black.



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #7 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 696

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		696			SF	V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		696(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	N/A	C	N						V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #8 : Girls Washroom/Change room/Shower  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1126

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster, Plaster on ceiling			C	Y						S0027ABC	None Detected	N.D.	None	
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		1126			SF	V0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor		Mortar, Thinset under ceramic tile	Not Applicable	Ceramic Tiles	D	N		1126(7)			SF	S0024A	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Floor		Mortar, Thinset under ceramic tile		Ceramic Tiles	D	N						S0024BC	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		1126(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	S0026ABC	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Domestic Cold Water	Not Insulated			C	N						V0000	Non-Asbestos		None	
Piping <sup>1</sup>	Domestic Hot Water	Parging Cement	Fitting		C	N		6(7)			EA	V9500	Presumed Asbestos		Presumed Asbestos	F
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Paint, White paint on masonry block			A	Y		1126			SF	S0023ABC	None Detected	N.D.	None	
Wall		Mortar, Thinset under ceramic tile		Ceramic Tiles	A	Y		800			SF	S0025ABC	None Detected	N.D.	None	
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall	N/a	Ceramic Tiles	Not Applicable	N/A								V0000	Non-Asbestos		None	

1 - Unreachable due to plaster ceiling

**Client:** Durham Catholic School Board  
**Location:** #8 : Girls Washroom/Change room/Shower  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1126

PAINT								
System	Item	Good	Poor	Unit	Sample	Sample Description	Amount	Hazard
Wall	Concrete (poured)				L0001	White paint on masonry	Pb: 0.27 %	Lead (High)
Structure	Wood				L0002	Blue paint on door	Pb: 0.015 %	Lead (Low)

**Client:** Durham Catholic School Board  
**Location:** #8 : Girls Washroom/Change room/Shower  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1126



PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking			P0001	Brown caulking on door frame	48 mg/kg	No



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #9 : Boiler Room  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 430

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		430			SF	S0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Concrete (poured)	Not Applicable	N/A								V0000	Non-Asbestos		None	
Mechanical Equipment	Boiler One	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Mechanical Equipment	Boiler Two	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Mechanical Equipment	Breech One	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Mechanical Equipment	Breech One	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Mechanical Equipment	Domestic Hot Water Tank	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	N/a	Fibreglass	Straight	N/A	C	Y						V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #10 : Boys Washroom/Change Room/Shower  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1126

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		1126			SF	V0005	None Detected	N.D.	None	
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		1126			SF	V0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		1126(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall	N/a	Ceramic Tiles	Not Applicable	N/A								V0000	Non-Asbestos		None	

No access to shower room. No access to ceiling, hatch was stuck.



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #11 : Office and Washroom  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		160			SF	V0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		160(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		160(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #12 : Gym  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 3025

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		N/A			A	Y		3025			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		2118			SF	V0003	None Detected	N.D.	None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		907			SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		5000(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A	A	Y						V0000	Non-Asbestos		None	

F2 - Replacement tile.



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #13 : Gym storage  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		160			SF	V0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		160(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #14 : Classroom 16  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 16  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		835(7)			SF	S0001	Chrysotile	5-10%	Confirmed Asbestos	NF
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		5			SF	V0003	None Detected	N.D.	None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #15 : Classroom 15  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 15  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		812			SF	V0003	None Detected	N.D.	None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #16 : Classroom 14  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 14  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		812			SF	V0003	None Detected	N.D.	None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #17 : Classroom 13  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 13  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 812

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		812			SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	

2018 New Floor



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #18 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 80

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y						V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		80(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #19 : Vestibule  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 91

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Plaster	Not Applicable	N/A	C	Y		91			SF	V0005	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		91(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Grey caulking			A	Y		10			LF	V0028	None Detected	N.D.	None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls, Vermiculite			D	N		250(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A	A	Y						V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #20 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 696

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		696			SF	V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		696(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	N/A	C	N						V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A								V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #21 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 1520

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		1520			SF	V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		1520(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Other		Caulking, Grey caulking			A	Y		10			LF	V0028	None Detected	N.D.	None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	N/A	C	N					LF	V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y		1000(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Vermiculite/concrete block walls			D	N		3750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							SF	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #22 : Library  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 2500

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor		Mortar		Ceramic Tiles	D	N		350(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	Carpet	D	N		840			SF	V0000	Non-Asbestos		None	
Floor	N/a	Carpet	Not Applicable	N/A	A	Y					SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1000(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	

F1 - New vinyl floor tile.



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #24 : Staff Room  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 781

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		45			SF	V0000	Non-Asbestos		None	
Ceiling		N/A			A	Y		736			SF	V0000	Non-Asbestos		None	
Duct	Unidentified Duct	Not Insulated	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		640			SF	V0000	Non-Asbestos		None	
Floor		Vinyl Floor Tile and Mastic	Not Applicable		A	Y		640			SF	S0008A	[None]	0.5-5%	[Abated]	
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		141(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Domestic Cold Water	Fibreglass	Not Applicable	N/A	C	N					LF	V0000	Non-Asbestos		None	
Structure	Beam, Deck	Wood	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Drywall and joint compound			A	Y		50(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Vermiculite/concrete block walls			D	N		500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	

F2 - New vinyl floor tile. W2 - drywall pipe chase.



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #25 : Meeting room  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling tiles (glue-on)	Not Applicable	N/A	C	N					SF	V0000	Non-Asbestos		None	
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A				80			SF	V0000	Non-Asbestos		None	
Duct		Not Insulated	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Vinyl Floor Tile and Mastic	Not Applicable	N/A	A	Y		160			SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	

F - Blue



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #26 : Principal's Office  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 160

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		160			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Carpet	Not Applicable	N/A	A	Y					SF	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		160(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #27 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 654

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	A	Y		192			SF	V0000	Non-Asbestos		None	
Ceiling		Ceiling tiles (glue-on), 12" x 12" glued - on with random pinholes			C	N	N	600			SF	S0020ABC	None Detected	N.D.	None	
Ceiling		Drywall (no compound), Drywall above ceiling			C	N	N	600			SF	S0022ABC	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		300(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor	N/a	Mortar	Not Applicable	Ceramic Tiles	D	N		354(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Other		Caulking, Grey caulking			A	Y		10			LF	V0028	None Detected	N.D.	None	
Other		Mastic, Brown mastic adhered to ceiling tile			C	N	N	100			SF	S0021AB	None Detected	N.D.	None	
Other		Mastic, Brown mastic adhered to ceiling tile			C	N	N					S0021	None Detected	N.D.	None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		875(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	

No access above ceiling 2



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #28 : Classroom 2  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 2  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 980

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster	Not Applicable	N/A	A	Y		980			SF	V0006	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		980(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls, Vermiculite			D	N		2250(7)			SF	S0029C	Libby Amphibole Detected	0.5-5%	Confirmed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		980(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #29 : Classroom 1  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 1  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 980

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Plaster	Not Applicable	N/A	A	Y		980			SF	V0006	None Detected	N.D.	None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		980(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Other		Caulking, Brown caulking on door frame			A	Y		10(7)			LF	V0026	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Piping	Unidentified Pipe	Not Insulated	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		2500(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		980(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #30 : Health/Washroom  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 140

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	A	Y		140			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #31 : Storage/Washroom  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 130

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	A	Y		130			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		130(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		130(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	

Location part of location 30.



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #32 : Girls washroom  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 240

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound	Not Applicable	N/A	C	Y		240(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor	N/a	Terrazzo	Not Applicable		A	Y		240(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y		20			LF	V0000	Non-Asbestos		None	
Structure	Not Accessible	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Ceramic Tiles			A	Y										
Wall		Vermiculite/concrete block walls			D	N		1(7)			EA	S0010	Chrysotile	0.5-5%	Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #33 : Boys Washroom  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 240

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound	Not Applicable	N/A	C	Y		240(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Floor	N/a	Terrazzo	Not Applicable		A	Y					SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y		20			LF	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Mortar		Ceramic Tiles	D	N		180(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V0010	Chrysotile	0.5-5%	Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #34 : Office  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 8  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Drywall and joint compound	Not Applicable	N/A	A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Mortar		Ceramic Tiles	D	N		50(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #35 : Room 3  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 3  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		840			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #36 : Custodian Office  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 200

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling tiles (glue-on)	Not Applicable	N/A	A	Y		200			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		200(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #37 : Room 4  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 7  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Drywall and joint compound	Not Applicable	N/A	A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y		150			LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		100(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #38 : Classroom 4  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 4  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Drywall and joint compound	Not Applicable	N/A	A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y		150			LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #39 : Classroom 5  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 5  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Drywall and joint compound	Not Applicable	N/A	C	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		1950(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #40 : Classroom 6  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:** 6  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 840

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Drywall and joint compound	Not Applicable	N/A	C	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	N/A	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Beam	Steel	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls, Vermiculite			D	N		1950(7)			SF	S0029B	Libby Amphibole Detected	0.5-5%	Confirmed Asbestos	F
Wall	N/a	Drywall and joint compound	Not Applicable		A	Y		840(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #41 : Corridor  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 732

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling		Ceiling tiles (glue-on)			A	Y		100			%	V0000	Non-Asbestos		None	
Ceiling		Ceiling Tiles (lay-in)	Not Applicable	N/A	C	Y		732			SF	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		A	Y		732(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Other		Caulking, Off white caulking						450			LF	S0011ABC	[None]	0.5-5%	[Abated]	
Other		Caulking, Grey caulking			A	Y		10			LF	V0028	None Detected	N.D.	None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Wallboard w/Plastic Laminate			A	Y										
Wall		Vermiculite/concrete block walls			D	N		1750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #42 : Basement Mechanical  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** NA

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 400

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Ceiling	N/a	Concrete (poured)	Not Applicable	N/A				400			%	V0000	Non-Asbestos		None	
Duct	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Floor	N/a	Concrete (poured)	Not Applicable	N/A				400			%	V0000	Non-Asbestos		None	
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Piping	Unidentified Pipe	Fibreglass	Not Applicable	Canvas	C	Y					LF	V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A							%	V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		750(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	F
Wall	N/a	Concrete (poured)	Not Applicable	N/A							%	V0000	Non-Asbestos		None	



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #43 : Exterior  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** EXT

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 25000

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Other <sup>1</sup>		Caulking			A	Y		100			LF	S0011A	[None]	0.5-5%	[Abated]	
Other		Caulking			A	Y		1500			LF	S0012ABC	None Detected	N.D.	None	
Other		Caulking, Brown caulking on exterior door frame			A	Y		25(7)			LF	S0030ABC	Chrysotile	0.5-5%	Confirmed Asbestos	NF
Other	Window	Caulking			A	Y		1500			LF	S0013ABC	[None]	0.5-5%	[Abated]	

1 - off white on exterior

**Client:** Durham Catholic School Board  
**Location:** #43 : Exterior  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:** EXT

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 25000

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking			P0003	Brown caulking on exterior door frame	6 mg/kg	No



# ALL DATA REPORT

**Client:** Durham Catholic School Board  
**Location:** #44 : Entrance Vestibule  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:**

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 30

ASBESTOS																
System	Component	Material	Item	Covering	A*	V*	AP*	Good	Fair	Poor	Unit	Sample	Asbestos Type	Amount	Hazard	Friable
Duct	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Floor	N/a	Terrazzo	Not Applicable		D	N		30(7)			SF	V9500	Presumed Asbestos		Presumed Asbestos	NF
Mechanical Equipment	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Other		Caulking, Grey caulking			A	Y		50			LF	S0028BC	None Detected	N.D.	None	
Piping	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Structure	Not Found	N/A	Not Applicable	N/A								V0000	Non-Asbestos		None	
Wall		Vermiculite/concrete block walls			D	N		250(7)			SF	V9000	Confirmed Asbestos		Confirmed Asbestos	F
Wall	N/a	Masonry	Not Applicable	N/A	A	Y		91			SF	V0000	Non-Asbestos		None	

**Client:** Durham Catholic School Board  
**Location:** #44 : Entrance Vestibule  
**Survey Date:** September 27, 2005

**Site:** 30169  
**Floor:**

**Building Name:** 1324 : Monsignor Philip Coffey  
**Room #:**  
**Last Re-Assessment:** 2021-08-21

**Area (sqft):** 30

PCB						
Component	Quantity	Unit	Sample	Sample Description	Amount	PCB
Caulking			P0002	Grey caulking on door frame	<0.2 mg/kg	No



## Legend:



Sample number		Units		Other	
S####	Asbestos sample collected	SF	Square feet	A	Access
L####	Paint sample collected	LF	Linear feet	V	Visible
P####	PCB sample collected	EA	Each	AP	Air Plenum
M####	Mould sample collected	%	Percentage	F	Friable material
V####	Material is visually identified to be identical to S####	LF	Linear feet	NF	Non Friable material
V0000	Known non hazardous material			PF	Potentially Friable material
V9000	Material visually identified as a Hazardous Material			Pb	Lead
V9500	Material is presumed to be a hazardous material			Hg	Mercury
				As	Arsenic
				Cr	Chromium

Access		Condition	
A	Accessible to all building occupants	Good	No visible damage or deterioration
B	Accessible to maintenance and operations staff without a ladder	Fair	Minor, repairable damage, cracking, delamination or deterioration
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
D	Not normally accessible		

Visible		Air Plenum	
Y	The material is visible when standing on the floor of the room, without the removal or opening of other building components (e.g. ceiling tiles or access panels).	Yes	The material is in a return air plenum or in a direct airstream or there is evidence of air erosion (e.g. duct for heating or cooling blowing directly on or across an ACM). This field is only completed where Air Plenum consideration is required by regulation.
N	The material is not visible to view when standing on the floor of the room and requires the removal of a building component (e.g. ceilings tiles or access panels) to view and access. Includes rarely entered crawlspaces, attic spaces, etc. Observations will be limited to the extent visible from the access points.	or No	

Colour Coding	
	The material is known to contain regulated concentrations of asbestos; either by analytical results or visible identification (use of the V9000 code).
	The material is presumed to contain asbestos; based on visual appearances; typically a material known to historically contain asbestos; however, not sampled due to limited access or the destructive nature of the sampling.

Action					
(1)	Clean up of ACM Debris	(2)	Precautions for Access Which may Disturb ACM Debris	(3)	ACM removal
(4)	Precautions for Work Which may Disturb ACM in Poor Condition	(5)	Proactive ACM removal (Minimum repair required for fair condition)	(6)	ACM repair
(7)	Management program and surveillance				