

ASBESTOS-CONTAINING BUILDING MATERIALS RE-ASSESSMENT REPORT

Bobcaygeon Public School

30 Balaclava Street
Bobcaygeon, Ontario

Presented to:

Trillium Lakelands District School Board

Box 420, County Road 36
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Attention: Daniel Whalen

September 2022

Maple Project No. 20400-29

Executive Summary

2022 Asbestos-Containing Building Materials Re-Assessment Report

Maple Project	School Name	Address
20400-29	Bobcaygeon Public School	30 Balaclava Street Bobcaygeon, Ontario

Maple Environmental Inc. was retained by Trillium Lakelands District School Board to perform a re-assessment of known asbestos-containing building materials within the subject building.

The findings and recommendations of the current assessment are summarized below. Please refer to the main body of the report for details.

FINDINGS

Asbestos-containing materials (ACM) identified within the building at the time of the assessment are as follows:

ASBESTOS BUILDING MATERIALS SUMMARY								
MATERIAL		ASBESTOS			FRIABILITY			Remedial Work Required
		Yes	No	Suspect	Friable	Non-Friable	Potentially	
Sprayed Fireproofing			X		X			NO
Textured Finish			X		X			NO
Mechanical Insulations	Pipe Fittings		X		X			NO
	Pipe Straight		X		X			NO
	Ductwork		X		X			NO
	Mechanical Equip.		X		X			NO
Ceiling Tiles			X				X	NO
Vinyl Sheet Flooring			X				X	NO
Vinyl Floor Tiles			X			X		NO
Asbestos Cement (Transite)		X				X		NO
Plaster				X			X	NO
Drywall Joint Compound		X				X		NO
Other (roofing, caulking, etc.)				X		X		NO

Please refer to Room by Room Inventory in Appendix I to view location, quantities, and condition of ACM observed within the building at the time of the assessment.

Executive Summary

2022 Asbestos-Containing Building Materials Re-Assessment Report

RECOMMENDATIONS

As asbestos-containing materials were found to be present within the building, Ontario Regulation 278/05 requires that the Trillium Lakelands District School Board's Asbestos Management Plan must apply to this building. In addition, an annual re-assessment of all ACM must be performed.

All asbestos-containing materials identified within the building were observed to be in GOOD condition and therefore no immediate recommendations are warranted.

General Statement

The Executive Summary must be read in conjunction with the main body of this report.

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1.0 INTRODUCTION

MAPLE Environmental Inc. ("MAPLE") was retained by the Trillium Lakelands District School Board (TLDSB) to perform a re-assessment of known asbestos-containing building materials within all TLDSB schools where asbestos was previously confirmed to be present (by others).

The assessment was completed in accordance with the requirement of Ontario Regulation 278/05 to complete a re-assessment on an annual basis.

The following report presents the findings and recommendations of the assessment for the specific building listed.

SUMMARY OF BUILDING INFORMATION	
School Name:	Bobcaygeon Public School
Building Address:	30 Balaclava Street, Bobcaygeon, Ontario
Number of Floors:	1 (no basement)
Approximate Square Footage:	38,000
Assessed by:	Richards Reboks
Assessment Date:	June 24, 2022

2.0 APPLICABLE ONTARIO REGULATIONS

Applicable Ontario Regulations for each of the materials included in the investigation are briefly described below.

2.1 Ontario Regulation 278/05 (Asbestos)

The Ontario Ministry of Labour Regulation 278/05 requires a detailed asbestos inventory be performed in all buildings where friable and non-friable asbestos-containing materials (ACM) are present. The inventory must be available at the work place and must identify the type and location of asbestos-containing materials on a room-by-room basis, where necessary.

Each individual building report prepared by MAPLE meets or exceeds the requirements for an asbestos survey under Ontario Regulation 278/05.

Ontario Regulation 278/05 applies to buildings with regards to maintenance, renovation or demolition work where ACM is present and may be disturbed. The regulation requires all buildings where asbestos is known to be part of the building materials to implement an Asbestos Management Program

(AMP). TLDSB has prepared and maintains an AMP of which the current Re-Assessment report is part of.

2.2 Ontario Regulation 347

Ontario Regulation 347 applies to the transport of waste from the location of generation to a landfill site authorized to receive specific wastes. The regulation also prescribes procedures on how the specific wastes are to be handled at the landfill site.

The major requirements of the building owner and the person(s) removing the waste are to ensure that:

- The waste is appropriately packaged and labelled;
- The transport vehicle is appropriately placard; and
- The waste is to be transported as directly as possible to the landfill site once it leaves the site.

Some wastes require the Owner to register a Generator (of waste) number and many wastes require classification that can restrict or even prohibit their disposal in landfill.

It is important to note that the building owner can be held responsible for the waste until the waste disposal site accepts it.

3.0 SURVEY SCOPE AND METHODOLOGY

The surveys were performed on a Room-by-Room basis within each building included in the scope of the assessment where asbestos was previously identified (by others).

The scope of the surveys included all friable and major non-friable materials suspected to contain asbestos. The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. Asbestos materials that are friable have a much greater potential to release airborne asbestos fibres when disturbed.

Typical friable asbestos materials include; sprayed fireproofing or thermal insulation, textured (stippled) plaster, and thermal mechanical insulation. Typical non-friable materials include: asbestos cement (transite) products, caulking, vinyl floor tiles, asbestos textiles and gaskets. Additional materials such as ceiling tiles and drywall joint compounds are classified as non-friable, but because of their ability to release dust when disturbed they are considered as "potentially friable" for the purpose of this report.

3.1 Inventory Methodology

In order to determine the location of the materials included in the assessment, each room or area was entered where practical (i.e.: where access was possible without the demolition of walls, roof or ceilings or destruction of flooring) where asbestos materials were previously identified. An investigation of areas of the building where asbestos was not previously identified was not included in the scope of the current project.

Representative views were made above accessible suspended ceiling systems. Drywall or plaster ceilings were accessed via existing ceiling access panels only. The inventory did not include destructive testing of building systems or finishes to observe possible hidden conditions.

3.2 Asbestos Assessment Criteria

The recommendations and suggestions made as part of this report with respect to asbestos have taken into consideration the condition and accessibility of the asbestos-containing material as well as other factors such as water damage, vibration, air movement, and general activities in the area.

Where ACM is found to be in GOOD condition and not likely to deteriorate or fall, the general recommendation would be to re-evaluate the condition of the material on an annual basis (required by Regulation 278/05). This recommendation can be subject to change if the material is located in a manner that persons untrained in asbestos awareness could physically damage it.

Where the ACM is found to be damaged (i.e. FAIR or POOR condition), a recommendation to have the material cleaned-up, repaired, removed, enclosed, or encapsulated is offered. The recommendation will also indicate which asbestos procedure should be used to perform the remedial work (i.e. Type 1, Type 2, Type 3, or Glove Bag Removal Methods).

In each area or room inventoried, the quantity, condition (GOOD, FAIR, or POOR) and accessibility (A, B, C, D or E) of each suspect material was recorded.

The definitions for condition and accessibility items are as follows:

GOOD Material is intact with no visible signs of damage.

FAIR Material is visibly damaged but can be repaired.

POOR Material is damaged beyond repair and likely needs to be removed.

Access A Accessible to all occupants of the building.

Access B	Accessible to Maintenance personnel without the use of a ladder (i.e. Mechanical Room, pipe chase etc.).
Access C	Accessible to Maintenance personnel with the use of a ladder and is exposed to view without removing building components.
Access D	Accessible to Maintenance personnel with the use of a ladder and is concealed from viewing due to a building component (i.e. above a removable ceiling).
Access E	Not accessible without demolition of a building component (i.e. above a fixed ceiling system).

The asbestos related information collected during the previous assessments was confirmed and the room-by-room data updated to reflect the current information.

3.3 Limitations and Omissions from Scope

Due to the nature of building construction, some limitations exist in regards to the possible thoroughness of any building materials inventory. The field observations, measurements, and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. MAPLE warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the inventory.

It is possible that conditions may exist which could not be reasonably identified within the scope of the inventory or which were not apparent during the site investigation. MAPLE believes that the information collected during the inventory period concerning the property is reliable. No other warranties are implied or expressed.

In addition, during a standard asbestos assessment, performed for the purposes of regulatory compliance, it is industry practice to exclude some non-friable materials in the inventory. Examples of such assumptions include; elevator brakes, roofing felts and mastics, high voltage wiring, mechanical packing and gaskets, underground services or piping, fire-doors, window caulking, levelling compound, and/or materials used in operating equipment. As such, these materials were not sampled at the time of this survey and where present are assumed to be asbestos containing until proven otherwise.

3.4 Sampling Strategy and Analytical Methods

As the majority of materials were previously sampled by others, the requirement for sampling during the current survey was limited. Where samples were collected, they conformed to the criteria outlined below and in compliance with O. Reg. 278/05.

A small volume of the material was removed either from a damaged section or cut out of intact material and then repaired by sealing with tape to prevent the release of fibres. The collected samples were placed in plastic bags, sealed and labelled and then sent to an independent laboratory for analysis. To ensure quality results, the independent laboratory chosen is NVLAP accredited and successfully participates in an "Asbestos Proficiency Analytical Testing Program" and as such, these laboratories are responsible for their findings.

The collection of samples was performed in accordance with regulatory sampling requirements and with sufficient frequency to obtain a general pattern of asbestos use within the building. Due to building renovations or modifications that have occurred, the consistency of the application of asbestos materials may not be uniform throughout the entire building. It is important to note that without sampling every wall, pipe section, ceiling tile etc. it is not possible to identify the possible asbestos content in every material present in the building. For this reason, materials similar in appearance to those sampled elsewhere in the building were visually identified as being homogeneous and thus are assumed to be composed of the same material, thus additional sampling is not required.

In accordance with Reg. 278/05, samples were collected at the following frequency.

Material Type	No. Samples
Sprayed Fireproofing	Up to 7
Texture Coat	Up to 7
Pipe Fitting Insulation	3
Pipe Straight Insulation	3
Ductwork Insulation	3
Ceiling Tiles	3
Vinyl Sheeting Flooring	3
Vinyl Floor Tile	3
Plaster Finishes	Up to 7
Drywall Compound	Up to 7

An independent NVLAP accredited laboratory, was used to analyse the collected samples. Analysis was performed following the Code of Practice for the identification of asbestos in bulk material, as detailed in Ontario Regulation 278/05. Bulk samples were analysed using the Polarized Light Microscopy ("PLM") Technique with Dispersion Staining. The identification of asbestos fibre in bulk material is based on a collective set of parameters dependent on the unique shape and crystallographic properties of each fibre as viewed through the microscope. This method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content in bulk materials expressed as a percent of projected area. The method identifies types of asbestos and also measures percent of asbestos as perceived by the analyst in comparison to standard area projections or trained experience.

Given the composition of some vinyl floor products, the PLM analysis method is often prone to yielding false negative analysis results. Therefore, it may be prudent that the Transmission Electron Microscopy (TEM) analysis method be used to determine the asbestos content in the vinyl floor products, if negative results are obtained from the laboratory analysis.

3.5 Drawings

Drawings provided for each building indicate the following (where present):

- ◇ Location Numbers (reference to Room-by-Room asbestos data)
- ◇ Asbestos-Containing Sprayed Fireproofing
- ◇ Asbestos-Containing Texture Finishes
- ◇ Asbestos Containing Ceiling Tiles
- ◇ Asbestos-Containing Flooring Materials
- ◇ Presence of Asbestos-Containing Mechanical Insulations will not be specifically indicated on the drawings; however, a general statement regarding the presence of ACM mechanical insulations, where present, has been indicated on the drawings.
- ◇ Presence of asbestos-containing drywall joint compound and hard plaster will not be specifically identified on the drawings; however, a general statement regarding the presence of these ACM materials, where present, has been indicated on the drawings.

4.0 INVENTORY FINDINGS

The following is a brief discussion of the extent to which Asbestos-Containing Materials (ACM) was identified in the building. The discussion is organized under the headings of materials that are generally suspected of containing asbestos. Refer to the Room-by-Room Survey Inventory in Appendix I for a detailed description and location of all ACM.

Destructive testing was not conducted and as such some areas within the building were not accessible for an assessment (i.e. above solid ceilings, behind walls). Access for viewing within wall and ceiling cavities was not always possible. Suspect asbestos materials may be present within ceiling and wall cavities that were not identified in this report. This comment is particularly important for materials such as mechanical insulation. Caution should be taken when demolishing solid wall finishes within the building.

4.1 Sprayed Fireproofing (Friable)

No sprayed fireproofing was observed in the building.

4.2 Thermal Mechanical Insulation (Friable)

No asbestos-containing mechanical insulations are present in the building. It is important to note that mechanical systems may be present within walls and ceiling cavities or pipe chases that were not accessible during this assessment. The presence of ACM mechanical insulations in these locations should be suspected.

Pipe Systems:

Pipe Fittings, where insulated are insulated with non-asbestos fibreglass and/or armaflex materials.

Pipe Straights, where insulated are insulated with non-asbestos fibreglass and/or armaflex materials.

Ductwork:

Duct systems were either insulated with non-asbestos fibreglass or were un-insulated.

Mechanical Equipment:

Mechanical equipment was observed to be externally un-insulated.

4.3 Texture Finish (Friable)

No asbestos-containing texture finishes were identified to be present within the building.

4.4 Acoustic Ceiling Tiles (Potentially Friable)

No asbestos-containing ceiling tiles were identified to be present within the building.

4.5 Vinyl Sheet Flooring (Potentially Friable)

No asbestos-containing vinyl sheet flooring was identified to be present within the building.

4.6 Vinyl Floor Tile (Non-Friable)

No asbestos-containing vinyl sheet flooring was identified to be present within the building.

4.7 Asbestos Cement Products "Transite" (Non-Friable)

Asbestos-containing cement materials, commonly referred to as Transite, is present at the Site in the form of panels on the exterior of the building as well as in the Janitor's Closet. All transite was found to be in GOOD condition. Refer to the Room-by-Room Inventory in Appendix I for details regarding location and quantity.

4.8 Drywall Joint Compound (DJC)

Previous sample results indicated drywall joint compound sampled at the Site contains asbestos. All drywall should be assumed to contain asbestos unless testing in specific areas indicates otherwise. The drywall was found to be in GOOD condition at the time of the assessment.

4.9 Plaster

While previous sample results indicated all plaster finishes sampled at the Site does not contain asbestos, note that the concentration of asbestos within plaster is historically known to be potentially inconsistently distributed. Further, it is possible that various phases of construction and renovations have occurred at the Site. Therefore, the number of samples previously collected may not be representative of all plaster finishes in the building.

5.0 RECOMMENDATIONS

5.1 General Recommendations

Due to the presence of ACM within the building, TLDSB must maintain their existing Asbestos Management Program for this property.

A re-assessment of known ACM is to be conducted at least once annually.

It is important to note that due to the presence of solid walls and ceiling systems, ACM may be present in concealed locations not identified in this report.

Removal or disturbance of transite cement products requires the use of Type 1 Asbestos Abatement Procedures (provided no power tools are used and the material is wetted). If power tools are required Type 3 Asbestos Abatement Procedures need be applied.

Asbestos-containing drywall joint compound is present within the building. Removal or disturbance of less than 1 m² of this material will require the use of Type 1 Asbestos procedures, and the disturbance of greater than less than 1 m² will require Type 2 Asbestos procedures.

5.2 Specific Recommendations

All ACM was identified in GOOD condition. As such no immediate recommendations are warranted at this time.

6.0 LIMITATIONS

Due to the nature of building construction some limitations exist as to the possible thoroughness of the subject investigation. The field observations are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. MAPLE warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the assessment.

It is possible that conditions may exist which could not be reasonably identified within the scope of the investigation or which were not apparent during the site investigation. MAPLE believes that the information collected during the investigation period concerning the property is reliable. No other warranties are implied or expressed.

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Please contact Maple Environmental Inc. at (905) 257-4408 for inquiries regarding this project.

Sincerely,

MAPLE ENVIRONMENTAL INC.
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APPENDIX I
ROOM-BY-ROOM ASBESTOS INVENTORY

STRUCTURAL ELEMENT			ACCESSIBILITY			TERMINOLOGY			ACTION									Comments		
ID	Facility	Floor #	Room #	Room name	Has ACM	Feasible	Struct. Elem.	Application	Material	Type	Total Qty	Condition	Sample #	Ref #	Comments 1	Comments 2	Comments 3	Notes		
87357	Bobcaygeon Public School	1	152	Office-105	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C			VSF: Vinyl Sheet Flooring		
87361	Bobcaygeon Public School	1	152	Office-105	No	Yes	CL	CT	1	N/D			V/C 25-BS-04					V/C: Visually Consistent w/ Other Sampled Material		
87352	Bobcaygeon Public School	1	153	Office-104	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
87356	Bobcaygeon Public School	1	153	Office-104	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07	C						
87360	Bobcaygeon Public School	1	153	Office-104	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
87351	Bobcaygeon Public School	1	154	Office-103	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
87355	Bobcaygeon Public School	1	154	Office-103	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C					
87359	Bobcaygeon Public School	1	154	Office-103	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
87350	Bobcaygeon Public School	1	155	Office-102	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
87354	Bobcaygeon Public School	1	155	Office-102	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C					
87358	Bobcaygeon Public School	1	155	Office-102	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
87363	Bobcaygeon Public School	1	157	Room-116	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
87364	Bobcaygeon Public School	1	157	Room-116	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
87365	Bobcaygeon Public School	1	158	Room-117	No	No	FL	VFT	3	N/D			V/C 25-BS-03							
87366	Bobcaygeon Public School	1	158	Room-117	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C					
87367	Bobcaygeon Public School	1	158	Room-117	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
87394	Bobcaygeon Public School	1	159	Room-118	No	No	FL	VFT	4	N/D			V/C 25-BS-05							
87395	Bobcaygeon Public School	1	159	Room-118	Yes	No	CL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07	C						
87397	Bobcaygeon Public School	1	160	Library-123	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07		C					
87407	Bobcaygeon Public School	1	160A	Room-127	No	No	FL	VFT	5	N/D			25-BS-06B							
87408	Bobcaygeon Public School	1	160A	Room-127	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07	C						
87409	Bobcaygeon Public School	1	160B	Room-129	No	No	FL	VFT	5	N/D			25-BS-06C							
87410	Bobcaygeon Public School	1	160B	Room-129	Yes	No	WL	DJC		5% CHRYSOTILE	1	G	V/C 25-BS-07	C						
87428	Bobcaygeon Public School	1	161	Room-125	No	No	FL	VFT	5	N/D			25-BS-06A							
87429	Bobcaygeon Public School	1	161	Room-125	No	Yes	CL	CT	1	N/D			V/C 25-BS-04							
87347	Bobcaygeon Public School	NA		EXTERIOR	No	No	RF	RM	NA	ACM ASSUMED	1	G	NS		C			sample prior to renovation		
87348	Bobcaygeon Public School	NA		EXTERIOR	No	No	WN	WC	NA	ACM ASSUMED	1	G	NS		A, C			sample prior to renovation		
87349	Bobcaygeon Public School	NA		EXTERIOR	Yes	No	WL	TB	NA	ACM ASSUMED	1	G	NS		C			Not Sampled or visually confirmed due to be		

APPENDIX II

DRAWINGS

APPENDIX III
POTENTIAL ASBESTOS-CONTAINING MATERIAL
IDENTIFICATION SHEET

APPENDIX III - POTENTIAL ASBESTOS-CONTAINING MATERIALS INFORMATION SHEET

<i>MIN</i>	<i>Material</i>	<i>Material Description</i>	<i>Size</i>	<i>Sample Number</i>	<i>Sample Location</i>	<i>Asbestos Containing</i>
VFT-1	Vinyl Floor Tiles	White with grey smears	12x 12	25-BS-01A-C	Room-126 & 130	5% Chrysotile
VFT-2	Vinyl Floor Tiles	White with dark grey smears	12x 12	25-BS-02A-C	Room-132, 145 & 134	None
VFT-3	Vinyl Floor Tiles	Peach and cream	12x 12	25-BS-03A-C	Room 134, 109 & 157	None
VFT-4	Vinyl Floor Tiles	Dark green	12x 12	25-BS-05A-C	Stage Room-140	None
VFT-5	Vinyl Floor Tiles	Deep Orange	12 x 12	25-BS-06A-C	Room-125, 127 & 129	None
VFT-6	Vinyl Floor Tiles	Jade green	12 x 12	25-BS-09A-C	Room 146, 144 & 147	None
CT-1	Ceiling Tiles	Small fissure pinhole pattern	2 x 4	25-BS-04A-C	Room 130, 109 & 158	None
PI-SW	Pipe Insulation	Sweatwrap and Tar paper		12578-29-01A-C	Mechanical room-124	None
PL	Plaster	Cement Plaster		25-BS-12A-C	Exterior	None
TB	Transite Board	Transite Board		25-BS-08A-C	Janitor Room-121	40% Chrysotile
DJC-1	Drywall Joint Compound	Drywall Joint Compound		25-BS-07A-E	Multiple Locations	5% Chrysotile
TF-1	Texture Finsh	Texture Coat		25-BS-10A-C	Hall-159	None
TF-2	Texture Finsh	Stucco		25-BS-11A-C	Exterior	None