S2S Environmental Inc.

Annual ACM and Designated Substances Inspection

Notre Dame Catholic Elementary School

760 Burnham Street, Cobourg, Ontario

Prepared for:
Peterborough Victoria Northumberland and Clarington Catholic District School Board

Attn: Mr. Rod Mein

Prepared by:
S2S Environmental Inc.

S2S PN: 11922.23

September 13, 2024

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TABLE OF CONTENTS

Page No.

1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by the Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) to conduct the Annual Asbestos Containing Materials (ACMs) and Designated Substances Inspection (Annual Inspection) within Notre Dame Catholic Elementary School located at 760 Burnham Street in Cobourg, Ontario (Subject Building). The site visit was completed by Ms. Akanksha Manglani on July 18, 2024.

The Annual Inspection included a visual examination and evaluation of the presence and condition of substances designated under the Occupational Health and Safety Act (OHSA) (R.S.O. 1990) previously identified within the Subject Building. These substances include: acrylonitrile, arsenic, asbestos, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica and vinyl chloride. In addition to these substances, S2S also surveyed for other hazardous materials including suspect mould, polychlorinated biphenyls (PCBs), ozone depleting substances (ODSs), and urea formaldehyde foam insulation (UFFI).

Date of Inspection:		July 18, 2024
S2S Site Assessor:		Ms. Akanksha Manglani
Property Use:		School
Description of Subject Building:		Stand-alone, one-story purpose-built school building.
Construction Date:		Approximately 1962
Subject Building Footprint Area:		Approximately 2,131m^2 (22,940 ft^2)
Interior Finishes	Walls:	Drywall, plaster and concrete block
	Ceilings:	Lay-in acoustic tile ceiling, open steel deck
	Floors:	Vinyl floor tile, concrete slab and carpet

2.0 SCOPE OF WORK

2.1 Scope of Work

The Annual Inspection carried out by S2S was based on PVNCCDSB's inspection requirements and consisted of the following:

1. Records review, including previous reports;
2. Site visit including interviews and a non-destructive visual inspection of the condition of previously identified ACMs and other designated substances or hazardous materials based on locations and quantities previously reported by WSP Canada Inc. (WSP) and S2S;
3. Photography of previously or newly identified, presumed/suspect or damaged ACMs and other designated substances or hazardous materials; and
4. Evaluation of information and preparation of a report.

2.1.1 Records Review

As part of the Annual Inspection, S2S reviewed the following reports made available:

- "Asbestos & Designated Substance Survey - #133 Monsignor Leo Cleary Catholic School – 760 Burnham St, Cobourg, ON" report, prepared by WSP, dated September 2016;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated November 20, 2017;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 12, 2018;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 24, 2019;
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated June 10, 2020;
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated September 20, 2021;
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 24, 2022; and
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 6, 2023.

As noted in the above reports, asbestos, lead, mercury, silica, PCBs, ODSs, and water damaged materials were previously identified/suspected to be present within the Subject Building. Previous laboratory sample results and findings for asbestos and lead containing materials have been assumed to be accurate and the appropriate section and the applicable drawing from the WSP report have been included in Appendix D.

3.0 REGULATIONS AND GUIDELINES

3.1 Designated Substances

The Ontario Ministry of Labour, Immigration, Training and Skills Development (MLITSD) has issued specific regulations under OHSA for a number of substances known to be harmful to human health. As of July 1, 2010, the majority of the regulations controlling the exposure limits, waste management and transfer of designated substances were consolidated into one regulation, OHSA Ontario Regulation (O. Reg.) 490/09 (as amended by O. Reg. 148/12). The regulation does not apply to construction projects.

The disturbance of asbestos materials during project work is controlled by the MLITSD Regulation, O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements, and must be removed before partial or full demolition. The MLITSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

The disturbance of lead containing materials during project work is controlled by the MLITSD Guideline: Lead on Construction Projects, issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004 and revised in April 2011. This guideline provides classifications for types of lead disturbance activities, and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood of producing airborne lead dust or fumes (i.e. hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered to be lead containing.

The disturbance of silica containing materials (i.e. concrete, cinder block, drywall ceiling tiles, mortar and any other aggregates used throughout the visibly accessible areas of the Subject Building) should completed following procedures outlined by the MLITSD Guideline: Silica on Construction Projects, issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004 and revised in April 2011, when carrying out work that will create airborne silica dust.

The disposal of common mercury wastes (i.e. thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of the Environment, Conservation, and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

3.2 Other Hazardous Substances

Procedures for remediation and waste management of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, dated 2015 and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 (as amended by O. Reg. 232/11). In addition, other procedures outlined by the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.

Removal, discharge and disposal of refrigerants that contain ODSs and other halocarbons are controlled by O. Reg. 463/10 made under the Ontario Environmental Protection Act, R.S.O. 1990, as amended.

UFFI has been prohibited from advertising, sale or importation into Canada under item 34 Part I of Schedule I to the Hazardous Products Act since December 1980, but may be found as an insulation material in walls and ceiling spaces of buildings constructed prior to this time.

4.0 METHODOLOGY

4.1 Site Visit

The Subject Building was examined to verify the location, quantity and condition of designated substances and other hazardous materials previously identified. S2S was reliant on PVNCCDSB to provide access to locked or limited-access areas of the Subject Building on the date of the site visit. All areas of the Subject Building with previously identified designated substances or hazardous materials were accessible at the time of the Annual Inspection with the exception of the gold sink coating in Classroom 10 due to locked cupboard.

Additional information was obtained through review of design drawings, system schematic drawings and discussions about the building history with maintenance and custodial staff, where available.

The presence or absence of the following designated substances or hazardous materials: acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, mercury, silica, vinyl chloride, PCBs, ODSs and UFFI was inferred based on the historical building usage (reportedly a purpose-built School) and site observations. Further, no confirmatory sampling for these designated substances or hazardous materials and mould growth (if observed) was conducted.

If performed to supplement previous survey findings, representative samples of suspect ACMs or suspect lead containing paints were identified based on determining the age and renovation time periods of the Subject Building and associated components. In general, samples of suspect ACMs were collected from selected building materials in quantities corresponding to the requirements stipulated in O. Reg. 278/05, which states a minimum number of samples are to be obtained and analyzed (3, 5, or 7 depending on quantity, application and friability) from each area of homogeneous material for the material to be considered non-asbestos containing. If performed, suspect samples of lead containing paint were collected from representative areas of distinctive painted walls and interior/exterior finishes if more than a very limited application was present.

4.2 ACMs Inspection Exclusions

The materials listed below are generally excluded during an assessment due to the potential for irreparable damage to the building components from sampling and due to accessibility issues. The presence of asbestos is presumed in the materials noted below:

Construction Year/Addition	Materials
1962	• Components or wiring within motors or lights; • High voltage wiring; • Mechanical packing, ropes and gaskets; • Cement rainwater leaders, exterior cladding, soffit and fascia boards on building (suspect Transite Materials); • Fire-door cores; • Vermiculite above solid ceilings, inside masonry or other wall assemblies; • Underground services or piping; • Concrete levelling compound (for floors); and • Refractory brick in boilers or incinerators.

4.3 Evaluation Criteria for Designated Substances and Hazardous Materials

The condition of identified and presumed designated substances and hazardous materials as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's past experiences.

Examples of damaged ACMs include, but are not limited to delamination of sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause the release of designated substances or hazardous materials into the air;

- Practicality of repair (e.g. if damage to the materials will continue even if they are repaired); and

- Efficiency of the work (e.g. if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs and other designated substances or hazardous materials identified in the Subject Building.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. parging cement) on mechanical systems. Asbestos-containing

manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. For example, lay-in acoustic ceiling tiles or plaster may release significant dust at the time of removal, and therefore are considered friable.
S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure and assign a response action priority. Response action priorities were assigned based on the PVNCCDSB's requirements and are noted as follows:

> **Priority 1 –** ACMs were observed to be in poor condition and requires removal, repair and/or encapsulation of the materials and/or resulting debris. The action should be completed as soon as possible.
>
> **Priority 2 –** ACMs that require minor work which, due to the nature and/or accessibility of the material, can be scheduled for completion over periods such as the winter or summer break, when staff and students are not present, provided that the work is completed within a reasonable time frame. Appropriate measures should be taken to ensure that the materials are not further disturbed prior to the work commencing. Continue with routine inspection of the ACMs to monitor the condition as per the Asbestos Management Program.
>
> **Priority 3 –** ACMs were observed to be in good condition and no work is currently required. Continue with routine inspection of the ACMs to monitor the condition, as per the Asbestos Management Program. In the event of a building alteration which could impact the materials, it will be necessary to remove the ACMs, regardless of condition, that is likely to be disturbed by renovation, demolition or maintenance work.

S2S utilizes this response action priority rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

Selected photographs showing confirmed designated substances or hazardous materials are included in Appendix C.

5.0 FINDINGS

Designated Substances and hazardous materials identified through record review and by visual observation during the Annual Inspection are outlined below:

Table 1: Designated Substances and Hazardous Materials Identified

Hazardous Material	Findings
Asbestos	The previously identified/presumed ACMs observed during the site visit were similar in quantity and condition when compared to the most recent previous annual report (listed in Section 2.1), with the exception of 1'x1' white ceiling tiles with small pinholes observed to have 4 ft^2 in fair condition within Foyer 110, and texture ceiling coat within Classroom 7 which was observed to have 2 ft^2 in fair condition. Although not observed during the inspection, additional ACMs may also be present in visually inaccessible areas of the Subject Building. Refer to Appendix A for the S2S Annual ACMs Inspection Summary Table and Appendix D for the previous asbestos bulk sample locations and results.
Lead	The previously identified lead containing paints observed during the site visit were similar in quantity and condition when compared to the previous report (listed in Section 2.1). It is recommended that paints in fair and poor condition (i.e. the beige paint on classroom walls throughout the Subject Building, and the grey paint on the Electrical Room floor) be stabilized following applicable abatement procedures. Paints with similar texture and appearance that are present in other areas of the Subject Building should be presumed to contain similar concentrations of lead. Refer to Appendix B for the previous lead paint bulk sampling locations and results.
	Lead may also be present in paints not sampled, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing.
Mercury	Mercury in the form of vapour may be present within fluorescent light tubes observed throughout the Subject Building. Liquid mercury is also suspected to be present within the wall mounted thermometers observed within the Subject Building. At the time of the Annual Inspection site visit, all visually observed fluorescent light tubes and wall mounted thermostats were noted to be intact.
Silica	Suspect crystalline silica-containing materials were observed throughout the Subject Building to be in good condition and include the following: ceiling tiles, drywall walls/ceilings, and concrete in block and brick wall finishes.
PCBs	Fluorescent light ballasts were observed within the Subject Building; however individual ballasts were not investigated during the Annual Inspection In general, the majority of ballasts are not suspected to contain PCBs based on the presence of T8 bulbs (indicating new non-PCB containing ballasts). However, at the time of removal and decommissioning, all ballasts in fixtures should be investigated for PCB content at the time they are dismantled through a review of manufacture labels.

Hazardous Material	Findings
ODSs	ODSs and halocarbons may be present within components of older air conditioning and refrigeration equipment (pre-1995) and fire extinguishers if present throughout the Subject Building.
Suspect Mould	No visual evidence of suspect mould growth was observed on visually accessible building finishes within the Subject Building; however apparent water staining/damage was in the following locations: • 2 ft^2 water damage on asbestos containing texture coat on the ceiling within Classroom 7; • 1 non-ACM ceiling tile within Classroom 9; and • 3 ft^2 of water damage on non-ACM ceiling tiles within Classroom 10. At the time of the site visit, the sources of the apparent water staining noted above could not be identified.
Other Designated Substances or Hazardous Materials	No other designated substances or hazardous materials were observed or are suspected to be present within the Subject Building.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the Annual Inspection, S2S concluded the following:

1) Based on visual observations during the Annual Inspection, the previously identified ACMs observed were similar in quantity and condition when compared to the previous reports (listed in Section 2.1) with the exception of the ACMs listed in Table 1. S2S recommends poor condition acoustic ceiling tiles be removed following Type 1 asbestos abatement procedures as per O. Reg. 278/05. Materials observed in fair condition should be monitored and if further deterioration is observed they should be repaired or removed following the appropriate abatement procedures. Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building.

   Based on the completion of the Annual Inspection of ACMs and the findings presented herein, the ACMs identified in the Subject Building are currently in compliance with the requirements of O. Reg. 278/05. Any disturbance or removal of confirmed/presumed ACMs should be conducted following procedures outlined in O. Reg. 278/05.

2) Based on visual observations during the Annual Inspection, the previously identified lead containing paints observed were similar in quantity and condition when compared to the previous report (listed in Section 2.1). It is recommended that paints in fair and poor condition (i.e. beige paint on classroom walls and the grey paint on the Mechanical Room floor) be stabilize applicable abatement procedures. Paints with similar texture and appearance that are present in other areas of the Subject Building should be presumed to contain similar concentrations of lead.

   Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, batteries, and cast-iron piping gaskets (i.e., bell & spigots) and paints not sampled. Where present within the Subject Building, S2S presumes that they are lead-containing.

   Appropriate worker protection (i.e. respiratory protection), as outlined in "Guideline: Lead on Construction Projects", published in September 2004 and revised in April 2011 by the Occupational Health and Safety branch of the Ontario MLITSD, should be employed when conducting demolition or renovation work that will create lead dust.

3) Mercury in the form of vapour may be present within the fluorescent light tubes observed throughout the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes, where accessible, were noted to be intact. Liquid mercury is also suspected to be present within thermostats observed within the Subject Building. It is recommended that disposal of out-of-service fluorescent light tubes, or any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347.

4) Suspect silica-containing materials were observed throughout the Subject Building. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. At the time of the site visit, suspect silica containing materials were observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the Subject Building were not observed. Suspect silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLITSD "Guideline – Silica on Construction Projects", April 2011, when conducting demolition or renovation work that will create silica dust.

5) When suspect PCB containing fluorescent light fixtures, High Intensity Discharge (HID) lamps or electrical transformers are taken out of service, the ballasts or equipment should be examined to verify for the presence of PCBs. This can be performed by comparing the manufacturers date code stamped on the ballast to information presented in the document "Identification of Lamp Ballasts Containing PCBs" published by Environment Canada. Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 and the federal regulation SOR/2008-273 made under CEPA.

6) When suspected ODSs and halocarbon-containing equipment is removed from service, the refrigerants must be captured and reclaimed prior to disposal by a licenced refrigeration technician as outlined by O. Reg. 463/10.

7) No evidence of visual suspect mould growth was observed, however apparent water staining/damage was identified on acoustic ceiling tiles within the Subject Building as detailed in Table 2. S2S recommends that apparent water-stained asbestos containing acoustic ceiling tiles be removed following Type 2 asbestos and Level 1 Mould Abatement procedures and that non-asbestos containing tiles be removed by trained staffed as well, and that the sources of all apparent water staining to be investigated and repaired prior to the development of mould growth.

It is recommended that the appropriate precautions and/or worker protection be used when dealing with any of the identified/presumed designated substances and other hazardous materials.

7.0 CLOSURE

This report has been prepared for the sole benefit of Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB). S2S Environmental Inc. (S2S) understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and PVNCCDSB may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus PVNCCDSB should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated to an undefined area around the test locations. It is possible that additional, concealed designated substances may become evident during demolition/renovation activities.

The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).

We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

S2S ENVIRONMENTAL INC.

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APPENDIX A

S2S ANNUAL ACMs INSPECTION SUMMARY TABLE

S2S Annual ACMs Inspection Summary Table
Notre Dame Catholic Elementary School (#133) – 760 Burnham Road, Cobourg, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Library 12, Staff Room 211, Classrooms 1 to 6, Change Rooms 223and 220, Washrooms 222 and 221, Student Service 218, Secretary 217, VP Office 216, Electrical Room 215 and Corridors 219 and 210	White Texture Coating (ceilings, support beams and bulkheads)	TC	Approximately 7,060 ft^2	Friable	2.1% Chrysotile	Good	Priority 3	Manage in Place.
Classroom 7			2 ft^2			Fair	Priority 2	Water damage observed on the ceiling. If further deterioration occurs, repair or remove following Type 2 asbestos abatement procedures.
Unidentified Room between Classrooms 1, 2, 3 and Library 12			1 ft^2			Good	Priority 3	Manage in Place.
Washroom 221			1 ft^2			Fair	Priority 2	If further deterioration occurs, repair or remove following Type 2 asbestos abatement
Electrical Room 215			1 ft^2			Fair		

S2S Annual ACMs Inspection Summary Table
Notre Dame Catholic Elementary School (#133) – 760 Burnham Road, Cobourg, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
								procedures.
Stage 11A	Grey Vinyl Floor Tile, Beneath surface tile	VFT	350 ft^2	Non-Friable	3.5% Chrysotile	Good	Priority 3	Manage in Place.
	2"x4" acoustic ceiling tiles with large pinholes	CT	500 ft^2	N/A	Presumed	Good	Priority 3	Manage in Place.
			24 ft^2			Poor	Priority 2	Repair or remove following Type 2 asbestos abatement procedures.
Throughout Subject Building (Concealed Spaces)	Pipe Fitting Insulation	N/A	Unknown	Friable	50% Chrysotile	Unknown	Priority 3	Manage in Place.
Custodian Room 112	Pipe Fitting Insulation	N/A	1	Friable	50% Chrysotile	Good	Priority 3	Manage in Place.
Custodian Room 112	Pipe Straight Insulation	N/A	8 linear feet	Non-Friable	Suspect	Good	Priority 3	Manage in Place.

S2S Annual ACMs Inspection Summary Table
Notre Dame Catholic Elementary School (#133) – 760 Burnham Road, Cobourg, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Storage 113	9”x9” Grey with Light and Dark Streaks Vinyl Floor Tiles	VFT	100 ft^2	Non-Friable	2.2% Chrysotile	Good	Priority 3	Manage in Place.
Foyer 110	1’x1’ White with Small Pinholes Ceiling Tile	CT	136 ft^2	Friable	1.2% Amosite	Good	Priority 3	Manage in Place.
			4 ft^2			Poor	Priority 2	Repair or remove following Type 2 asbestos abatement procedures.
Washroom 111			96 ft^2			Good	Priority 3	Manage in Place.
			4 ft^2			Fair	Priority 2	If further deterioration occurs, repair or remove following Type 2 asbestos abatement procedures.
Throughout on Walls	White/Grey Plaster	N/A	N/E	Non-Friable	1.5% Chrysotile	Good	Priority 3	Manage in Place.
Exterior Soffits	Texture Coating	N/A	1,000 ft²	Friable	1.5% Chrysotile	Good	Priority 3	Manage in Place.

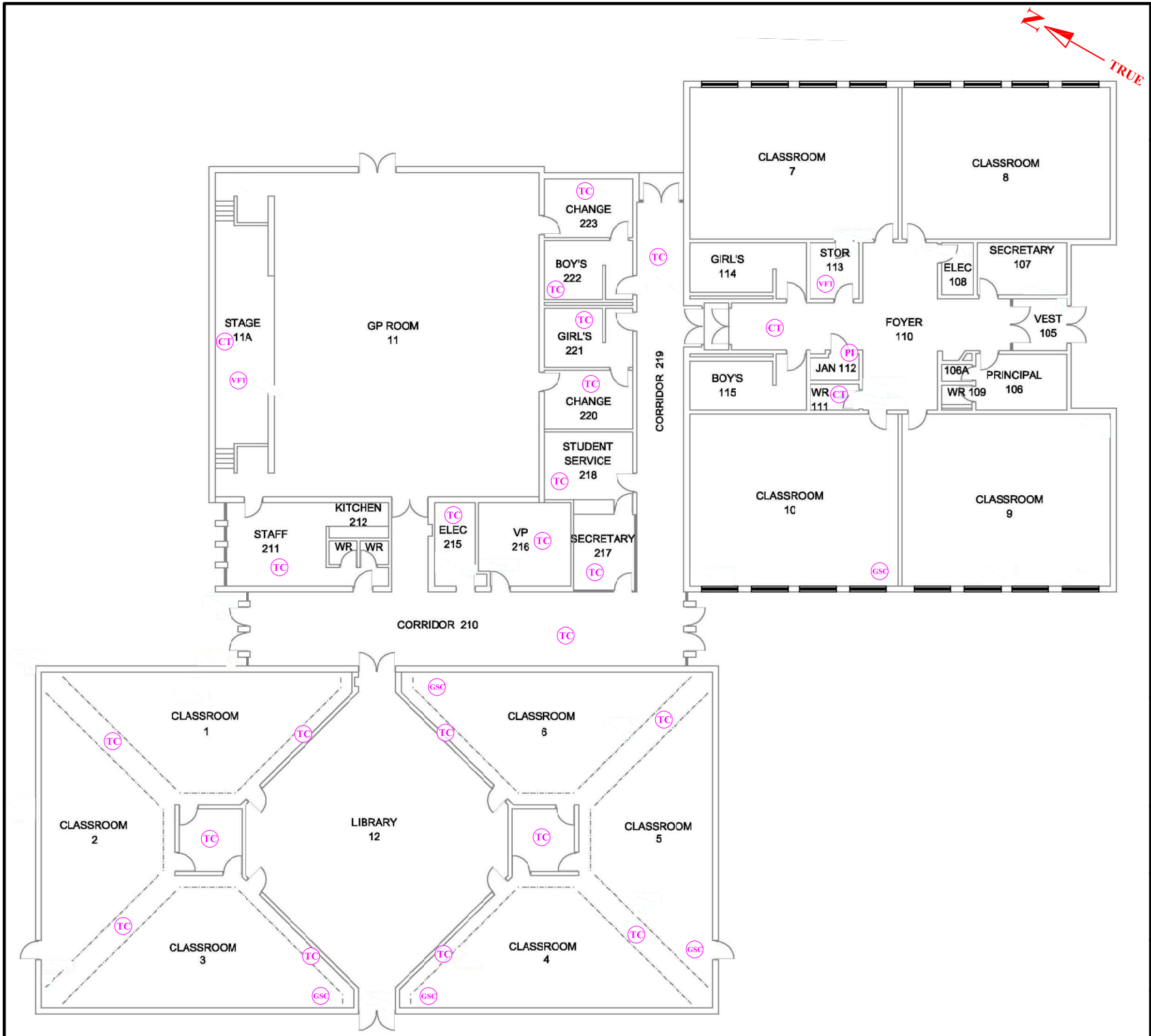
S2S Annual ACMs Inspection Summary Table
Notre Dame Catholic Elementary School (#133) – 760 Burnham Road, Cobourg, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Rooftop	Built Up Roofing System (Tar, Felt, Asphalt)	N/A	N/A	Non-Friable	Presumed	Good	Priority 3	Manage in Place.
Interior/Exterior	Caulking	N/A	N/A	Non-Friable	Presumed	Good	Priority 3	Manage in Place.
Classroom 3,4,5,6,10, 212	Gold Sink Coating	GSC	20 ft^2	Non-Friable	8% Chrysotile (S2S, 2019)	Good	Priority 3	Manage in Place. Gold sink coating within Classroom 10 was not accessible at the time of the site visit, however the sink is presumed to be in good condition.

Consultant Signature: _____ Date: July 18, 2024

APPENDIX B

SITE DRAWING



S2S Environmental Inc.

LEGEND:

ASBESTOS CONTAINING MATERIALS:

TC	TEXTURE COAT
CT	CEILING TILES
VFT	VINYL FLOOR TILES
GSC	GOLD SINK COATING
PI	PIPE INSULATION

ALTHOUGH NOT SHOWN ON DRAWING, GREY/WHITE PLASTER (WALLS THROUGHOUT) AND PIPE INSULATION (CONCEALED SPACES THROUGHOUT) AND TEXTURE COAT (EXTERIOR SOFFITS) WERE PREVIOUSLY IDENTIFIED TO BE ASBESTOS CONTAINING BY PREVIOUS CONSULTANTS.

NOTE:

BUILT-UP ROOFING SYSTEM (TAR, FELT, ASPHALT) AND INTERIOR/EXTERIOR CAULKING IS PRESUMED TO BE ASBESTOS CONTAINING UNTIL PROVEN OTHERWISE. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION.

BASE DRAWING PROVIDED BY CLIENT.

ANNUAL ASBESTOS CONTAINING MATERIALS INSPECTION

SITE LOCATION:
760 BURNHAM STREET
COBOURG, ONTARIO

FLOOR/AREA:
MAIN FLOOR

DATE: AUG 12, 2023	**PROJECT #:** 11271.23
DRAWN BY: MR	**DRAWING #:** 1
SCALE: NOT TO SCALE	

APPENDIX C

SELECTED PHOTOGRAPHS

	
Photo 1: View of asbestos containing 1'x1' white acoustic ceiling tiles with small pinholes observed to be in fair condition (see arrow) observed within Room 111.	**Photo 2: View of lead containing grey paint (see arrow) observed to be in fair condition on the Electrical Room floor.**
	
Photo 3: View of asbestos containing 9"x9" grey with light and dark streaks vinyl floor tiles (see arrow) observed to be in good condition within Room 113 of the Subject Building.	**Photo 4: View of asbestos containing texture coat (see arrow) observed to be in fair condition on the ceiling within Washroom 221.**

APPENDIX D

PREVIOUS WSP BULK ASBESTOS AND LEAD SAMPLING LOCATIONS AND RESULTS

Note: The information below including the drawing has been extracted from Appendix B of the WSP report titled "Asbestos & Designated Substance Survey - #133 Notre Dame Catholic School – 760 Burnham Street, Cobourg, ON" report dated September, 2016". Only the comments column has been updated by S2S, where applicable.

PREVIOUS ASBESTOS BULK SAMPLE LOCATIONS AND RESULTS

Notre Dame Catholic Elementary School
760 Burnham Street, Cobourg, Ontario

Floor Level	Sample Number	Material Code	Functional Space	Description (Flooring-Including a description of all flooring layers from top to bottom including non-ACM layers)	List Samples Numbers For: Positive Samples	Negative Samples	Not Analyzed	No. of Samples Analyzed	Comments
1	133-1	TC-1	Library, Staff room, Change rooms, Washrooms	White textured coating	133- 1A		133-1B, C	1	Asbestos containing material. Also present in Classrooms 1-6, Corridors and Rooms 215, 216, 217 and 218.
1	133-2	VCT-1	Throughout	Vinyl Floor Tile - 12"x12", off-white w/ grey flecks		133-2A to E		5	
1	133-2 (layer)	FTM	Throughout	Tan floor tile mastic		133-2A to C		3	
1	133-2 (layer)	FT	Stage	Grey vinyl floor tile (beneath VCT-1)	133-2D			1	Asbestos containing material.
1	133-3	IPF	Electrical room 215, Custodian room 112	Remnant pipe fitting insulation, grey	133-3A		133-3B,C	1	Asbestos containing material. Removed from Room 112 and 215 in 2014. But was observed in Room 112 during the 2022 Inspection. May be present in concealed spaces throughout Subject Building.
1	133-4	VCT-2	Classroom 9	Vinyl Floor Tile - 9"x9", beige w/ thick brown streaks	133-4A		133-4B,C	1	Asbestos containing material. Reportedly removed in 2014
1	133-5	VCT-3	Washroom 111	Vinyl Floor Tile - 12"x12", off-white w/ grey flecks		133-5A to C		3	
1	133-6B	VCT-4	Storage 113	Tan floor tile mastic	133-6A		133-6B, C	1	Asbestos containing material. Incorrect material description. Correct description with corresponding Sample Number (133-6) is 9"x9" grey with light and dark streaks vinyl floor tile
1	133-7	M	Electrical room 108	Pipe protruding from floor, grey		133-7A to C		3	Removed in 2015
1	133-8	CP-3	Foyer 110, Washroom 111	Ceiling Panel - 1'x1' white w/ small pinholes	133-8A		133- 8B, C	1	Asbestos containing material
1	133-9	WSP	Throughout, walls	Plaster, white/grey	133-9A		133- 9B, C	1	Asbestos containing material
Exterior	133-10	TC-2	Exterior soffits	White textured coating	133-10A		133-10B, C	1	Asbestos containing material

Total Number of Samples: 22

Note: The information below related to Sample Number, location, description and concentration including the drawing have been extracted from Appendix B of the WSP report titled "Asbestos & Designated Substance Survey - #133 Notre Dame Catholic School – 760 Burnham Street, Cobourg, ON" report dated September, 2016". Only the condition and comments columns have been updated by S2S to reflect observations from the current Annual Inspection, where applicable.

PREVIOUS LEAD SAMPLE LOCATIONS AND RESULTS

Notre Dame Catholic Elementary School
760 Burnham Street, Cobourg, Ontario

Floor Level	Sample Number	Functional Space	Description	Lead Content by Weight (%) *	Condition	Comments
1	**133-L1**	**Classroom Walls**	**Beige Paint**	**0.14**	**Poor**	**Lead containing paint. It is recommended that paint in poor condition be abated or stabilized with the application of a new paint over top.**
1	**133-L2**	**Electrical Room Floor**	**Grey Paint**	**0.17**	**Fair/Poor**	**Lead containing paint. It is recommended that paint in fair/poor condition be abated or stabilized with the application of a new paint over top.**
1	**133-L3**	**Gym Wall**	**White/beige Paint**	**0.16**	**Good**	**Lead containing paint.**
Exterior	**133-L4**	**Exterior Doors, Door Frames**	**Brown Paint**	**0.18**	**Good**	**Lead-containing paint**
1	133-L5	Classroom and Library Door Frames	Yellow Paint	<0.0170*	Good	
1	133-L6	Door Frames Throughout	Light Grey Paint	<0.0140*	Fair	

Note: *Sample identified to be below the detection limit of the laboratory and therefore considered to be non- lead-containing.

S2S Environmental Inc.

Designated Substances Survey

Notre Dame Catholic Elementary School

760 Burnham Street, Cobourg, Ontario

Prepared for:
Peterborough Victoria Northumberland and Clarington Catholic District School Board

Attn: Mr. Rod Mein

Prepared by:
S2S Environmental Inc.

S2S PN: 12470

March 7, 2025

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TABLE OF CONTENTS

Page No.

TABLES

APPENDICES

1.0 INTRODUCTION

S2S Environmental Inc. (S2S) was retained by Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB) to conduct a Designated Substances Survey (DSS) within Notre Dame Catholic Elementary School located at 760 Burnham Street in Cobourg, Ontario (Subject Building).

The DSS was required to fulfil PVNCCDSB's requirements under Section 30 of the Ontario Occupational Health and Safety Act (OSHA), Revised Statutes of Ontario 1990, as amended and for due diligence purposes prior to any future renovations within the Subject Building which includes but is not limited to the original section of the school and roof constructed in 1962 (Project Specific Area).

The DSS included a visual examination and evaluation of the presence and condition of substances designated under OHSA (R.S.O. 1990). These substances include: acrylonitrile, arsenic, asbestos, benzene, coke oven emissions, ethylene oxide, isocyanates, lead, mercury, silica and vinyl chloride. In addition to these substances, S2S also surveyed for visible suspect mould growth, PCBs, and ozone depleting substances (ODSs).

Date of Inspection:		March 3, 2025
S2S Site Assessors:		Mr. David Barre and Ms. Akanksha Manglani
Property Use:		School
Description of Subject Building:		Stand-alone, one-storey purpose-built school building
Construction Date:		Reportedly 1962 with additions in 1967
Subject Building Footprint Area:		Approximately 2,131 m^2 (22,940 ft^2)
Interior Finishes	Walls:	Drywall, plaster and concrete block
	Ceilings:	Lay-in acoustic ceiling tiles, texture coat, concrete ceiling and open steel deck
	Floors:	Vinyl floor tiles, concrete slab and carpet

2.0 SCOPE OF WORK

2.1 Scope of Work

S2S assessed building systems, structures and finishes within the Subject Building to determine the presence and extent of Designated Substances.

The DSS conducted by S2S consisted of the following:

- Record's review, including previous reports made available;
- Inquiry with site personnel and/or visual inspection as to the possible presence of suspected designated substances. This included site observations for evident usage and/or storage of chemicals and materials that may contain the designated substances and confirmation of content by review of available background information or testing (i.e. for asbestos and lead);
- Identification, quantification and recording of such substances;
- Interview with site representatives;
- Development of a sampling strategy (for asbestos and lead containing paints);
- Collection and submission of suspected asbestos-containing materials (ACMs) and lead containing paints for laboratory analyses (where applicable);
- Semi-destructive investigation within the 1967 section and destructive investigation within the 1962 section of the Subject Building;
- Vermiculite investigation into concrete block walls (utilizing drills and borescopes where necessary as well as repairing any drill sites and holes);
- Roof core extractions, sampling, and repairs throughout representative areas of the roof;
- Visual assessment for visible suspect mould growth;
- Photography of site conditions; and
- Preparation of this report with methodology, findings, photographs, conclusions and recommendations.

2.2 Records Review

As part of the DSS, S2S reviewed the following reports made available:

- "Asbestos & Designated Substance Survey - #133 Monsignor Leo Cleary Catholic School – 760 Burnham St, Cobourg, ON" report, prepared by WSP, dated September 2016;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated November 20, 2017;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 12, 2018;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 24, 2019;
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated June 10, 2020;
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated September 20, 2021;
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 24, 2022;

- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated October 6, 2023; and
- Annual Asbestos Containing Materials and Designated Substances Inspection – Notre Dame Catholic Elementary School - 760 Burnham Street, Cobourg, Ontario" report, prepared by S2S Environmental, dated September 13, 2024.

As noted in the above reports, designated substances were previously identified/suspected to be present within the Subject Building. Previous laboratory sample results and findings for asbestos and lead containing materials have been assumed to be accurate.

3.0 REGULATIONS AND GUIDELINES

3.1 Designated Substances

The Ontario Ministry of Labour, Immigration, Training, and Skills Development (MLITSD) has issued specific regulations under the OHSA for a number of substances, as listed above. This report is made to fulfill the Owner's requirements under Section 30 of the OHSA, revised statutes of Ontario 1990, as amended. Prior to tendering applicable project work (i.e., construction, renovation, demolition, etc.), the owner must provide this report to the contractors tendering the work. In turn, all contractors must furnish this report to subcontractors.

As of July 1, 2010, the majority of the regulations controlling the exposure limits, waste management and transfer of the above noted designated substances were consolidated into one regulation, OHSA Ontario Regulation (O. Reg.) 490/09 (as amended by O. Reg. 148/12). The regulation does not apply to construction projects.

The disturbance of asbestos materials during project work is also controlled by the MLITSD Regulation, O. Reg. 278/05 – Designated Substance – Asbestos on Construction Projects and in Buildings and Repair Operations (as amended by O. Reg. 479/10). The regulation classifies all disturbances as Type 1, Type 2, or Type 3, each of which has defined work practices. All asbestos-containing materials (if they are to be disturbed) are subject to special handling and disposal requirements and must be removed before partial or full demolition. The MLITSD must be notified in writing of any project involving the removal of more than a minor amount of friable asbestos material.

The disturbance of lead containing materials during project work is controlled by the MLITSD document, "Guideline: Lead on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004, and revised in April 2011. This guideline provides classifications for types of lead disturbance activities and assigns different levels of respiratory protection and work procedures for anticipated worker exposure to airborne lead. The concentration of total lead present in a surface coating material is regulated by the federal Surface Coating Materials Regulation (SOR/2005-109) made under the Canada Consumer Product Safety Act. This regulation limits total lead levels in new surface coating materials and products with surface coatings applied to them to 90 mg/kg (or 0.009% by weight). Despite this threshold limit, the level of airborne lead expected to be present in a work area is dependent on the likelihood

of producing airborne lead dust or fumes (i.e., hand scraping, sanding, welding, torch cutting, and sandblasting) and is not related to the percentage of lead within the coating. Therefore, for the purpose of this survey, paints with detectable lead concentrations should be considered to be lead containing.

The disposal of common mercury wastes (i.e., thermostats or fluorescent light tubes) is controlled by the Ontario Ministry of Environment, Conservation and Parks (MECP) Regulation, O. Reg. 347, R.R.O. 1990 (as amended by O. Reg. 334/13).

The disturbance of silica containing materials is controlled by the MLITSD document "Guideline: Silica on Construction Projects", issued by the Occupational Health and Safety Branch of the Ontario MLITSD, published in September 2004, and revised in April 2011. Appropriate worker precautions should be employed when conducting demolition or renovation work that will create silica dust.

3.2 Other Hazardous Materials

Procedures for the remediation of mould are outlined by the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines"* Edition 3, (2015) and the Canadian Construction Association's (CCA) *"Mould Guidelines for the Canadian Construction Industry,"* dated 2018.

Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 (as amended by O. Reg. 232/11). In addition, other procedures outlined by the federal regulation SOR/2008-273, as amended, made under the Canadian Environmental Protection Act (CEPA) should be followed.

Removal, discharge and disposal of refrigerants that contain ODSs and other halocarbons are controlled by O. Reg. 463/10 made under the Ontario Environmental Protection Act, R.S.O. 1990, as amended.

4.0 METHODOLOGY

The DSS was performed by Mr. David Barre and Ms. Akanksha Manglani of S2S on March 3, 2025. Site access was provided by a school custodian. Additional information was obtained through review of design drawings, system schematic drawings and discussions about the building history with maintenance and service staff, where available.

Roof core/membrane bulk samples were collected from roofing materials present (all layers) during the site visit. Roof core cuts, extractions, and repairs were completed by TREMCO Roofing and Building Maintenance (TREMCO) (Roofing Contractor) retained by S2S.

The presence or absence of the following designated substances: acrylonitrile, arsenic, benzene, coke oven emissions, ethylene oxide, isocyanates, mercury, silica and vinyl chloride has been inferred based on the historical building usage (reportedly a purpose-built school building) and site

observations. Further, no confirmatory sampling for these designated substances or visual suspect mould growth, PCBs, or ODSs (if observed) was conducted.

Representative samples and locations for possible ACMs and lead containing paints were identified based on determining the age and renovation time periods of the Subject Building and associated components. In general, samples of suspect ACMs were obtained in compliance with the requirements of O. Reg. 278/05, which states a minimum number of samples are to be obtained and analyzed (3, 5, or 7 depending on quantity, application and friability) from each area of homogeneous material for the material to be considered non-asbestos containing. This protocol is further outlined in Table 1 below. A homogeneous sampling area is defined by the United States Environmental Protection Agency (USEPA) as containing 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 surveyor used information obtained on site by visual examination, available information on the phases of the construction and information on renovations obtained from the client/site representative to determine the extent of each homogeneous area and the number of samples required.

Table 1 – Protocol for Determining the Number of Samples for Suspect ACMs

Type of Material	Size of Homogeneous Material	Minimum Number of Bulk Samples
Surfacing material, including without limitation material that is applied to surfaces by spraying, by troweling or otherwise, such as acoustical plaster on ceilings, fireproofing materials on structural members and plaster	Less than 90 square metres	3
	90 or more square metres, but less than 450 square metres	5
	450 or more square metres	7
Thermal insulation, except as described below	Any size	3
Thermal insulation patch	Less than 2 linear metres or 0.5 square metres	1
Other materials	Any size	3

Asbestos-cement products such as piping for rainwater leaders and flat panels for exterior siding are commonly referred to as Transite materials; thereby indicating the material to be an asbestos-cement product. This type of material is readily identifiable through visual observation by a trained professional. Transite products are generally difficult to sample due to the tendency to break into fragments when sampling or damaging the product, and therefore sampling and analyses of visually observed Transite materials were not undertaken as part of this survey.

Suspect samples of lead containing paint were collected from representative areas of distinctive painted walls and interior/exterior finishes if more than a very limited application was present.

The suspect ACMs and suspect lead containing paint samples were collected using appropriate sampling techniques (as applicable) and sampling tools, placed in labelled sealable plastic bags and submitted for laboratory analysis of type and percentage of asbestos or percentage of lead.

Site drawings showing the approximate sample locations of suspect ACMs and suspect lead containing paint samples are provided in Appendix A as Drawings No. 1 and 2. Selected photographs of building materials submitted for laboratory analysis and confirmed designated substances are included in Appendix B. Copies of the Laboratory Certificates of Analyses are included in Appendix C. Historic bulk asbestos and lead sampling locations and results are included in Appendix D.

4.1 ACMs Survey Exclusions

The materials listed below are generally excluded during an assessment due to the potential for irreparable damage to the building components from sampling and due to accessibility issues. The presence of asbestos is presumed in the materials noted below:

Construction Year/Addition	Materials
1962	• Components or wiring within motors or lights; • High voltage wiring; • Mechanical packing, ropes and gaskets; and • Underground services or piping (suspect Transite Materials).
1967	

4.2 Evaluation Criteria of ACMs

The condition of identified and presumed ACMs as well as the potential of disturbance was evaluated. These evaluations were based on the conclusions of published studies, existing Ontario regulations, and S2S's experience involving buildings that contain friable ACMs.

Examples of damaged ACMs include, but not limited to, delamination on sprayed material, mechanical insulation with damaged/missing insulation or jacketing, exposed under-pad on vinyl sheet flooring, or a non-friable material that has been pulverized which causes it to become friable. The precedence for remedial action is based not solely on the evaluation of condition but is also based on several other factors which include:

- Accessibility or potential for direct contact and disturbance which can cause release of asbestos to the air;

- Practicality of repair (e.g. if damage to the ACMs will continue even if they are repaired); and

- Efficiency of the work (e.g. if damaged ACMs are being removed in a given area, it may be most practical to remove all ACMs in the area even if they are in good condition).

For the purposes of this assessment, Good, Fair and Poor were utilized to describe the condition of the known or suspect ACMs present within the interior and exterior the Subject Building.

Known ACMs are further classified into two categories based on their friability properties. Friable material is material that (a) when dry, can be crumbled, pulverized or powered by hand pressure, or (b) is crumbled, pulverized or powdered. ACMs that are friable have a much greater potential than non-friable ACMs to release airborne asbestos fibres when disturbed. Typical friable ACMs include surfacing materials (e.g. sprayed fireproofing, texture, decorative or acoustic plaster) and thermal insulations (e.g. parging cement) on mechanical systems. Asbestos-containing manufactured materials include vinyl floor tiles, ceiling tiles, gasket materials, asbestos cement pipe or board, and asbestos textiles. Depending on the formulation, these materials may be friable or non-friable. Note that though a product may be considered non-friable when new, if the product releases fine dust due to deterioration or during removal, the free dust is considered friable. For example, lay-in acoustic ceiling tiles or plaster may release significant dust at the time of removal, and therefore are considered friable.

S2S utilizes each of the above noted hazard ratings (i.e. condition, accessibility and friability) during our site assessments to determine the risk level of exposure. Detailed notations are obtained on a room by room basis, where accessible during each of our surveys.

S2S utilizes this hazard rating protocol to evaluate ACMs present within a building that may require repair or removal procedures. The information obtained from site assessments is utilized to draft detailed specifications on the procedures to remove and or repair the ACMs (if required).

4.3 Accessible Areas

S2S was reliant on custodial staff to provide access to locked or limited-access areas of the Subject Building on the date of the site visit. During the DSS, all areas of the Subject Building were generally accessible for visual observation and completion of the survey.

The following areas were generally inaccessible:

- Behind baseboards, columns or bulkheads (1967 section); and
- Within enclosed pipe chases (1962 and 1967 sections).

5.0 RESULTS AND DISCUSSION

5.1 Designated Substances Survey

A total of 54 representative suspect asbestos bulk samples (including layers) and 3 bulk samples of representative suspect lead containing paints were submitted to Paracel Laboratories Ltd. in Mississauga, Ontario for analysis of asbestos content by Polarized Light Microscopy EPA Analysis Method 600/R-93/116 and 40 CFR, Part 763, Subpart E, App. E and analysis of lead concentration by Inductive Coupled Plasma Mass Spectrometry (ICP-MS) EPA Analysis Method No. 6020, respectively.

Designated Substances identified within the Subject Building by visual observations and/or bulk sampling during the DSS and from previous sampling are outlined below:

Table 2: Designated Substances and Hazardous Materials Identified

Hazardous Material	Findings
	Plaster (WSP, 2016) previously collected throughout the 1962 section of the Subject Building from Secretary Room 107 was identified to contain **1.5% Chrysotile** asbestos by laboratory analysis. Based on this homogenous grouping, all plaster finishes within the 1962 section of the Subject Building are considered to be asbestos containing. At the time of site visit the asbestos containing plaster was observed to be in good condition throughout the 1962 section of the Subject Building and was not observed to be present within the 1967 section of the Subject Building.
	9" x 9" grey vinyl floor tiles with light and dark streaks (WSP, 2016) previously collected from Storage 113 was identified to contain **2.2% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 100 ft^2 of the asbestos containing grey vinyl floor tiles were observed to be in good condition.
	Grey vinyl floor tiles (WSP, 2016) previously collected below the non-asbestos containing and surface 12"x12" tan vinyl floor tiles within Stage 11A were identified to contain **3.5% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 350 ft^2 of the asbestos containing grey vinyl floor tiles are presumed to be in good condition and concealed below the surface tiles within Stage 11A.
	White texture coating (WSP, 2016) previously collected from the ceilings, support beams, and bulkheads throughout the 1967 section of the Subject Building from Library 12 and Corridor 219 was identified to contain **2.1% Chrysotile** asbestos by laboratory analysis. Based on this homogenous grouping, all texture finishes within the 1967 section of the Subject Building is considered to be asbestos containing. At the time of site visit approximately 7,060 ft^2 of the asbestos containing white texture coating was observed to be in good condition within Library 12, Staff Room 211, Classrooms 1 to 6, Change Rooms 223 and 220, Washrooms 222 and 221, Student Service 218, Secretary 217, VP Office 216, Electrical Room 215 and Corridors 219 and 210. In addition, no texture ceiling finishes were observed throughout the 1962 section of the Subject Building.
	White texture coating (WSP, 2016) previously collected from the exterior soffits of the 1967 section of the Subject Building was identified to contain **1.5% Chrysotile** asbestos by laboratory analysis. Based on this homogenous grouping, all texture coat finishes from the exterior soffits of the 1967 section of the Subject Building are considered to be asbestos containing. At the time of site visit approximately 1,000 ft^2 of the asbestos containing white texture coating was observed to be in good condition. In addition, no texture coat finishes were observed from the exterior soffits of the 1962 section of the Subject Building.

Hazardous Material	Findings
	Pipe fitting insulation (WSP, 2016) previously observed in Custodian Room 112 and Electrical Room 108 (1962 section) and collected from Electrical Room 215 (1967 section) was identified to contain **50% Chrysotile** asbestos by laboratory analysis. At the time of site visit the asbestos containing pipe fitting insulation was not observed within Custodian Room 112, Electrical Room 108, or 215. In addition, the asbestos containing pipe insulation was also not observed within alternative locations throughout either the 1962 or 1967 sections of the Subject Building. Due to the historical presence of this material throughout the Subject Building, the asbestos containing materials are presumed to be present within concealed/inaccessible spaces throughout the 1962 and 1967 sections of the Subject Building. S2S recommends that cautionary measures be taken during any upcoming renovations that may expose possible and concealed asbestos containing pipe insulation within enclosed pipe chases, bulk heads, or wall cavities.
	Apparent pipe straight insulation previously observed within Custodian Room 112 (1962 section) as remnant debris was suspected to be asbestos containing based on the historical presence of asbestos containing pipe straight insulation previously observed within Electrical Room 108 as a protruding floor pipe (WSP, 2016 – 10% Chrysotile asbestos). At the time of site visit, the suspect asbestos containing remnant pipe straight insulation was identified as non-asbestos containing grey cement mixture/build-up on the piping within Custodian Room 112. Due to the historical presence of this material, asbestos containing pipe straight insulation is presumed to be present within concealed/inaccessible spaces throughout the 1962 section of the Subject Building. S2S recommends that cautionary measures be taken during any upcoming renovations that may expose possible and concealed asbestos containing pipe straight insulation within enclosed pipe chases, bulk heads, wall cavities, or below ground tunnelling.
	Gold sink coating (S2S, 2019) previously collected from Classrooms 3,4, and 6 was identified to contain **8% Chrysotile** asbestos by laboratory analysis. At the time of site visit the asbestos containing gold sink coating was observed to be in good condition within Classrooms 3, 4, 5, 6, 10, and Kitchen 212.
	White/grey caulking (Sample No. CLK-04b) collected from the interior windows within Classrooms 8, 9 and 10 throughout the 1962 section of the Subject Building was identified to contain **5% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 500 linear feet of the asbestos containing white/grey caulking was observed to be in good condition.
	During the site visit, wall cavities were investigated throughout representative locations within the 1962 and 1967 sections of the Subject Building to determine the presence or absence of vermiculite. Drill holes, where required, were made to provide visual access with a borescope. Upon completion of the investigation, it was

Hazardous Material	Findings
	determined that no evidence of vermiculite materials were observed or are presumed to be present within the Subject Building.
	Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building.
Lead	Beige paint (WSP, 2016) observed on the Classroom walls was previously identified to contain **0.14% lead** content by dry weight. At the time of the current site visit the lead containing beige paint was observed to be in good condition.
	Grey paint (WSP, 2016) observed on the Electrical Room 108 floor was previously found to contain **0.17% lead** by dry weight. At the time of the current site visit, the lead containing grey paint was observed to be in fair/poor condition.
	White/beige paint (WSP, 2016) observed on the walls within Gymnasium 11 was previously found to contain **0.16% lead** by dry weight. At the time of the current site visit, the lead containing white/beige paint was observed to be in good condition.
	Brown paint (WSP, 2016) observed on the exterior doors and door frames of the Subject Building was previously found to contain **0.18% lead** by dry weight. At the time of the current site visit, the lead containing brown paint was observed to be in good condition.
	Light grey paint (Sample No. LS-02) collected from the walls within Gymnasium 11 was identified to contain **0.924% lead** by dry weight. At the time of the current site visit, the lead containing light grey paint was observed to be in good condition throughout the 1967 section of the school.
	Light grey paint (Sample No. LS-03) collected from the Hallway throughout the 1962 section of the school was identified to contain **0.16% lead** by dry weight. At the time of the current site visit, the lead containing light grey paint was observed to be in good condition throughout the 1962 section of the school.
	Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing.
Mercury	Mercury in the form of vapour was observed to be present within fluorescent light tubes observed throughout the Subject Building. Liquid mercury is also suspected to be presented within the wall mounted thermometers observed within the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes

Hazardous Material	Findings
	and wall mounted thermostats were noted to be intact and in good condition within the Subject Building.
Silica	Suspect crystalline silica-containing materials were observed throughout the Subject Building to be in good condition and include the following: ceiling tiles, drywall walls/ceilings, and concrete in block and brick wall finishes.
PCBs	Fluorescent light ballasts were observed within the Subject Building; however individual ballasts were not investigated during the DSS. In general, the majority of ballasts are not suspected to contain PCBs based on the presence of T8 bulbs (indicating new non-PCB containing ballasts). However, at the time of removal and decommissioning, all ballasts in fixtures should be investigated for PCB content at the time they are dismantled through a review of manufacture labels.
ODSs	ODSs and halocarbons may be present within components of older air conditioning and refrigeration equipment (pre-1995) and fire extinguishers if present throughout the Subject Building. At the time of the site visit, suspect ODS and halocarbon containing components/units were not observed within the Subject Building.
Suspect Mould	No visual suspect mould growth or apparent water staining/damage was observed within the Subject Building at the time of the site visit.
Other Designated Substances or Hazardous Materials	No other designated substances or hazardous materials were observed or are suspected to be present within the Subject Building.

All other bulk samples (for suspect ACMs and lead containing paints) not outlined in Table 2 above, were identified to be non-asbestos containing. This includes the following materials and paints sampled by S2S at the time of the site visit:

<u>Non-asbestos containing:</u>

i. Grey Mortar (Sample Nos. MOR-01a to MOR-01c) associated with the interior concrete block walls throughout the 1967 section of the Subject Building;

ii. Grey Mortar (Sample Nos. MOR-02a to MOR-02c) associated with the interior concrete block walls throughout the 1962 section of the Subject Building;

iii. Grey Mortar (Sample Nos. EXT-MOR-01a to EXT-MOR-01c) associated with the exterior brick walls of the Subject Building;

iv. Yellow mastic (Sample Nos. MAS-01a to MAS-01c) associated with the baseboards throughout the 1967 section of the Subject Building;

v. Yellow mastic (Sample Nos. MAS-02a to MAS-02c) associated with the baseboards throughout the 1962 section of the Subject Building;

vi. Drywall joint compound (Sample Nos. DJC-01a to DJC-01c) associated with the drywall finishes within the Staffroom between Classrooms 1, 2 and 3 of the 1967 section of the Subject Building;

vii. Drywall joint compound (Sample Nos. DJC-02a to DJC-02c) associated with the drywall finishes near the stairwell within Stage 11A of the 1967 section of the Subject Building;

viii. 2' x 4' white acoustic ceiling tiles with small pinholes and medium fissures (Sample Nos. ACT-01a to ACT-01c) collected from Stage 11A within the 1967 section of the Subject Building;

ix. 2' x 4' white acoustic ceiling tiles with lots of pinholes (Sample Nos. ACT-02a to ACT-02c) collected from Stage 11A within the 1967 section of the Subject Building;

x. Black caulking (Sample Nos. CLK-01a to CLK-01c) collected from the divider where both sections (1962 and 1967) of the Roof connect on the Subject Building;

xi. Black caulking (Sample Nos. CLK-02a to CLK-02c) adjacent to flashing collected from the 1967 section of the Roof of the Subject Building;

xii. White caulking (Sample Nos. CLK-03a to CLK-03c) collected from the mechanical equipment on the 1962 section of the Roof of the Subject Building;

xiii. Exterior window caulking (Sample Nos. EXT-CLK-01a to 01c) collected from the exterior windows of the 1962 section of the Subject Building;

xiv. Roof cores (Sample Nos. RC-01a to RC-01c, layers "A" and "B") including layers of black/brown cellulose, manmade vitreous fibers, and non-fiber materials as well as yellow foam roofing materials, collected from the 1967 section of the Roof of the Subject Building; and

xv. Roof cores (Sample Nos. RC-02a to RC-02c, layers "A" and "B") including layers of black/brown cellulose, manmade vitreous fibers, and non-fiber materials as well as yellow foam roofing materials, collected from the 1962 section of the Roof of the Subject Building.

It should be noted that the exterior white caulking (Sample Nos. EXT-CLK-01a to EXT-CLK-01c) noted above and collected from the exterior windows of the 1962 section of the Subject Building was identified to contain trace amounts of asbestos (<0.5% Chrysotile asbestos), however, as per O. Reg. 278/05, the caulking is considered to be **non-asbestos containing.**

<u>Non-lead containing:</u>

i. Light grey paint (Sample No. LS-01) collected from the mechanical equipment on the 1962 section of the Subject Building.

Additionally, the following materials were visually identified to be non-asbestos containing based on a manufactures date stamp or determined to be a material not suspected to contain asbestos and therefore, no samples were collected:

- Other flooring and ceiling finishes observed in the Subject Building consisting of concrete; and
- Piping observed throughout the Subject Building noted to be uninsulated, PVC, metal, or insulated with fiberglass.

The survey also included an investigation for the following materials, none of which were observed within the interior or throughout the exterior of the Subject Building:

- Asbestos paper products;
- Asbestos Cement (Transite);
- Vinyl Sheet Flooring;
- Vermiculite Insulation; and
- Sprayed on Insulation.

6.0 CONCLUSIONS AND RECOMMENDATIONS

Based on the results of the Designated Substances Survey, S2S concluded the following:

1) S2S recommends that the following asbestos containing materials identified in Table 2 be managed in place or removed following Type 1 asbestos abatement procedures in accordance with O. Reg 278/05:
    - 9” x 9” grey vinyl floor tiles with light and dark streaks (if wetted down and using hand-held tools);
    - White/grey window caulking; and
    - Gold sink coating.

2) S2S recommends that the following asbestos containing materials identified in Table 2 be managed in place or removed following Type 2 asbestos abatement procedures in accordance with O. Reg 278/05:
    - White texture coat ceiling finishes (if an area less than 1 m^2 is to be disturbed);
    - White exterior soffit texture coat finishes (if an area less than 1 m^2 is to be disturbed);
    - Pipe straight insulation, if discovered during renovation work (Type 2 or Type 2 Glove Bag);
    - Pipe fitting insulation, if discovered during renovation work (Type 2 or Type 2 Glove Bag); and
    - Plaster (if an area more than 1 m^2 is to be disturbed).

3) S2S recommends that the following asbestos containing materials identified in Table 2 be managed in place or removed following Type 3 asbestos abatement procedures in accordance with O. Reg 278/05:
    - 9” x 9” grey vinyl floor tiles with light and dark streaks (if not wetted down and

power tools are used);
- White texture coat ceiling finishes (if an area more than 1 m^2 is to be disturbed);
- White exterior soffit texture coat finishes (if an area more than 1 m^2 is to be disturbed); and
- Plaster (if an area more than 1 m^2 is to be disturbed).

Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building.

4) Paints identified in Table 2 above were found to contain detectible concentrations if lead. Based on visual observations during the DSS, the identified lead containing paints noted in Table 2 were observed to be in good condition, with the exception of the grey paint within Electrical Room 108 observed to be in fair/poor condition. Paints with similar texture and appearance that are present throughout the Subject Building should be presumed to contain similar concentrations of lead. It is recommended that the fair/poor condition paint be stabilized with fresh paint using appropriate worker protection.

   Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.), ceramic tile surface coating, plumbing solder, batteries, and cast-iron piping gaskets (i.e., bell & spigots) and paints not sampled. Where present within the interior or exterior of the Subject Building, S2S presumes that they are lead-containing.

   Appropriate worker protection (i.e. respiratory protection), as outlined in "Guideline: Lead on Construction Projects", published in September 2004 and revised in April 2011 by the Occupational Health and Safety branch of the Ontario MLITSD, should be employed when conducting demolition or renovation work that will create lead dust.

5) Mercury in the form of vapour was observed to be present within the fluorescent light tubes observed throughout the Subject Building. Liquid mercury is also suspected to be present within the thermostats observed throughout the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes and thermostats, where accessible, were noted to be intact and in good condition. It is recommended that disposal of out-of-service fluorescent light tubes, thermostats, or any other mercury containing materials or equipment be completed in accordance with O. Reg. 490/09 and O. Reg. 347.

6) Suspect silica-containing materials were observed throughout the Subject Building. Free crystalline silica has been linked to respiratory illnesses when inhalation of silica dust occurs. At the time of the site visit, suspect silica containing materials were observed to be in good condition. Conditions for silica to become airborne (i.e. due to extensive damage or crushing/grinding of building materials) during regular activities within the interior or exterior of the Subject Building were not observed. Suspect silica containing materials are to be managed in place or removed following appropriate dust control measures and worker precautions (i.e. respiratory protection), as outlined in the Ontario MLITSD "Guideline – Silica on Construction Projects", April 2011, when conducting demolition or renovation work that will create silica dust.

7) Fluorescent light ballasts were observed within the Subject Building; however individual ballasts were not investigated during the DSS. In general, the majority of ballasts are not suspected to contain PCBs based on the presence of T8 bulbs (indicating new non-PCB containing ballasts). When suspect PCB containing fluorescent light fixtures, High Intensity Discharge (HID) lamps or electrical transformers are taken out of service, the ballasts or equipment should be examined to verify for the presence of PCBs. This can be performed by comparing the manufacturers date code stamped on the ballast to information presented in the document "Identification of Lamp Ballasts Containing PCBs" published by Environment Canada. Handling, waste management and storage of PCB containing materials should be carried out following procedures outlined by O. Reg. 362/90 and the federal regulation SOR/2008-273 made under CEPA.

8) Visual suspect mould growth and water staining was not observed within the Subject Building during the site visit.

It is recommended that the appropriate precautions and/or worker protection be used when dealing with any of the identified/presumed designated substances and other hazardous materials.

7.0 CLOSURE

This report has been prepared for the sole benefit of Peterborough Victoria Northumberland and Clarington Catholic District School Board (PVNCCDSB). S2S Environmental Inc. (S2S) understands that this report may be provided to and relied upon by contractors as background information on the location and condition of designated substances within the specified areas. Any other person or entity without the express written consent of S2S and PVNCCDSB may not rely upon the report. Any use that a party makes of this report, or any reliance on decisions made based on it, is the responsibility of such parties. S2S accepts no responsibility for damages, if any, suffered by any party as a result of decisions made or actions based on this report.

The information and conclusions contained in this report are based upon work undertaken by trained professional and technical staff in accordance with generally accepted engineering and scientific practices current at the time the work was performed.

S2S has not evaluated health risks associated with building occupant exposure to hazardous materials (i.e. designated substances, mould) which may be identified in this report. Evaluation of health risks on an individual should only be made by a licensed medical practitioner who has knowledge of the individual's medical history.

Mould is a naturally occurring organism and regardless of the findings of an assessment or effectiveness of a remediation, it could occur/reoccur when conditions are favourable. Therefore, buildings and surfaces should be maintained to prevent conditions that are favourable for mould growth. The scope of services did not include a detailed evaluation of the thermal and moisture characteristics of the exterior wall assembly, or a detailed building envelope investigation to assess all potential cause of the water infiltration that created an environment favourable to mould proliferation.

All standards, regulations and guidelines referenced in this report are subject to change with time and may no longer be applicable at a later date.

S2S makes no other representation whatsoever, including those concerning the legal significance of its findings, or as to the other legal matters addressed incidentally in this report, including but not limited to the application of any law to the facts set forth herein. With respect to regulatory compliance issues, regulatory statutes are subject to interpretation. These interpretations may change over time, thus PVNCCDSB should review such issues with appropriate legal counsel. The designated substance locations and conclusions provided are based on information obtained from visual inspection and limited sampling carried out, at the specific test locations, and information obtained from building management personnel. The results can only be extrapolated to an undefined area around the test locations. It is possible that additional, concealed designated substances may become evident during demolition/renovation activities.

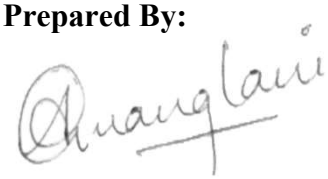
The quantities provided in this report are order-of-magnitude values and are not considered exact quantities. Contractors are not to use these quantities for providing quotations and will need to inspect the areas to verify the quantity of materials and site conditions that may affect the cost of any abatement work (if required).

We trust that the above meets your current requirements. If you have any questions or require additional information, please do not hesitate to contact the undersigned.

Respectfully submitted,

S2S ENVIRONMENTAL INC.

Prepared By:



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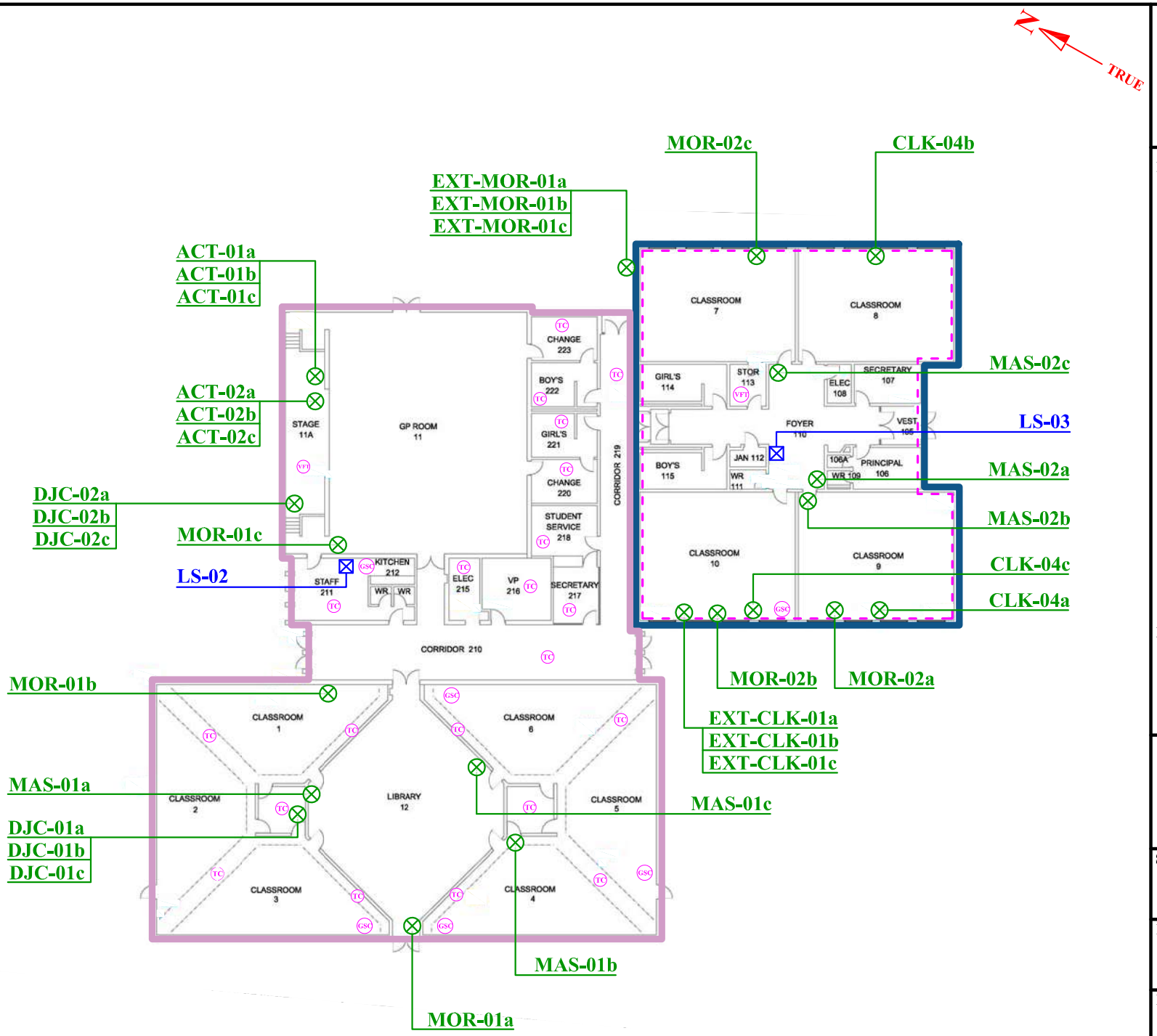
APPENDIX A

SITE DRAWINGS



S2S Environmental Inc.

LEGEND:

- 1962 CONSTRUCTION
- 1967 CONSTRUCTION
- PROJECT SPECIFIC AREA
- ASBESTOS BULK MATERIAL
- LEAD BULK SAMPLE

ASBESTOS CONTAINING MATERIALS:

- TC — TEXTURE COAT
- VFT — VINYL FLOOR TILES
- GSC — GOLD SINK COATING

ALTHOUGH NOT OBSERVED ON THE DRAWING, THE CAULKING ASSOCIATED WITH THE WINDOWS WITHIN THE CLASSROOMS OF THE 1962 SECTION OF THE SUBJECT BUILDING WAS IDENTIFIED TO CONTAIN 5% CHRYSOTILE ASBESTOS.

ALTHOUGH NOT OBSERVED ON THE DRAWING, THE PLASTER FINISHES WITHIN THE 1962 SECTION OF THE SUBJECT BUILDING WAS PREVIOUSLY IDENTIFIED TO CONTAIN 1.5% CHRYSOTILE ASBESTOS.

ALTHOUGH NOT OBSERVED ON THE DRAWING, THE EXTERIOR SOFFIT WHITE TEXTURE COAT FINISHES OBSERVED ON THE EXTERIOR SOFFITS OF THE 1967 SECTION OF THE SUBJECT BUILDING WAS PREVIOUSLY IDENTIFIED TO CONTAIN 1.5% CHRYSOTILE ASBESTOS.

NOTE:

REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION.

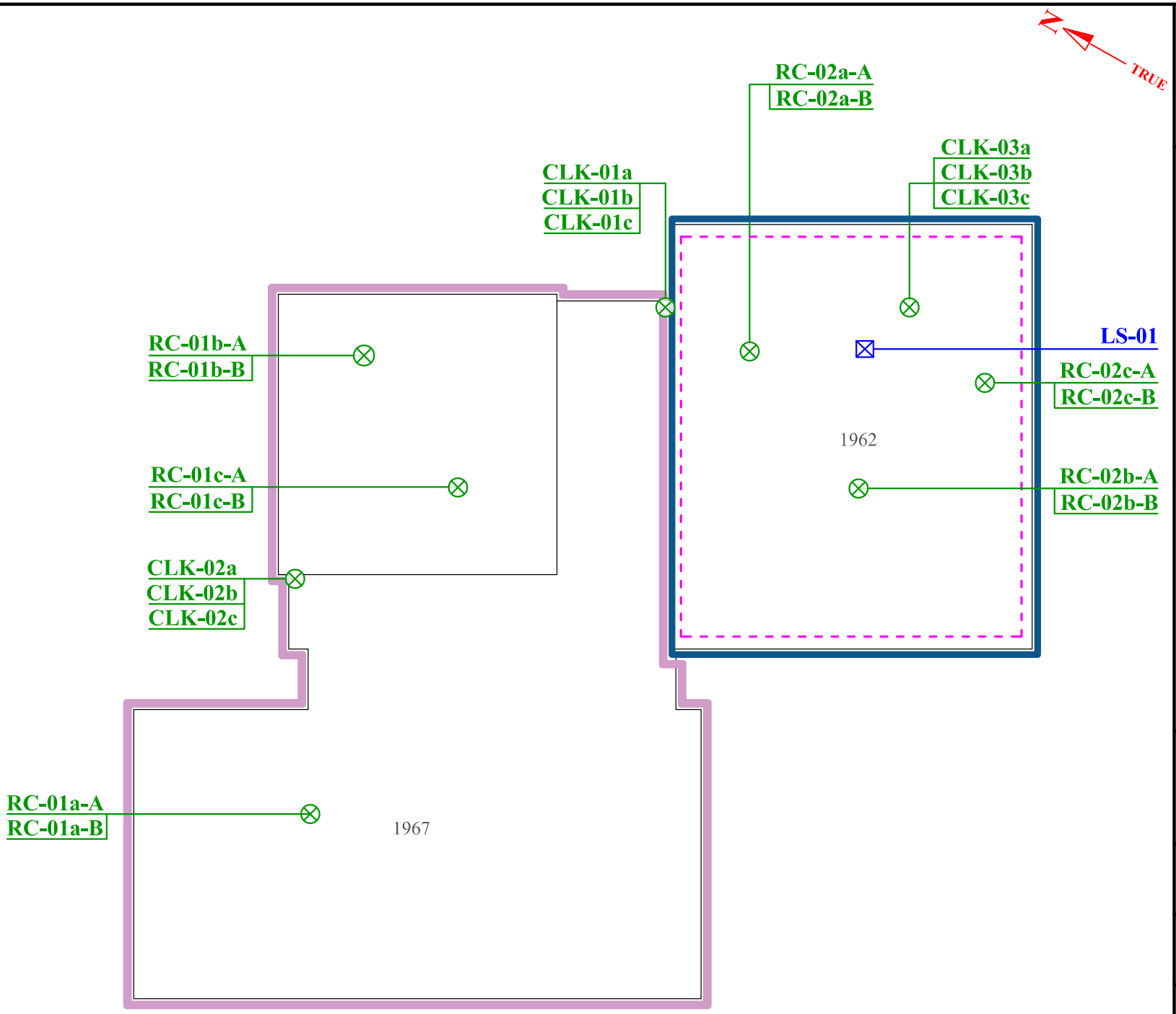
BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
760 BURNHAM STREET
COBOURG, ONTARIO

FLOOR/AREA:
MAIN FLOOR

DATE:	PROJECT #:
MAR 4, 2025	12470
DRAWN BY: BM	**DRAWING #:** 1
SCALE: NOT TO SCALE	



S2S Environmental Inc.

LEGEND:

- 1962 CONSTRUCTION
- 1967 CONSTRUCTION
- PROJECT SPECIFIC AREA
- ASBESTOS BULK MATERIAL
- LEAD BULK SAMPLE

NOTE:

REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.

LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION.

BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
760 BURNHAM STREET
COBOURG, ONTARIO

FLOOR/AREA:
ROOF

DATE:	PROJECT #:
MAR 4, 2025	12470
DRAWN BY: BM	**DRAWING #:** 2
SCALE: NOT TO SCALE	

APPENDIX B

SELECTED PHOTOGRAPHS

Photo 1: View of the asbestos containing white/grey caulking (see arrow) observed to be in good condition within Classroom 8 of the 1962 section of the Subject Building.

Photo 2: View of the asbestos containing white texture coating (see arrow) observed to be in good condition throughout the 1967 section of the Subject Building.

Photo 3: View of the asbestos containing white texture coating (see arrow) associated with the exterior soffits observed to be in good condition throughout the 1967 section of the Subject Building.

Photo 4: View of the asbestos containing gold sink coating (see arrow) observed to be in good condition within Classroom 3 of the 1967 section of the Subject Building.

Photo 5: View of the asbestos containing plaster (see arrows) observed to be in good condition throughout the 1967 section of the Subject Building

Photo 6: View of the mercury containing fluorescent light tubes (see arrow) observed to be in good condition throughout the Subject Building.

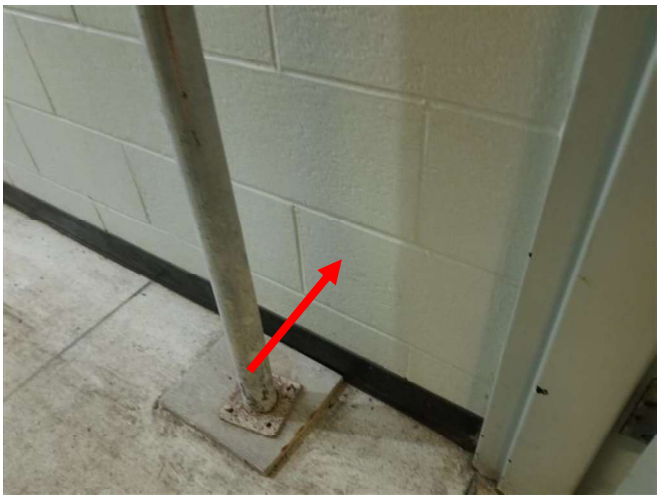


Photo 7: View of the lead containing light grey paint (see arrow) observed on the concrete block walls throughout the 1962 section of the Subject Building.

Photo 8: View of the containing light grey paint (see arrow) observed on the concrete block walls throughout the 1967 section of the Subject Building.

Photo 9: View of a typical roof core sample (see left arrow) and roof core sample location following repair (see right arrow) on the Roof of the Subject Building.

Photo 10: A view of the non-asbestos containing built-up roofing system (see arrow) observed throughout the Roof of the Subject building.

Photo 11: View of the concrete block wall during the vermiculite investigation and drilling activities (see arrow) within Classroom 8 of the 1962 section of the Subject Building.

Photo 12: View of the non-asbestos containing black caulking (see arrow) adjacent to the flashing observed on the 1967 section of the Roof of the Subject Building.

	
Photo 13: View of the non-asbestos containing white exterior caulking (see arrow) observed on the windows of the Subject Building.	**Photo 14: View of the suspect asbestos containing remnant pipe straight insulation identified to be non-asbestos containing grey cement mixture/build-up on the piping within Custodian Room 112 if the Subject Building.**

APPENDIX C

LABORATORY CERTIFICATES OF ANALYSES

PARACEL LABORATORIES LTD.

TRUSTED.
RESPONSIVE.
RELIABLE.

15 - 6800 Kitimat Rd
Mississauga, ON, L5N 5M1
1-800-749-1947
www.paracellabs.com

Certificate of Analysis

S2S Environmental Inc.

1099 Kingston Rd., Suite 260
Pickering, ON L1V 1B5
Attn: Akanksha Manglani

Client PO:
Project: PN 12470
Custody: 79578 79579

Report Date: 5-Mar-2025
Order Date: 4-Mar-2025

Order #: 2510160

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2510160-01	MOR-01a
2510160-02	MOR-01b
2510160-03	MOR-01c
2510160-04	MOR-02a
2510160-05	MOR-02b
2510160-06	MOR-02c
2510160-07	EXT-MOR-01a
2510160-08	EXT-MOR-01b
2510160-09	EXT-MOR-01c
2510160-10	MAS-01a
2510160-11	MAS-01b
2510160-12	MAS-01c
2510160-13	MAS-02a
2510160-14	MAS-02b
2510160-15	MAS-02c
2510160-16	DJC-01a
2510160-17	DJC-01b
2510160-18	DJC-01c
2510160-19	DJC-02a
2510160-20	DJC-02b
2510160-21	DJC-02c
2510160-22	ACT-01a
2510160-23	ACT-01b
2510160-24	ACT-01c
2510160-25	ACT-02a
2510160-26	ACT-02b

Approved By:

Emma Diaz

Senior Analyst

2510160-27	ACT-02c
2510160-28	CLK-01a
2510160-29	CLK-01b
2510160-30	CLK-01c
2510160-31	CLK-02a
2510160-32	CLK-02b
2510160-33	CLK-02c
2510160-34	CLK-03a
2510160-35	CLK-03b
2510160-36	CLK-03c
2510160-37	CLK-04a
2510160-38	CLK-04b
2510160-39	CLK-04c
2510160-40.1	RC-01a
2510160-40.2	RC-01a
2510160-41.1	RC-01b
2510160-41.2	RC-01b
2510160-42.1	RC-01c
2510160-42.2	RC-01c
2510160-43.1	RC-02a
2510160-43.2	RC-02a
2510160-44.1	RC-02b
2510160-44.2	RC-02b
2510160-45.1	RC-02c
2510160-45.2	RC-02c
2510160-46	EXT-CLK-01a
2510160-47	EXT-CLK-01b
2510160-48	EXT-CLK-01c

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO:

Report Date: 05-Mar-2025

Order Date: 4-Mar-2025

Project Description: PN 12470

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2510160-01	03-Mar-25	Grey	Mortar	No	**Client ID: MOR-01a**	
					Non-Fibers	100
2510160-02	03-Mar-25	Grey	Mortar	No	**Client ID: MOR-01b**	
					Non-Fibers	100
2510160-03	03-Mar-25	Grey	Mortar	No	**Client ID: MOR-01c**	
					Non-Fibers	100
2510160-04	03-Mar-25	Grey	Mortar	No	**Client ID: MOR-02a**	
					Non-Fibers	100
2510160-05	03-Mar-25	Grey	Mortar	No	**Client ID: MOR-02b**	
					Non-Fibers	100
2510160-06	03-Mar-25	Grey	Mortar	No	**Client ID: MOR-02c**	
					Non-Fibers	100
2510160-07	03-Mar-25	Grey	Mortar	No	**Client ID: EXT-MOR-01a**	
					Non-Fibers	100
2510160-08	03-Mar-25	Grey	Mortar	No	**Client ID: EXT-MOR-01b**	
					Non-Fibers	100
2510160-09	03-Mar-25	Grey	Mortar	No	**Client ID: EXT-MOR-01c**	
					Non-Fibers	100
2510160-10	03-Mar-25	Yellow	Mastic	No	**Client ID: MAS-01a**	
					Non-Fibers	100
2510160-11	03-Mar-25	Yellow	Mastic	No	**Client ID: MAS-01b**	
					Non-Fibers	100
2510160-12	03-Mar-25	Yellow	Mastic	No	**Client ID: MAS-01c**	
					Non-Fibers	100
2510160-13	03-Mar-25	Yellow	Mastic	No	**Client ID: MAS-02a**	
					Non-Fibers	100

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO:

Report Date: 05-Mar-2025

Order Date: 4-Mar-2025

Project Description: PN 12470

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2510160-14	03-Mar-25	Yellow	Mastic	No	**Client ID: MAS-02b**	
					Non-Fibers	100
2510160-15	03-Mar-25	Yellow	Mastic	No	**Client ID: MAS-02c**	
					Non-Fibers	100
2510160-16	03-Mar-25	White	Drywall Joint Compound	No	**Client ID: DJC-01a**	
					Non-Fibers	100
2510160-17	03-Mar-25	White	Drywall Joint Compound	No	**Client ID: DJC-01b**	
					Non-Fibers	100
2510160-18	03-Mar-25	White	Drywall Joint Compound	No	**Client ID: DJC-01c**	
					Non-Fibers	100
2510160-19	03-Mar-25	White	Drywall Joint Compound	No	**Client ID: DJC-02a**	
					Non-Fibers	100
2510160-20	03-Mar-25	White	Drywall Joint Compound	No	**Client ID: DJC-02b**	
					Non-Fibers	100
2510160-21	03-Mar-25	White	Drywall Joint Compound	No	**Client ID: DJC-02c**	
					Non-Fibers	100
2510160-22	03-Mar-25	Grey	ACT	No	**Client ID: ACT-01a**	
					Cellulose	40
					MMVF	30
					Non-Fibers	30
2510160-23	03-Mar-25	Grey	ACT	No	**Client ID: ACT-01b**	
					Cellulose	40
					MMVF	30
					Non-Fibers	30
2510160-24	03-Mar-25	Grey	ACT	No	**Client ID: ACT-01c**	
					Cellulose	40
					MMVF	30
					Non-Fibers	30

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2510160-25	03-Mar-25	Grey	ACT	No	**Client ID: ACT-02a** [Z-01]	
					Cellulose	10
					Non-Fibers	90
2510160-26	03-Mar-25	Grey	ACT	No	**Client ID: ACT-02b** [Z-01]	
					Cellulose	10
					Non-Fibers	90
2510160-27	03-Mar-25	Grey	ACT	No	**Client ID: ACT-02c** [Z-01]	
					Cellulose	10
					Non-Fibers	90
2510160-28	03-Mar-25	Black	Caulking	No	**Client ID: CLK-01a**	
					Non-Fibers	100
2510160-29	03-Mar-25	Black	Caulking	No	**Client ID: CLK-01b**	
					Non-Fibers	100
2510160-30	03-Mar-25	Black	Caulking	No	**Client ID: CLK-01c**	
					Non-Fibers	100
2510160-31	03-Mar-25	Black	Caulking	No	**Client ID: CLK-02a**	
					Non-Fibers	100
2510160-32	03-Mar-25	Black	Caulking	No	**Client ID: CLK-02b**	
					Non-Fibers	100
2510160-33	03-Mar-25	Black	Caulking	No	**Client ID: CLK-02c**	
					Non-Fibers	100
2510160-34	03-Mar-25	White	Caulking	No	**Client ID: CLK-03a**	
					Non-Fibers	100
2510160-35	03-Mar-25	White	Caulking	No	**Client ID: CLK-03b**	
					Non-Fibers	100
2510160-36	03-Mar-25	White	Caulking	No	**Client ID: CLK-03c**	
					Non-Fibers	100

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2510160-37	03-Mar-25	White	Caulking	No	**Client ID: CLK-04a**	
					Non-Fibers	100
2510160-38	03-Mar-25	Grey	Caulking	**Yes**	**Client ID: CLK-04b**	
					Chrysotile	5
					Non-Fibers	95
2510160-39	03-Mar-25	White	Caulking		**Client ID: CLK-04c**	
					not analyzed, positive stop	
2510160-40.1	03-Mar-25	Black/Brown	Roof Core	No	**Client ID: RC-01a** [AS-PRE]	
					Cellulose	30
					MMVF	10
					Non-Fibers	60
2510160-40.2	03-Mar-25	Yellow	Foam	No	**Client ID: RC-01a** [AS-PRE]	
					Non-Fibers	100
2510160-41.1	03-Mar-25	Black/Brown	Roof Core	No	**Client ID: RC-01b** [AS-PRE]	
					Cellulose	30
					MMVF	10
					Non-Fibers	60
2510160-41.2	03-Mar-25	Yellow	Foam	No	**Client ID: RC-01b** [AS-PRE]	
					Non-Fibers	100
2510160-42.1	03-Mar-25	Black/Brown	Roof Core	No	**Client ID: RC-01c** [AS-PRE]	
					Cellulose	30
					MMVF	10
					Non-Fibers	60
2510160-42.2	03-Mar-25	Yellow	Foam	No	**Client ID: RC-01c** [AS-PRE]	
					Non-Fibers	100
2510160-43.1	03-Mar-25	Black/Brown	Roof Core	No	**Client ID: RC-02a** [AS-PRE]	
					Cellulose	30
					MMVF	10
					Non-Fibers	60

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO:

Report Date: 05-Mar-2025

Order Date: 4-Mar-2025

Project Description: PN 12470

Asbestos, PLM Visual Estimation **MDL - 0.5%**

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2510160-43.2	03-Mar-25	Yellow	Foam	No	**Client ID: RC-02a** [AS-PRE]	
					Non-Fibers	100
2510160-44.1	03-Mar-25	Black/Brown	Roof Core	No	**Client ID: RC-02b** [AS-PRE]	
					Cellulose	30
					MMVF	10
					Non-Fibers	60
2510160-44.2	03-Mar-25	Yellow	Foam	No	**Client ID: RC-02b** [AS-PRE]	
					Non-Fibers	100
2510160-45.1	03-Mar-25	Black/Brown	Roof Core	No	**Client ID: RC-02c** [AS-PRE]	
					Cellulose	30
					MMVF	10
					Non-Fibers	60
2510160-45.2	03-Mar-25	Yellow	Foam	No	**Client ID: RC-02c** [AS-PRE]	
					Non-Fibers	100
2510160-46	03-Mar-25	White	Caulking	**Yes**	**Client ID: EXT-CLK-01a** [AS-PT]	
				[ASTrc]	**Chrysotile**	<MDL
					Non-Fibers	100
2510160-47	03-Mar-25	White	Caulking	**Yes**	**Client ID: EXT-CLK-01b** [AS-PT]	
				[ASTrc]	**Chrysotile**	<MDL
					Non-Fibers	100
2510160-48	03-Mar-25	White	Caulking	**Yes**	**Client ID: EXT-CLK-01c** [AS-PT]	
				[ASTrc]	**Chrysotile**	<MDL
					Non-Fibers	100

* MMVF: Man Made Vitreous Fibers: Fiberglass, Mineral Wool, Rockwool, Glasswool

**** Analytes in bold indicate asbestos mineral content.**

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO:

Report Date: 05-Mar-2025

Order Date: 4-Mar-2025

Project Description: PN 12470

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	Lab Accreditation	Analysis Date
Asbestos, PLM Visual Estimation	AppE to SubE of 40CFR Part763 and EPA/600/R-93/116	1 - Mississauga	CALA 3762	5-Mar-25

Mississauga Lab: 15 - 6800 Kitimat Rd Mississauga, Ontario, L5N 5M1

Qualifier Notes

Sample Qualifiers :

AS-PRE: Due to the difficult nature of the bulk sample (interfering fibers/binders), additional NOB preparation was required prior to analysis

AS-PT: Asbestos quantitation by PLM Point Count method.

ASTrc: Trace asbestos was observed below the noted detection limit but could not be accurately quantified.

Z-01: Sample appears to be Drywall.

Work Order Revisions | Comments

None

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Certificate of Analysis

S2S Environmental Inc.
1099 Kingston Rd., Suite 260
Pickering, ON L1V 1B5
Attn: Akanksha Manglani

Report Date: 7-Mar-2025
Order Date: 4-Mar-2025

Client PO:
Project: PN 12470
Custody: 75232

Revised Report

Order #: 2510137

This Certificate of Analysis contains analytical data applicable to the following samples as submitted:

Paracel ID	Client ID
2510137-03	LS-03/1962 Section
2510137-04	LS-01/Roof
2510137-05	LS-02/1967 Section

Approved By:

Alex Enfield, MSc
Lab Manager

Analysis Summary Table

Analysis	Method Reference/Description	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 6020 - Digestion - ICP-MS	7-Mar-25	7-Mar-25
REG 558 - Metals, ICP-MS	TCLP EPA 6020 - Digestion - ICP-MS	5-Mar-25	5-Mar-25
Solids, %	CWS Tier 1 - Gravimetric	4-Mar-25	5-Mar-25

Certificate of Analysis

Report Date: 07-Mar-2025

Client: **S2S Environmental Inc.**

Order Date: 4-Mar-2025

Client PO:

Project Description: PN 12470

	Client ID:	LS-03/1962 Section	LS-01/Roof	LS-01/1967 Section			
	Sample Date:	03-Mar-25 18:00	03-Mar-25 18:00	03-Mar-25 18:00	-	-	-
	Sample ID:	2510137-03	2510137-04	2510137-05	-		
	Matrix:	Paint	Paint	Paint	-		
	MDL/Units						
Physical Characteristics							
% Solids	0.1 % by Wt.	100	-	-	-	-	-
EPA 1311 - TCLP Leachate Metals							
Lead	0.05 mg/L	<0.05	-	-	-	-	-
Metals							
Lead	5 ug/g	-	21	924	-	-	-

Method Quality Control: Blank

Analyte	Result	Reporting Limit	Units	%REC	%REC Limit	RPD	RPD Limit	Notes
EPA 1311 - TCLP Leachate Metals								
Lead	ND	0.05	mg/L					
Metals								
Lead	ND	5	ug/g					

Method Quality Control: Duplicate

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
EPA 1311 - TCLP Leachate Metals									
Lead	ND	0.05	mg/L	ND			NC	32	
Metals									
Lead	165	5	ug/g	ND			NC	50	
Physical Characteristics									
% Solids	95.8	0.1	% by Wt.	96.2			0.4	25	

Method Quality Control: Spike

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
EPA 1311 - TCLP Leachate Metals									
Lead	0.456	0.05	mg/L	ND	91.1	77-126			
Metals									
Lead	52.6	5	ug/g	ND	105	70-130			

Certificate of Analysis

Report Date: 07-Mar-2025

Client: **S2S Environmental Inc.**

Order Date: 4-Mar-2025

Client PO:

Project Description: PN 12470

Qualifier Notes:

Sample Data Revisions:

None

Work Order Revisions / Comments:

Revision-1: This report includes an updated parameter list and Sample IDs, as per client.

Other Report Notes:

n/a: not applicable

ND: Not Detected

MDL: Method Detection Limit

Source Result: Data used as source for matrix and duplicate samples

%REC: Percent recovery.

RPD: Relative percent difference.

NC: Not Calculated

Soil results are reported on a dry weight basis unlesss otherwise noted.

Where %Solids is reported, moisture loss includes the loss of volatile hydrocarbons.

APPENDIX D

HISTORIC BULK ASBESTOS AND LEAD SAMPLING LOCATIONS AND RESULTS

Historic Bulk Asbestos Sampling Locations and Results – Notre Dame Catholic Elementary School – 760 Burnham Street, Cobourg, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	Comments
1	**133-1A to C**	**Library, Staff room, Change rooms, Washrooms**	**White textured coating**	WSP/2016	**2.1% Chrysotile**	**Observed throughout the 1967 section of the Subject Building - present in Classrooms 1-6, Corridors and Rooms 215, 216, 217 and 218. Manage in place or remove following Type 2 (if an area less than 1 m^2 is to be disturbed) or Type 3 (if an area more than 1 m^2 is to be disturbed) asbestos abatement procedures in accordance with O. Reg 278/05**
1	133-2A to E	Throughout	Vinyl Floor Tile - 12"x12", off-white w/ grey flecks		None Detected	
1	133-2A to C	Throughout	Tan floor tile mastic		None Detected	
1	**133-2D**	**Stage 11A**	**Grey vinyl floor tile (beneath Sample Nos. 133-2A to C)**		**3.5% Chrysotile**	**Manage in place or remove following Type 1 (if wetted down and using hand-held tools) or Type 3 (if not wetted down and power tools are used) asbestos abatement procedures in accordance with O. Reg 278/05**
1	**133-3A to C**	**Electrical room 215, Custodian room 112**	**Remnant pipe fitting insulation, grey**		**50% Chrysotile**	**Removed from Room 112 and 215 in 2014. Not observed during the recent site visit. Presumed to be present in concealed spaces throughout the 1962 and 197 sections of the Subject Building. Cautionary measures are recommended when planning destructive renovations that could expose possible and concealed asbestos containing pipe insulation. If observed, remove following Type 2 or Type Glove Bag asbestos abatement procedures in accordance with O. Reg 278/05**
1	**133-4A to C**	**Classroom 9**	**Vinyl Floor Tile - 9"x9", beige w/ thick brown streaks**		**2.1% Chrysotile**	**Reportedly removed in 2014. Not observed below the existing flooring during the current assessment (S2S, 2025).**
1	133-5A to C	Washroom 111	Vinyl Floor Tile - 12"x12", off-white w/ grey flecks		None Detected	

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	Comments
1	**133-6A to C**	**Storage 113**	**Vinyl Floor Tile - 9"x9", grey with light and dark streaks**		**2.2% Chrysotile**	**Previously and incorrectly labelled as "tan floor tile mastic". Manage in place or remove following Type 1 (if wetted down and using hand-held tools) or Type 3 (if not wetted down and power tools are used) asbestos abatement procedures in accordance with O. Reg 278/05**
1	**133-7A to C**	**Electrical room 108**	**Pipe protruding from floor, grey**		**10% Chrysotile**	**Removed in 2015. Not observed during the recent site visit. Presumed to be present in concealed spaces throughout the 1962 sections of the Subject Building. Cautionary measures are recommended when planning destructive renovations that could expose possible and concealed asbestos containing pipe insulation. If observed, remove following Type 2 or Type Glove Bag asbestos abatement procedures in accordance with O. Reg 278/05**
1	**133-8A to C**	**Foyer 110, Washroom 111**	**Ceiling Panel - 1'x1' white w/ small pinholes**		**1.2% Chrysotile**	**Not observed during the current assessment in either Foyer 110 or Washroom 111 (S2S, 2025). Non-asbestos containing cement sections observed in place.**
1	**133-9A to C**	**Throughout, walls**	**Plaster, white/grey**		**1.5% Chrysotile**	**Manage in place or remove following Type 2 (if an area of less than 1 m^2 is to be disturbed) or Type 3 (if an area of more than 1 m^2 is to be disturbed) asbestos abatement procedures in accordance with O. Reg 278/05**
Exterior	**133-10A to C**	**Exterior soffits**	**White textured coating**		**1.5% Chrysotile**	**Manage in place or remove following Type 2 (if an area less than 1 m^2 is to be disturbed) or Type 3 (if an area greater than 1 m^2 is to be disturbed) asbestos abatement procedures in accordance with O. Reg 278/05**
1	**GSC-01a to c**	**Classroom 3,4 and 6**	**Gold Sink Coating**	S2S/2019	**8% Chrysotile**	**Also observed in Classrooms 5 and 10 as well as Kitchen 212. Manage in place or remove following Type 1 asbestos abatement procedures in accordance with O. Reg 278/05**
Roof	RC-01a to c, layers "A" & "B"	Roof	Roof core	S2S/2025	None Detected	1967 section of the Roof.
Roof	RC-02a to c, layers "A" & "B"	Roof	Roof core		None Detected	1962 section of the Roof.
Roof	CLK-01a to c	Roof	Black caulking		None Detected	
Roof	CLK-02a to c	Roof	Black caulking		None Detected	

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	Comments
Roof	CLK-03a to c	Roof Equipment	White caulking		None Detected	
1	**CLK-04a to c**	**Classrooms 8, 9 and 10**	**White/grey interior window caulking**		**5% Chrysotile**	Observed throughout the interior Classroom windows of the 1962 section of the Subject Building. Manage in place or remove following Type 1 asbestos abatement procedures in accordance with O. Reg 278/05
Exterior	EXT-CLK-01a to c	Throughout	White exterior window caulking		<0.5% Chrysotile	Considered as **non-asbestos containing** as per O. Reg. 278/05.
1	MOR-01a to c	Throughout	Grey interior concrete mortar		None Detected	1967 section of the Subject Building
1	MOR-02a to c	Throughout	Grey interior concrete mortar		None Detected	1962 section of the Subject Building
Exterior	EXT-MOR-01a to c	Throughout, exterior	Grey exterior brick mortar		None Detected	
1	MAS-01a to c	Throughout	Yellow baseboard mastic		None Detected	1967 section of the Subject Building
1	MAS-02a to c	Throughout	Yellow baseboard mastic		None Detected	1962 section of the Subject Building
1	DJC-01a to c	Staffroom between Classrooms 1, 2 and 3	Drywall joint compound		None Detected	1967 section of the Subject Building
1	DJC-02a to c	Stairwell near Stage 11A	Drywall joint compound		None Detected	1967 section of the Subject Building
1	ACT-01a to c	Stage 11A	2’ x 4’ white acoustic ceiling tiles with small pinholes and medium fissures		None Detected	
1	ACT-02a to c	Stage 11A	2’ x 4’ white acoustic ceiling tiles with lots of pinholes		None Detected	

Historic Bulk Lead Paint Sampling Locations and Results – Notre Dame Catholic Elementary School, 760 Burnham Street, Cobourg, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Lead Content by Weight (%)*	Condition	Comments
1	**133-L1**	**Classroom Walls**	**Beige paint**	**WSP/2016**	**0.14**	**Poor**	**Lead-containing paint. It is recommended that paint in poor condition be abated or stabilized with the application of a new paint over top.**
1	**133-L2**	**Electric Room Door**	**Grey paint**		**0.17**	**Fair/Poor**	**Lead-containing paint. It is recommended that paint in fair/poor condition be abated or stabilized with the application of a new paint over top.**
1	**133-L3**	**Gym Wall**	**White/beige paint**		**0.16**	**Good**	**Lead-containing paint.**
Exterior	**133-L4**	**Exterior Doors, Door Frames**	**Brown paint**		**0.18**	**Good**	**Lead-containing paint.**
1	133-L5	Classroom and Library Door Frames	Yellow paint		<0.0170*	-	-
Exterior	133-L6	Door Frames Throughout	Light grey paint		<0.0140*	-	-
Roof	LS-01	Roof Equipment	Light grey paint	S2S/2025	<0.021*	-	
1	**LS-02**	**Concrete walls Throughout**	**Light grey paint**		**0.924**	**Good**	**Lead-containing paint. 1967 section of the Subject Building**
1	**LS-03**	**Concrete walls Throughout**	**Light grey paint**		**0.16**	**Good**	**Lead-containing paint. 1962 section of the Subject Building**

Note: *Sample identified to be below the detection limit of the laboratory and therefore considered to be a non-lead containing