



125-1860 Appleby Line, Unit # 14,  
Burlington, Ontario L7L 7H7

# Limited Designated Substance Survey Report

Vaughan Willard Public School

1911 Dixie Road North, Pickering, Ontario

Prepared for

**Durham District School Board**  
400 Taunton Road East, Whitby, Ontario

February 3, 2025  
Parasol Project No: 13274

### Executive Summary

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board to conduct a Limited Designated Substance Survey within Vaughan Willard Public School located at 1911 Dixie Road North, Pickering, Ontario. The purpose of the survey was to record the presence, location, condition and quantities of Designated Substances and Hazardous Materials within the surveyed area that may be disturbed during the planned renovation and terrazzo replacement projects. Additional information is provided to document corrective measures necessary to ensure that remedial action occurs applying the proper abatement procedures, if necessary.

The survey was completed by Brad Panzer of Parasol on January 24, 2025.

The following table summarizes the Designated Substances and Hazardous Materials observed within the surveyed area.

Designated Substance or Hazardous Material	Findings	Recommendation
Asbestos	Confirmed and suspected asbestos-containing materials were identified as follows: Non-Friable Asbestos <ul style="list-style-type: none"> <li>Transite Cement (Piping)</li> </ul>	All asbestos-containing materials were observed in GOOD condition. Remove using appropriate asbestos abatement procedures as per O. Reg. 278/05.
Benzene	No major sources were identified.	No recommendations are warranted as no benzene products were observed.
Lead	Low-level lead concentrations were found to be present in the following materials: <ul style="list-style-type: none"> <li>White Paint</li> <li>Cream Paint</li> <li>Light Grey Paint</li> <li>Masonry Block Mortar (1980 Building Addition Survey Area)</li> <li>Masonry Block Mortar (1956 Original Building Survey Area)</li> </ul> Lead of varying concentrations is also suspected to be present in the following items: <ul style="list-style-type: none"> <li>Batteries in Emergency Lighting</li> <li>Solder on pipe fittings</li> </ul>	All paint and masonry mortar was observed in GOOD condition. If disturbed, remove using lead abatement procedures as per EACC <i>“Lead Guideline for Construction, Renovation, Maintenance or Repair”</i> .
Mercury	Mercury vapour is presumed to be present within all fluorescent light tubes.	If removed, the fluorescent lights are to be kept sealed and intact, which will prevent direct skin contact and the inhalation of mercury vapour.
Silica	Crystalline silica is suspected to be present within: <ul style="list-style-type: none"> <li>Masonry and mortar,</li> <li>Concrete (poured or pre-cast)</li> </ul>	The removal or disturbance of material suspected to contain crystalline silica are to follow procedures outlined in the MOL document <i>“Guideline - Silica on Construction Projects”</i> , dated September 2004.

Designated Substance or Hazardous Material	Findings	Recommendation
Polychlorinated Biphenyls (PCBs)	T8 light fixtures observed contain non-PCB electronic ballasts.	If disturbed, compare fluorescent light fixture's ballast to the Environment Canada Document, <i>"PCB Identification of Lamp Ballasts Containing PCBs"</i> dated August 1991. If the ballast does not contain a label that states "PCB Free" or the serial code that does not identify it as "PCB Free" then the ballast should be presumed to contain PCBs and disposed of accordingly.
Mould	No major sources were identified.	No recommendations are warranted as no mould or water-damaged building materials were observed.
Other Designated Substances	<p>The following Designated Substances are not likely to be found in the area assessed:</p> <ul style="list-style-type: none"> <li>• Acrylonitrile</li> <li>• Arsenic</li> <li>• Coke Oven Emission</li> <li>• Ethylene Oxide</li> <li>• Isocyanates</li> <li>• Vinyl Chloride</li> </ul>	No recommendations are warranted as none were observed.

Before any renovation activities, perform an intrusive investigation for concealed Designated Substances and sample building materials that were not previously tested and may be disturbed as part of the renovation. In addition, consideration should be given to mechanical, electrical and structural components that pass beyond the rooftop into the building and may be impacted by the project. Further, consideration of the known or suspected asbestos-containing materials within the building should be assessed that may be disrupted during the renovation.

This executive summary is to be read in conjunction with the remainder of the report.

## TABLE OF CONTENTS

1.0	INTRODUCTION .....	1
1.1	Background.....	1
2.0	REGULATORY FRAMEWORK .....	1
3.0	METHODOLOGY AND SCOPE .....	2
3.1	Scope of Assessment .....	2
3.2	Methodology .....	3
3.3	Asbestos .....	3
3.4	Excluded Asbestos-Containing Building Materials .....	4
3.5	Benzene .....	4
3.6	Lead .....	4
3.7	Mercury .....	4
3.8	Silica.....	4
3.9	Mould Contamination .....	5
3.10	Polychlorinated Biphenyls .....	5
3.11	Inaccessible Locations .....	5
4.0	EXISTING REPORTS AND DRAWINGS .....	5
5.0	FINDINGS.....	5
5.1	Building Information.....	5
5.2	Asbestos .....	6
5.3	Benzene.....	8
5.4	Lead .....	8
5.5	Mercury.....	9
5.6	Silica.....	9
5.7	PCBs .....	9
5.8	Mould .....	9
6.0	CONCLUSIONS AND RECOMMENDATIONS.....	9
6.1	General Recommendations .....	9
7.0	STATEMENT OF LIMITATIONS .....	11

Appendix A – Laboratory Certificate of Analysis

Appendix B – Drawings

## 1.0 Introduction

### 1.1 Background

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board to conduct a Limited Designated Substance Survey within Vaughan Willard Public School located at 1911 Dixie Road North, Pickering, Ontario. The purpose of the survey was to record the presence, location, condition and quantities of Designated Substances and Hazardous Materials within the surveyed area that may be disturbed during the planned renovation and terrazzo replacement projects. Additional information is provided to document corrective measures necessary to ensure that remedial action occurs using the proper abatement procedures, if necessary.

The survey was completed by Brad Panzer of Parasol on January 24, 2025.

## 2.0 Regulatory Framework

The following Acts, Regulations, Guidelines and documents were utilized for the survey and the preparation of this report:

1. *Occupational Health and Safety Act R.S.O. 1990, c. O.1.*
  - I. *Ontario Regulation 278/05- Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations.*
  - II. *Ontario Regulation 490/09- Designated Substances.*
  - III. *Ontario Regulation 833 – Control of Exposure to Biological or Chemical Agents.*
  - IV. *Ontario Regulation 213/91 – Construction Projects*
2. Ministry of Labour (MOL) Document, “*Guideline - Lead on Construction Projects*”, September 2004.
3. Environmental Abatement Council of Canada (EACC) “*Lead Guideline for Construction, Renovation, Maintenance or Repair*”, October 2014.
4. Ministry of Labour (MOL) Document, “*Guideline - Silica on Construction Projects*”, September 2004.
5. Environment Canada Document, “*PCB Identification of Lamp Ballasts Containing PCBs*” August 1991.
6. Canadian Construction Association (CCA), “*Mould Guidelines for the Canadian Construction Industry*”, 2018.
7. Environmental Abatement Council of Canada (EACC) “*Mould Abatement Guidelines - Edition 3*”, 2015.
8. Ontario Ministry of Labour (MOL), *Alert: Mould in Workplace Buildings*, ISSN: 1195-5228, December 2000.
9. Environmental Abatement Council of Canada (EACC) “*Pre-Construction Designated Substances and Hazardous Materials Assessments Guideline for Construction, Renovation and Demolition Projects*” 2021.

Ontario Regulation 490/09 – *Designated Substances* defines the eleven (11) Designated Substances, establishes the requirements for workplaces containing these materials, which include the health and safety responsibilities, control programs to minimize worker’s exposures, and sets out the maximum exposure concentrations.

The control and management of asbestos in Ontario are further prescribed by Ontario Regulation 278/05- *Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations*.

The major components of O. Reg 278/05 require that an asbestos survey record be completed for buildings or private residences with more than four units, and an asbestos management program be established for the asbestos-containing materials present within these buildings. The regulation also states the frequency in which a building material must be sampled, and defines an asbestos-containing material. The current definition of asbestos-containing material in Ontario is having 0.5% or greater fibrous silicate asbestos content by dry weight. Further, the Regulation divides asbestos-containing material into friable material (a

material, when dry, can be crumbled, pulverized, or powdered by hand pressure, or is crumbled, pulverized, or powdered) and non-friable material. In addition, the Regulation also defines the minimum measures and procedures for the repair or removal of asbestos-containing materials. Due to the limited scope of this survey, this report does not meet all the requirements of O. Reg. 278/05 and additional asbestos-containing materials may be present within the building that are not noted within this report. Within this report, building materials are separated into the typical applications of asbestos-containing materials.

Section 30 of the Occupational Health and Safety Act requires an Owner to determine and list Designated Substances present at a project site before beginning work. Further, this information must be included in tender documents, and the Owner and Constructor must ensure that each prospective contractor and subcontractor receive a copy of the information before entering into a binding contract. Otherwise, the Owner is liable to the constructor and every contractor and subcontractor who suffers any loss or damage as a result of the failure. The same liability applies to the Constructor regarding their contractors and subcontractors. This report meets the requirements of Section 30 of the Act.

Section 6, subsection 3 of O. Reg 213/91 requires that a Notice of Project be filed with the Ministry of Labour before beginning a project and the document requires the constructor to remark if any Designated Substance will be used, handled, or disturbed on the project. The information provided in this report can be used for the Notice of Project.

Based on the Environmental Abatement Council of Canada (EACC) *“Lead Guideline for Construction, Renovation, Maintenance or Repair”*, dated October 2014, and for this report, paints, mortar, or surface coatings containing less than or equal to 0.1% lead by weight (1000 µg/g or 1000 mg/kg or 1000 ppm lead) are considered low-level lead paints, mortars, or surface coatings. Paints, mortars, or surface coatings containing greater than 0.1% lead by weight (1000 µg/g, or 1000 mg/kg, or 1000 ppm) but less than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) are considered lead-containing paints, mortars, or surface coatings. Paints, mortars, or surface coatings containing equal to or greater than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) are considered lead-based paints, mortars, or surface coatings.

### 3.0 Methodology and Scope

#### 3.1 Scope of Assessment

The survey was limited to Location #115-Art Room, #116-Science Room, #117-Music Room, #118-Prep Room and #156-Corridor as illustrated on the attached drawings. The survey was completed on an “addition by addition” approach, to delineate surfacing building materials (drywall, mortars etc.) based on the year of construction (reference Drawing DSR-01 for building vintages). The scope of the assessment was carried out in all accessible areas on a non-intrusive basis. Areas that were inaccessible at the time of the survey are listed in Section 3.11.

For this assessment, the following Designated Substances, as defined under *Ontario Regulation 490/09-Designated Substances* made under the *Occupational Health and Safety Act R.S.O. 1990, c. O.1* were assessed for as they are typically found in buildings and building material:

1. Asbestos
2. Benzene
3. Lead
4. Mercury
5. Silica

In addition to the above-noted Designated Substances, Parasol personnel also documented the presence of the following hazardous materials, which have similar Regulations that outline the management, handling and disposal of the material.

1. Polychlorinated Biphenyls
2. Mould

For this assessment, the following Designated Substances, as defined under *Ontario Regulation 490/09- Designated Substances* made under the *Occupational Health and Safety Act R.S.O. 1990, c. O.1*, were not assessed as they would not be found in building materials that may be disturbed as part of this project and typically only found in industrial or manufacturing settings.

1. Acrylonitrile
2. Arsenic
3. Coke Oven Emission
4. Ethylene Oxide
5. Isocyanates
6. Vinyl Chloride

No additional comments will be made regarding these materials within this report unless the Owner or the Owner Representative notifies Parasol of the use of these materials within the building.

### 3.2 Methodology

The assessment was completed largely on a visual basis at ground level and representative checks were made above ceilings with the aid of a six-foot (6FT) step ladder. Locations and building materials present above this height were considered to be inaccessible. In addition, due to the non-intrusive nature of the assessment, materials concealed above solid ceiling finishes, within wall cavities, and below floor grade may be present that are not documented within this report. Designated Substances should be presumed to be present within these locations and all necessary precautions should be followed when accessing these spaces.

### 3.3 Asbestos

Representative bulk samples of building materials were collected in the frequency required under Table 1, Subsection 3(3) of *Ontario Regulation 278/05- Designated Substances – Asbestos on Construction Projects and in Buildings and Repair Operations*. Samples were submitted to EMC Scientific Inc., an independent, NVLAP accredited laboratory for analysis. The bulk samples were analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques in accordance with the EPA 600/R-93/116 *Method for the Determination of Asbestos in Bulk Building Materials*. If a material was determined to be asbestos-containing, the laboratory was instructed to cease analysis of the remaining samples in the Sample Set.

The locations and conditions of the asbestos-containing materials identified within the building are detailed in this report. The condition criteria were evaluated using The Public Works and Government Services Canada (PWGSC) document *Public Services and Procurement Canada Asbestos Management Standard* updated June 1, 2019, which were then used to form recommendations for the asbestos-containing material present within the surveyed area.

The condition of the asbestos-containing material was assessed as follows:

Condition	Non-Friable	Friable
GOOD	<ul style="list-style-type: none"> <li>Material intact and stable</li> <li>Minor cracks may be present on the surface</li> </ul>	<ul style="list-style-type: none"> <li>Material is intact, with no signs of damage or delamination.</li> <li>Up to 1% of sprayed fireproofing has visible damage.</li> <li>Mechanical insulation is completely covered in jacketing, with no penetrations or exposed insulation.</li> </ul>
FAIR	<ul style="list-style-type: none"> <li>Criteria not used</li> </ul>	<ul style="list-style-type: none"> <li>Jacket insulation is missing</li> <li>Minor damage (cuts, tears, or nicks) to jacketed insulation.</li> <li>Insulation is exposed but not showing surface disintegration.</li> </ul>

Condition	Non-Friable	Friable
		<ul style="list-style-type: none"> <li>Missing insulation ranges from minor to none.</li> </ul>
POOR	<ul style="list-style-type: none"> <li>Material is broken, lifted, damaged, or deteriorated</li> </ul>	<ul style="list-style-type: none"> <li>Damage cannot be easily repaired</li> <li>More than 1% of sprayed fireproofing is damaged, delaminated, or deteriorated.</li> <li>The original insulation jacket is missing, damaged, deteriorated, or delaminated.</li> <li>Insulation is exposed and significant areas have been dislodged.</li> </ul>

### 3.4 Excluded Asbestos-Containing Building Materials

Due to the non-intrusive basis of the survey, the following building materials, if present, were excluded from the survey but should be considered asbestos-containing until proven otherwise: roofing materials, refractory brick in boilers and incinerators, fire door core insulation, elevator brakes, mastics, high voltage wiring, heat shields within light fixtures, mechanical packing and gaskets, insulation or vermiculite inside wall cavities or concealed spaces, insulations within mechanical units or ducts, wall finishes concealed behind visible wall finishes, window and door glazing/caulking compounds, flooring material concealed beneath visible flooring and/or concealed beneath existing sub-floors, ceramic tile grout and mortar/adhesive concealed behind ceramic tiles, and sub-grade materials.

### 3.5 Benzene

No samples of building materials suspected of containing benzene were collected. If above or below grade fuel tanks were present within the assessed area, they were noted within the appropriate findings section.

### 3.6 Lead

Representative bulk samples of the most prevalent painted finishes and/or masonry mortar suspected of containing lead that is to be disturbed as part of the project were collected at the time of the assessment. A small area of the mortar or paint and subsurface layers were collected by scraping the material down to the substrate to which they are applied. Paint finishes of limited applications were not collected. Samples were submitted to EMSL Canada Inc. (EMSL), an ELLAP accredited laboratory. The paint or mortar samples were analyzed using Flame Atomic Absorption Spectrometry in accordance with EPA Method SW 846 3050B/7000B *Flame Atomic Absorption Spectrophotometry*. Results of the analysis were reported by the laboratory as the percentage of lead by weight of the total sample (% by wt.) or the mass of lead by the mass of the total sample (mg/kg).

The condition of painted surfaces and/or masonry mortar is also detailed in this report. A visual assessment of the mortar or paint for signs of cracking, chipping, flaking, bubbling and deterioration due to friction were noted and were assessed as GOOD, FAIR or POOR based on the degree and extent of deterioration.

The remainder of the suspect lead-containing material (lead piping, copper pipes soldering joints, wiring connectors, electric cable sheathing, batteries, and lead sheeting) were noted if present.

### 3.7 Mercury

A visual inspection was completed based on the age, appearance, and historical uses of suspect mercury-containing equipment, building materials, or products to identify their locations and quantities. Suspect mercury-containing equipment was not dismantled nor were samples collected for the determination of mercury content.

### 3.8 Silica

A visual inspection of building materials suspected of containing crystalline silica (e.g., concrete, cement, tile, brick, masonry, mortar) was completed based on the historical use of suspect silica-containing materials in certain materials. Samples of building material were not collected for the determination of the presence or absence of crystalline silica.



### 3.9 Mould Contamination

A visual inspection to note the extent of surface mould growth and water-damaged building materials was completed within the assessed areas. No sampling for mould spore concentration, or destructive testing to identify concealed mould growth or water damage, was completed. Surface discolouration, material degradation, or suspect mould growth were noted.

### 3.10 Polychlorinated Biphenyls

A visual inspection for polychlorinated biphenyls (PCBs) was completed on a select number of accessible fluorescent light ballasts present within the assessed areas. If available, information was collected from the ballasts' label and compared to the information in the Environment Canada Document, *"PCB Identification of Lamp Ballasts Containing PCBs"*, dated August 1991. It is important to note that due to safety precautions, the light fixtures were not opened to obtain the manufacturer's details as the fixtures were not de-energized. If visual confirmation of PCB content within the ballast could not be made, it was assumed that light fixtures in areas constructed before 1980 and did not have T8 style fluorescent light fixtures are PCB-containing until proven otherwise.

Information from electrical equipment, transformers specifically, was limited to the exterior labels, or nameplates, a review of maintenance records, and the age of the building to determine PCB content. No dielectric fluids were collected at the time of the assessment.

Caulking and sealants were not sampled or analyzed for PCB content. It should be assumed that if the material was installed before 1980, it contains PCBs until proven otherwise.

Dry-type transformers and fluorescent light ballasts with T8 style lights are presumed to be free of PCBs.

### 3.11 Inaccessible Locations

At the time of the survey the following locations were inaccessible:

1. N/A

## 4.0 Existing Reports and Drawings

The following reports were provided to Parasol and the information presented within these reports was utilized in the preparation of this report.

1. Detailed Asbestos-Containing Building Materials Survey Report, February 2016-Maple Environmental Inc. (Maple Project No.15343)
2. Limited Designated Substance Survey Report - Parasol Environmental Inc., April 25, 2022 (Parasol Project No: 13032)

Detailed drawings were provided by the client and can be found in Appendix B.

## 5.0 Findings

The results of the visual identification and the bulk sampling completed during the duration of the survey are summarized below. The materials are divided into typical building material applications. The Laboratory Certificate of Analysis for the bulk samples collected while on site are presented in Appendix A.

### 5.1 Building Information

A summary of pertinent building details specific to the surveyed area is provided in the table below. Information is based on onsite observations, and interviews conducted as well as the provided prior reports.

Building Element	Details
Date of Construction & Additions	Original Building-1956, Building Additions-1965, 1980, 2007, 2024
Number of Floors	1 plus Upper Mechanical Room
Total Area	40,597 SF
Roof Type	Built-up, Modified Bitumen

Building Element	Details
Floors	Vinyl Floor Tiles, Terrazzo
Walls	Masonry Block, Drywall, Tectum Panels
Ceilings	Lay-in Ceiling Tiles, Drywall
HVAC	Forced Air
Structure	Steel, Wood
Exterior Cladding	Brick, Stucco, Texture Finish

The following section summarizes the findings of the assessment and provides a general description of the hazardous materials identified and their locations.

## 5.2 Asbestos

### 5.2.1 Building Materials Not Observed

At the time of the survey, the following building materials, which are known to historically contain asbestos were not observed and therefore are not discussed further within the report.

1. Sprayed Fireproofing
2. Texture Coat Finishes
3. Plaster Finishes
4. Vermiculite
5. Vinyl Sheet Flooring
6. Caulking

### 5.2.2 Acoustic Ceiling Tiles

The following acoustic ceiling tiles were observed to be present at the time of the survey:

Tile Number	Sample Number	Description	Locations	Asbestos Content	Notes
AT-01	S02A-C	2'x4' Pinholes and Widthwise Fissures	115, 116, 117, 118	ND	-
AT-02	NA	2'x4' Pinholes and Random Flecks	115, 117	NA	Date Stamped (09/08/2009) non-ACM Replacement Tile
AT-03	NA	2'x4' Dense Pinholes and Sparse Widthwise Fissures	117	NA	Date Stamped (03/28/1998) non-ACM Replacement Tile
AT-04	NA	2'x4' Pinholes and Random Spots	156	NA	Date Stamped (09/10/2007) non-ACM

ND= None Detected, NA= Not Applicable, CH= Chrysotile Asbestos, AM= Amosite Asbestos

### 5.2.3 Drywall Finishes

Drywall with joint compound applied to gypsum board was observed within the 1980 Building Addition Survey Area as a bulkhead finish. Analysis of Sample Set S04A-C determined that the samples do not contain asbestos.

### 5.2.4 Insulations

Non-asbestos-containing insulations were observed to be present on mechanical systems throughout the surveyed area.

#### 5.2.4.1 Fitting Insulation

Fitting insulation present within the surveyed area was observed to be fibreglass; a material not suspected to contain asbestos.

#### 5.2.4.2 Straight Insulation

Cellulose insulation was observed to be present on the pipe straights within the surveyed area and is limited to Location #156-Corridor. Previous sampling (13032 S04A-C) determined that the material does not contain asbestos.

The remaining pipe straight insulation present within the surveyed area was observed to be fibreglass; a material not suspected to contain asbestos.

#### 5.2.4.3 Duct Insulation

Ducts present within the surveyed area were observed to be externally insulated with fibreglass; a building material not suspected to contain asbestos, or were not insulated.

#### 5.2.4.4 Mechanical Equipment Insulation

Mechanical equipment (air handling units) within the surveyed area was observed to not be externally insulated.

### 5.2.5 Vermiculite

No loose-fill vermiculite was observed to be present within the surveyed area at the time of the assessment. However, as the survey was non-destructive, loose-fill vermiculite may be present within the voids of the masonry blocks, which is a historical application of vermiculite. Precaution should be taken if the masonry block is to be disturbed.

### 5.2.6 Vinyl Floor Tiles

The following vinyl floor tiles were observed to be present at the time of the survey:

Tile Number	Sample Number	Description	Locations	Asbestos Content	Notes
VFT-01	S01A-C	12"x12" Light Blue with White and Dark Blue Chunks	115, 116, 117, 118	ND	-
		Black Mastic		ND	
VFT-02	NA	12"x12" Light Grey with White and Dark Chunks	117	NA	Recently Installed. Non-ACM. Replacement Tile

ND= None Detected, NA= Not Applicable, CH= Chrysotile Asbestos, AM= Amosite Asbestos

### 5.2.7 Transite Cement Products

Transite cement products were observed to be present in the form of piping (rainwater leader) and is limited within the drywall pipe chase in Location #118-Prep Room.

No samples of the transite cement products were collected as sampling could disrupt the integrity of the material. Transite cement products typically contain Chrysotile or Amosite asbestos of varying percents. Visual identification is typically reliable for identifying transite cement products; however, a non-asbestos-containing equivalent of transite cement products is manufactured. Transite piping was observed in GOOD condition at the time of the assessment.

#### 5.2.8 Other

##### 1956-Original Building Survey Area

- Mortar associated with masonry block finishes was observed throughout the 1956 Original Building Survey Area. Analysis of Sample Set S06A-E determined that the samples do not contain asbestos.
- Epoxy floor finish was observed within Location #156-Corridor. Analysis of Sample Set S07A-C determined that the samples do not contain asbestos.

##### 1980-Building Addition Survey Area

- Mortar associated with masonry block finishes was observed throughout the 1980 Building Addition Survey Area. Analysis of Sample Set S03A-E determined that the samples do not contain asbestos.
- White sink coating was observed within the 1980 Building Addition Survey Area. The material is applied to the sink basins. Analysis of Sample Set S05A-C determined that the samples do not contain asbestos.
- Tectum wall panels were observed to be present within the survey area and limited to Location #117-Music Room. No samples of the material were collected, as the tectum panels are not suspected to contain asbestos.

#### 5.3 Benzene

No products suspected of containing benzene were identified within the surveyed area.

#### 5.4 Lead

Results of the lead in paint chips and/or masonry mortar are presented in the table below. The Certificate of Analysis is attached in Appendix A.

Sample No	Sample Location	Description	Substrate	Result	Lead Class	Condition
Pb-01	115-Art Room	Mortar	Masonry Block	<40 mg/Kg	Low-Level Lead	GOOD
Pb-02	116-Science Room	White Paint	Walls	<0.0080%	Low-Level Lead	GOOD
Pb-03	117-Music Room	Cream Paint	Walls	<0.0080%	Low-Level Lead	GOOD
Pb-04	156-Corridor	Mortar	Masonry Block	<40 mg/Kg	Low-Level Lead	GOOD
Pb-05	156-Corridor	Light Grey Paint	Walls	<0.0080%	Low-Level Lead	GOOD

As noted in the EACC guidelines, results above 0.1% are considered elevated and specific procedures apply to the removal or disturbance of these materials.

The following building materials were observed to be present within the assessed area and are suspected to contain lead:

1. Batteries in Emergency Lighting
2. Solder on pipe fittings

#### 5.5 Mercury

##### 5.5.1 Lamps

Mercury vapour is presumed to be present within all fluorescent light tubes.

##### 5.5.2 Devices and Equipment

Liquid mercury was observed to be present within the thermostatic switches within the surveyed area.

It is important to note that equipment present within the assessed area was not dismantled to verify the presence or absence of mercury within. As such, concealed mercury-containing devices may be present that are not noted within this report. Caution should be taken when dismantling this equipment as mercury-containing components should be assumed to be present.

#### 5.6 Silica

The following building materials were observed to be present within the assessed area and are presumed to contain crystalline silica:

1. Masonry and mortar
2. Concrete (poured or pre-cast)

#### 5.7 PCBs

##### 5.7.1 Light Fixtures

Light fixtures observed within the surveyed area were observed to contain T8 lights, which contain electronic ballast and do not contain PCBs.

##### 5.7.2 Transformers

Transformers were not observed to be present within the surveyed area.

#### 5.8 Mould

No obvious visible mould growth and water damage were observed to be present within the surveyed area.

## 6.0 Conclusions and Recommendations

Based on the results of the bulk sampling and visual identification, the following Designated Substances and Hazardous Materials are known and/or assumed to be present within the surveyed area:

1. Asbestos
2. Lead
3. Mercury
4. Silica
5. PCBs

Parasol proposes the following recommendations:

#### 6.1 General Recommendations

##### 6.1.1 Asbestos

Based on the results of the bulk sampling and visual identification, the following asbestos-containing building materials were identified:

1. Transite Cement Products (Piping)

Due to the presence of asbestos-containing materials within the building, the Asbestos Management Program must be updated and maintained for the building.

Perform a reassessment survey of asbestos-containing materials on an annual basis (minimum requirement).

Before any renovation activities, perform an intrusive investigation for concealed asbestos-containing materials and sample building materials that were not previously tested and may be disturbed as part of the renovation.

Before completing any renovation or alteration, all asbestos-containing material that may be disturbed as part of the project should be removed following Ontario Regulation 278/05.

#### 6.1.2 Asbestos Abatement Procedures

The removal of non-friable asbestos-containing material (transite cement piping) is to be completed using Type 1 asbestos abatement procedures provided that the material is wetted and non-powered hand tools are used. If power tools are required that are not equipped with a HEPA attachment, then Type 3 asbestos abatement procedures apply.

#### 6.1.3 Lead

Based on the results of the bulk sampling and the visual identification, low-level lead concentrations (less than or equal to 0.1% lead by weight (1000 µg/g or 1000 mg/kg or 1000 ppm lead)) were found to be present in the following building materials: white paint, cream paint, light grey paint and masonry block mortar.

Low-level lead guidelines only apply if they meet the following criteria:

1. The paint and substrate are not disturbed in an aggressive manner (grinding, cutting or blasting) or not heated where fumes are produced (welding or torching),
2. Dust control and suppression procedures are utilized so that the TWA (10 mg/m<sup>3</sup>) for particulates not otherwise specified (PNOS) is not exceeded and airborne lead concentrations are kept below 0.05 mg/m<sup>3</sup>, and,
3. Washing facilities are available for workers to wash hands and faces.

Removal or disturbance of paints and brick mortar is to follow the procedures outlined in the EACC document *“Lead Guideline for Construction, Renovation, Maintenance or Repair”*, October 2014.

#### 6.1.4 Mercury

Mercury vapour is present within fluorescent lights.

When removing the fluorescent lights, the materials are to be handled carefully to ensure they are kept sealed and intact, which will prevent direct skin contact and the inhalation of mercury vapour. Mercury is to be disposed of per Ontario Regulation 347 if greater than five kilograms (5 kg) is produced within a month.

#### 6.1.5 Silica

Crystalline silica is suspected to be present within the masonry and mortar, and concrete (poured or pre-cast) within the assessed area.

The removal or disturbance of material suspected to contain crystalline silica should follow procedures outlined in the MOL document *“Guideline - Silica on Construction Projects”*, dated September 2004.

#### 6.1.6 PCBs

The light fixtures observed at the time of the assessment contain T8 lights, which are known to contain non-PCB electronic ballasts.

If the fluorescent light fixtures are to be disturbed as part of the project, they should be disassembled and the information on the ballast compared to the Environment Canada Document, *“PCB Identification of Lamp Ballasts Containing PCBs”* dated August 1991. If the ballast does not contain a label that states “PCB Free” or the serial code that does not identify it as “PCB Free” then the ballast should be presumed to contain PCBs and disposed of accordingly.

#### 6.1.7 Mould

No visible mould growth or water-damaged building materials were observed within the assessed area. If mould growth is discovered as part of the renovation project, then the material should be removed following the Environmental Abatement Council of Canada (EACC) *"Mould Abatement Guidelines - Edition 3"*, dated 2015. Further, a qualified Health and Safety professional should be consulted to inspect and verify the proper removal of the building materials.

### 7.0 Statement of Limitations

The information and recommendations detailed in this report were carried out by trained professional and technical staff following generally accepted engineering and scientific work practices and procedures. Recommendations provided in this report have been generated in accordance with accepted industry guidelines and practices. These guidelines and practices are considered acceptable as of the date of this report.

During the preparation of this report, Parasol relied on information provided by the client, which includes reports and test results prepared by other consultants, the history and use of the site supplied by on-site personnel, and testing services provided by independent laboratories. Parasol has not made any independent verification of the provided information.

The collection of samples at the location noted was consistent with the scope of work agreed upon with the person or entity to whom this report is addressed and the information obtained concerning prior site investigations. As conditions between samples may vary, the potential remains for the presence of unknown additional contaminants for which there were no known indicators.

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

Please contact the undersigned regarding the information presented within this report.

Sincerely,



Brad Panzer, Senior Project Manager  
Parasol Environmental Inc.

Appendix A  
Laboratory Certificate of Analysis



# Laboratory Analysis Report

To:

**Brad Panzer**  
Parasol Environmental  
125–1860 Appleby Line, Unit #14  
Burlington, Ontario  
L7L 7H7

**EMC LAB REPORT NUMBER:** A114450

**Job/Project Name:** Vaughn Willard P.S.

**Analysis Method:** Polarized Light Microscopy – EPA 600

**Date Received:** Jan 24/25

**Date Analyzed:** Jan 31/25

**Analyst:** Rahul Patel

**Reviewed By:** Malgorzata Sybydlo

**Job No:** 13274

**Number of Samples:** 25

**Date Reported:** Jan 31/25

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-01A	A114450-1	VFT-01/ 115 – art room	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	ND		1	100
S-01B	A114450-2	VFT-01/ 116 – science	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	ND		1	100
S-01C	A114450-3	VFT-01/ 117 – music room	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	ND		1	100
S-02A	A114450-4	AT-01/ 115 – art room	Grey, ceiling tile	ND		75	25
S-02B	A114450-5	AT-01/ 116 – science	Grey, ceiling tile	ND		75	25
S-02C	A114450-6	AT-01/ 117 – music room	Grey, ceiling tile	ND		75	25
S-03A	A114450-7	Masonry block mortar/ 115 – art room	Grey, cementitious material	ND			100
S-03B	A114450-8	Masonry block mortar/ 115 – art room	Grey, cementitious material	ND			100
S-03C	A114450-9	Masonry block mortar/ 116 – science	Grey, cementitious material	ND			100
S-03D	A114450-10	Masonry block mortar/ 117 – music room	Grey, cementitious material	ND			100
S-03E	A114450-11	Masonry block mortar/ 117 – music room	Grey, cementitious material	ND			100

**EMC LAB REPORT NUMBER:** A114450

**Client's Job/Project Name/No.:** 13274

**Analyst:** Rahul Patel

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-04A	A114450-12	DJC/ 118 – prep room	Off white, joint compound	ND			100
S-04B	A114450-13	DJC/ 118 – prep room	Off white, joint compound	ND			100
S-04C	A114450-14	DJC/ 115 – art room	White, joint compound	ND			100
S-05A	A114450-15	Sink coating/ 115 – art room	Off white, cementitious material	ND			100
S-05B	A114450-16	Sink coating/ 115 – art room	Off white, cementitious material	ND			100
S-05C	A114450-17	Sink coating/ 116 – science	Off white, cementitious material	ND			100
S-06A	A114450-18	Masonry block mortar/ 156 – corridor	Grey, cementitious material	ND			100
S-06B	A114450-19	Masonry block mortar/ 156 – corridor	Grey, cementitious material	ND			100
S-06C	A114450-20	Masonry block mortar/ 156 – corridor	Grey, cementitious material	ND			100
S-06D	A114450-21	Masonry block mortar/ 156 – corridor	Grey, cementitious material	ND			100
S-06E	A114450-22	Masonry block mortar/ 156 – corridor	Grey, cementitious material	ND			100
S-07A	A114450-23	Epoxy floor coating/ 156 – corridor	Grey, vinyl flooring	ND			100
S-07B	A114450-24	Epoxy floor coating/ 156 – corridor	Grey, vinyl flooring	ND			100
S-07C	A114450-25	Epoxy floor coating/ 156 – corridor	Grey, vinyl flooring	ND			100

**Note:**

1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).

**EMC Scientific Inc.** 5800 Ambler Drive • Suite 100 • Mississauga • Ontario • L4W 4J4 • T. 905 629 9247 • F. 905 629 2607

EMC Scientific Inc. is Accredited by NVLAP (NVLAP Code 201020-0) for Bulk Asbestos Analysis

**EMC LAB REPORT NUMBER:** A114450

**Client's Job/Project Name/No.:** 13274

**Analyst:** Rahul Patel

3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.
5. Vinyl floor tiles may contain very fine asbestos fibres which the PLM method cannot detect. TEM analysis may be necessary to confirm the absence of asbestos.

**EMSL Canada Inc.**

2756 Slough Street, Mississauga, ON L4T 1G3

Phone/Fax: (289) 997-4602 / (289) 997-4607

<http://www.EMSL.com>[torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Or 552501541

CustomerID: 55PAEN75

CustomerPO: 13274

ProjectID:

Attn: **Brad Panzer**  
**Parasol Environmental Inc.**  
**125-1860 Appleby Line**  
**Unit 14**  
**Burlington, ON L7L 7H7**

Phone: (416) 579-1284  
Fax:  
Received: 1/24/2025 04:30 PM  
Collected: 1/24/2025

Project: **Vaughan Willard P.S. / 13274****Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)\***

<i>Client Sample</i>	<i>Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight</i>	<i>RDL</i>	<i>Lead Concentration</i>
Pb-02 552501541-0002		1/24/2025	1/28/2025 Site: 116 - Science / White Paint	0.2525 g	0.0080 % wt	<0.0080 % wt
Pb-03 552501541-0003		1/24/2025	1/28/2025 Site: 117 - Music Room / Cream Paint	0.2504 g	0.0080 % wt	<0.0080 % wt
Pb-05 552501541-0005		1/24/2025	1/28/2025 Site: 156 - Corridor / Light Grey Paint	0.2510 g	0.0080 % wt	<0.0080 % wt

Rowena Fanto, Lead Supervisor  
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

\* Analysis following Lead in Paint by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 0.008% wt based on the minimum sample weight per our SOP. "<" (less than) result signifies the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON AIHA LAP, LLC-ELLAP Accredited #196142

Initial report from 01/31/2025 10:53:17

**EMSL Canada Inc.**

2756 Slough Street, Mississauga, ON L4T 1G3

Phone/Fax: (289) 997-4602 / (289) 997-4607

<http://www.EMSL.com>[torontolab@emsl.com](mailto:torontolab@emsl.com)

EMSL Canada Or 552501541

CustomerID: 55PAEN75

CustomerPO: 13274

ProjectID:

Attn: **Brad Panzer**  
**Parasol Environmental Inc.**  
**125-1860 Appleby Line**  
**Unit 14**  
**Burlington, ON L7L 7H7**

Phone: (416) 579-1284  
Fax:  
Received: 1/24/2025 04:30 PM  
Collected: 1/24/2025

Project: **Vaughan Willard P.S. / 13274****Test Report: Lead by Flame AAS (SW 846 3050B/7000B)\***

<i>Client Sample Description</i>	<i>Collected</i>	<i>Analyzed</i>	<i>Weight (g)</i>	<i>RDL</i>	<i>Lead Concentration</i>
Pb-01 552501541-0001	1/24/2025 Site: 115 - Art Room. / Masonry Block Mortar	1/28/2025	0.5049 g	40 mg/Kg	<40 mg/Kg
Pb-04 552501541-0004	1/24/2025 Site: 156 - Corridor / Masonry Block Mortar	1/28/2025	0.5035 g	40 mg/Kg	<40 mg/Kg

Rowena Fanto, Lead Supervisor  
or other approved signatory

EMSL maintains liability limited to cost of analysis. Interpretation and use of test results are the responsibility of the client. This report relates only to the samples reported above, and may not be reproduced, except in full, without written approval by EMSL. EMSL bears no responsibility for sample collection activities or analytical method limitations. The report reflects the samples as received. Results are generated from the field sampling data (sampling volumes and areas, locations, etc.) provided by the client on the Chain of Custody. Samples are within quality control criteria and met method specifications unless otherwise noted.

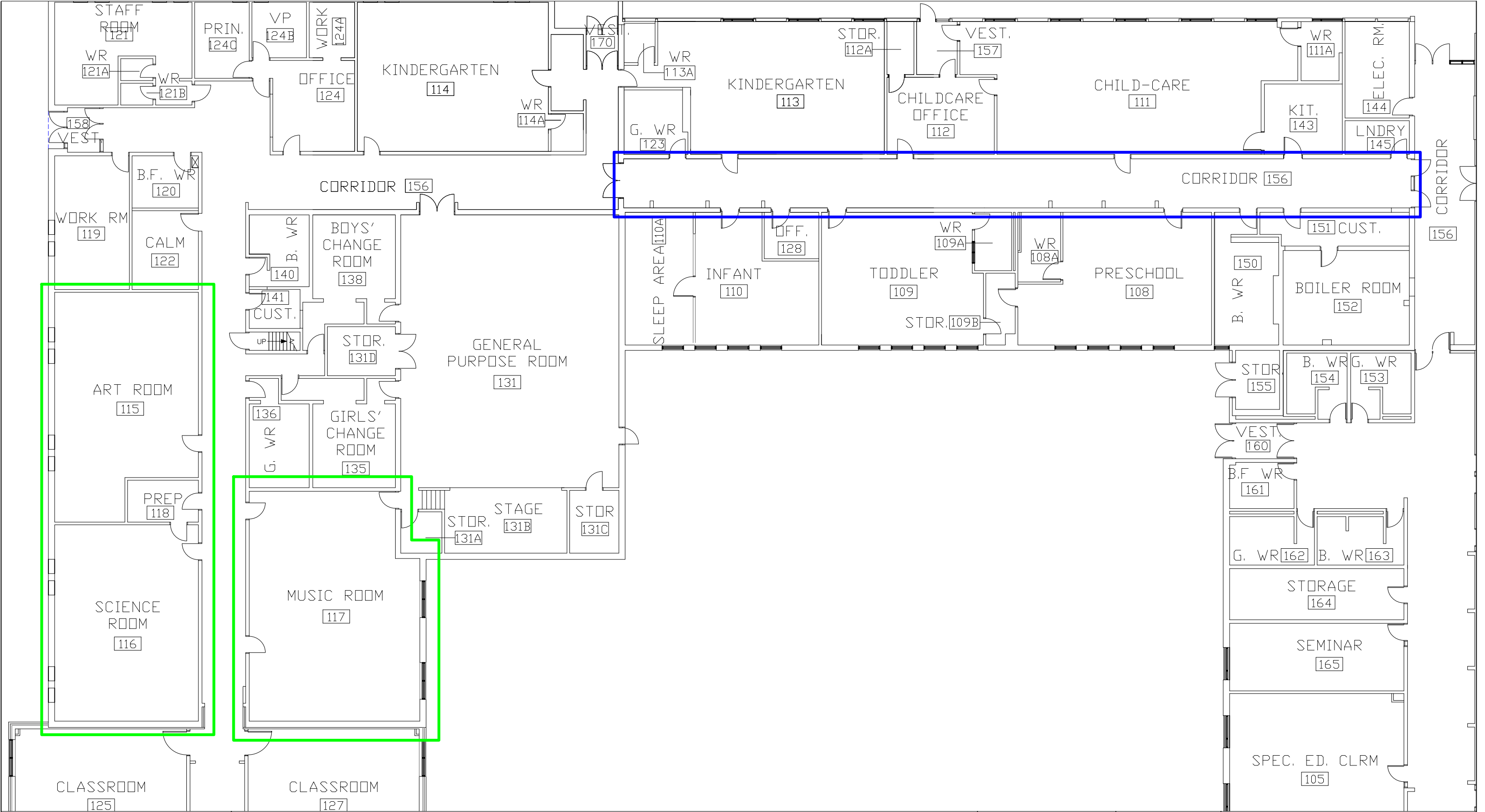
\* Analysis following Lead in Soil/Solids by EMSL SOP/Determination of Environmental Lead by FLAA. Reporting limit is 40 mg/kg based on the minimum sample weight per our SOP. Unless noted, results in this report are not blank corrected. "<" (less than) result signifies that the analyte was not detected at or above the reporting limit. Measurement of uncertainty is available upon request. Definitions of modifications are available upon request.

Samples analyzed by EMSL Canada Inc. Mississauga, ON

Initial report from 01/31/2025 10:53:17

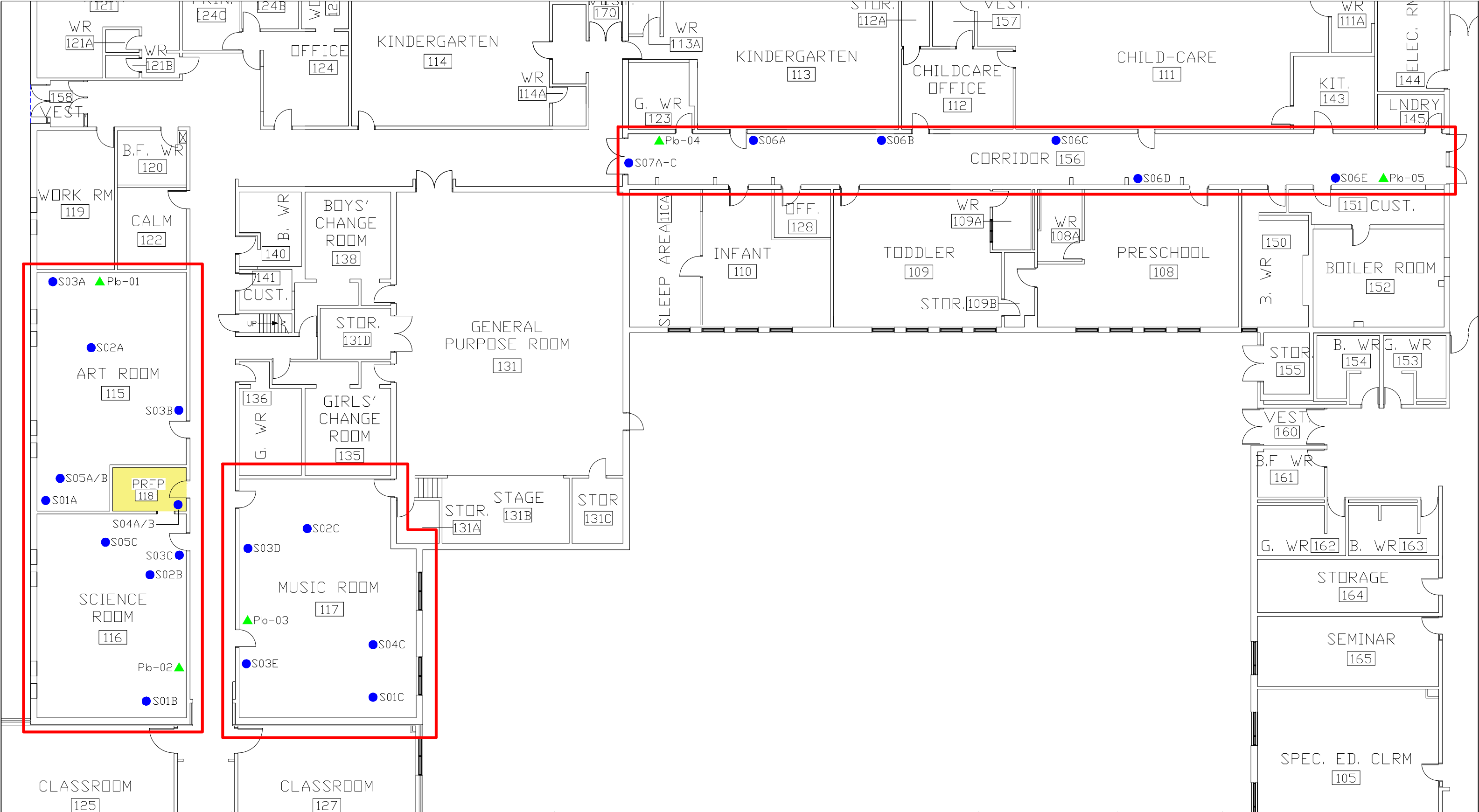
## Appendix B












### Site Drawing



TITLE		LEGEND		DRAWING NO	DRAWN BY:
Limited Designated Substance Survey First Floor Plan-Building Vintages		<div></div> <div>1956 ORIGINAL BUILDING SURVEY AREA</div> <div></div> <div>1980 BUILDING ADDITION SURVEY AREA</div>		DSR-01	B. PANZER
CLIENT				SCALE	PARASOL PROJECT NO
Durham District School Board				NTS	13274
LOCATION				DATE	<div></div>
Vaughan Willard Public School 1911 Dixie Road North Pickering, Ontario			February 3, 2025		

**Parasol** Environmental Inc.



TITLE		LEGEND		CONFIRMED & SUSPECTED ACM		DRAWING NO		DRAWN BY:		
Limited Designated Substance Survey First Floor Plan		<div><div></div><div></div><div></div><div></div></div>	<div><div></div><div>TRANSITE CEMENT (PIPING)</div></div>		DSR-02		B. PANZER			
SCALE					PARASOL PROJECT NO					
NTS					13274					
DATE										
February 3, 2025										
CLIENT		<div><div></div><div>ASBESTOS SAMPLE LOCATION</div></div> <div><div></div><div>LEAD SAMPLE LOCATION</div></div> <div><div></div><div>SURVEY AREA</div></div>		<div><div></div><div>TRANSITE CEMENT (PIPING)</div></div>						
Durham District School Board										
LOCATION										
Vaughan Willard Public School 1911 Dixie Road North Pickering, Ontario										