S2S Environmental Inc.

Designated Substances Survey

St. Mary Catholic Elementary School

35 Centre Street, Campbellford, Ontario

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

Attn: Mr. Rod Mein

Prepared by:
S2S Environmental Inc.

S2S PN: 13140.01

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1099 Kingston Road, Suite 260, Pickering, Ontario, Canada, L1V 1B5
Telephone: (416) 410-4333
Facsimile: (416) 410-4088
www.s2se.com

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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 St. Mary Catholic Elementary School located at 35 Centre Street in Campbellford, 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.

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 vermiculite, visible suspect mould growth, PCBs, and ozone depleting substances (ODSs).

Date of Inspection:		December 30, 2025
S2S Site Assessors:		Mr. David Barre and Ms. Kailey Russill
Property Use:		School
Description of Subject Building:		Stand-alone, multi-story purpose-built school building
Construction Date:		Reportedly 1956 with renovations in 1965 and 1979
Subject Building Footprint Area:		Approximately 2,098 m^2 (22,587 ft^2)
Interior Finishes	Walls:	Drywall, plaster and concrete block
	Ceilings:	Lay-in acoustic ceiling tiles and concrete ceiling
	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);
- Vermiculite investigation into concrete block walls (utilizing drills and borescopes where necessary as well as repairing any drill sites and holes);
- 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 Substances Survey - #120 St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by WSP, dated September, 2016;
- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated November 20, 2017;
- "Type 1 and 3 Asbestos Abatement and Air Sampling Program – selected Classrooms St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, Ontario" report, prepared by S2S, dated September 24, 2018;
- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated October 12, 2018;
- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated October 11, 2019;
- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated June 18, 2020;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated September 27, 2021;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated October 24, 2022;
- "Designated Substances Survey – Project Specific Areas – St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated March 2, 2023;

- "Annual Asbestos Containing Materials and Designated Substances Inspection – St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated October 6, 2023;
- "Annual Asbestos Containing Materials and Designated Substances Inspection – St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated September 13, 2024; and
- "Annual Asbestos Containing Materials and Designated Substances Inspection – St. Mary Catholic Elementary School – 35 Centre Street, Campbellford, ON" report, prepared by S2S, dated August 29, 2025.

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. Kailey Russill of S2S on December 30, 2025. 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.

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, 2, 3 and 4. 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. An asbestos inspection summary table is included in Appendix D. Historic bulk asbestos and lead sampling locations and results are included in Appendix E.

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
1956 1965 1979	• Components or wiring within motors or lights; • High voltage wiring; • Mechanical packing, ropes and gaskets; • Fire-door cores; • Underground services or piping;

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

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 drywall, plaster, baseboards, columns or bulkheads; and
- Within enclosed pipe chases.

5.0 RESULTS AND DISCUSSION

5.1 Designated Substances Survey

To supplement previous survey findings, a total of 32 representative suspect asbestos bulk samples (including layers) and 3 bulk samples of representative suspect lead containing paints were submitted to Paracel Laboratories Ltd. in Richmond Hill, 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
Asbestos	Grey Window Glaze was sampled from the interior windows dated from 1984 within the Subject Building (Sample Nos. 1984-GLZ-01a to 1984-GLZ-01c) and Sample No. 1984-GLZ-01b was identified to contain **6% Chrysotile** asbestos by laboratory analysis. Based on the result, all grey window glaze on interior windows dated from 1984 within the Subject Building should be considered asbestos containing. At the time of site visit, approximately 500 linear feet of the asbestos containing grey window glaze was observed to be in good condition.
	Plaster previously collected throughout the Subject Building was identified to contain **0.75% Chrysotile** asbestos by laboratory analysis (Jaques Whitford, 2008). Based on this homogenous grouping, all plaster finishes within 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 Subject Building except for 0.5 ft^2 observed to be in fair condition within Classroom 310A.
	Grey pipe fitting insulation (WSP, 2016) previously collected above ceiling within Staff room, Classrooms, and the Corridor was identified to contain **50% Chrysotile** asbestos by laboratory analysis. The visible pipe fitting insulation was removed in 2014 but additional insulation is suspected to be present in concealed spaces.
	Vinyl Floor Tile - 9"x9", beige/grey with light and dark streaks (WSP, 2016) previously collected within Classroom 310A were identified to contain **3.3% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 74.5 ft^2 of the asbestos containing beige/grey with light and dark streaks vinyl floor tiles were observed to be in good condition and 0.5 ft^2 was observed to be in fair condition.

Hazardous Material	Findings
	Vinyl Floor Tiles - 12"x12", off-white with dark streaks (WSP, 2016) previously collected within Classroom 310A were identified to contain **3.3% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 1,500 ft^2 of the asbestos containing off-white with dark streaks vinyl floor tiles were observed to be in good condition.
	Black floor tile mastic (WSP, 2016) previously collected within Classrooms 103, 203 310A, and 200 were identified to contain **2.1% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 1,500 ft^2 of the asbestos containing black floor tile mastic was observed to be in good condition and 1.5 ft^2 was observed to be in fair condition within Classroom 200.
	Vinyl Floor Tiles - 12"x12", dark green with white streaks (WSP, 2016) previously collected within the Office Washroom 219 were identified to contain **5.5% Chrysotile** asbestos by laboratory analysis. At the time of site visit approximately 50 ft^2 of the asbestos containing dark green with white streaks vinyl floor tiles were observed to be in good condition.
	Gold Sink Coating (S2S, 2019) previously collected within the kitchen 232 was identified to contain **8% Chrysotile** asbestos by laboratory analysis. At the time of site visit 4 sinks with asbestos containing Gold Sink Coatings were observed to be in good condition within Classrooms 102, 200, and 203.
	Refer to Appendix D for the S2S Annual ACMs Inspection Summary Table and Appendix E for the previous asbestos bulk sample locations and results.
	During the site visit, wall cavities were investigated throughout representative locations within the 1956, 1965, and 1979 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 determined that no evidence of vermiculite materials was observed or 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	Pale yellow paint (Sample No. LS-02) collected on the walls of Room 111 was identified to contain **28 ug/g lead** by dry weight and is therefore identified to be low-level lead containing. At the time of the current site visit, the low-level lead containing pale yellow paint was observed to be in good condition throughout the school.
	Brown paint (Sample No. LS-03) collected on the exterior concrete walls was identified to contain **3,950 ug/g lead** by dry weight and therefore identified to be lead containing. At the time of the current site visit, the lead containing brown paint was

Hazardous Material	Findings
	observed to be in good condition, except for approximately 50 ft^2 that was observed to be in poor condition on the exterior concrete walls.
	White paint (WSP, 2016) observed on the walls of the Subject Building was previously found to contain **0.0084% lead** by dry weight. At the time of the current site visit, the lead containing white paint was observed to be in good condition.
	Beige paint (WSP, 2016) observed on the walls of the Subject Building was previously found to contain **0.088% lead** by dry weight. At the time of the current site visit, the lead containing beige paint was observed to be in good condition.
	Light blue paint (WSP, 2016) observed on the doors and door frames of the Subject Building was previously found to contain **0.0095% lead** by dry weight. At the time of the current site visit, the lead containing light blue paint was observed to be in good condition.
	Grey paint (WSP, 2016) observed on the floor of the Custodian Room was previously found to contain **0.032% lead** by dry weight. At the time of the current site visit, the lead containing grey paint was observed to be in good condition.
	White paint (WSP, 2016) observed on the exterior trim of the Subject Building was previously found to contain **1.1% lead** by dry weight. At the time of the current site visit, the lead containing white paint was observed to be in good condition.
	Blue paint (S2S, 2023) observed on the doors and benches of the Subject Building was previously found to contain **2.8% lead** by dry weight. At the time of the current site visit, the lead containing blue paint was observed to be in good condition.
	White paint (S2S, 2023) observed on the concrete blocks of the Subject Building was previously found to contain **0.014% lead** by dry weight. At the time of the current site visit, the lead containing white paint was observed to be in good condition.
	Beige paint (S2S, 2023) observed above ceiling tiles of the Subject Building was previously found to contain **0.015% lead** by dry weight. At the time of the current site visit, the lead containing beige paint was observed to be in good condition.
	Refer to Appendix E for the previous lead bulk sample locations and results. 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, roof flashing, noise baffles, emergency lighting

Hazardous Material	Findings
	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 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 are presumed to be present in older air conditioning and refrigeration equipment utilizing R-22 or R-410A refrigerants that have been phased out as of 2010 and 2025, respectively. Halocarbons may also be present in fire extinguishers (pre-1995), if observed within the Subject Building.
Suspect Mould	No evidence of visual suspect mould growth was observed; however, apparent water staining was observed and is approximately quantified below: • 2 lay-in acoustic ceiling tiles in Kindergarten Room 100; • 4 lay-in acoustic ceiling tiles in Classroom 103; • 1 lay-in acoustic ceiling tile in Corridor 104; • 1 lay-in acoustic ceiling tile in Janitor Room 109; • 1 lay-in acoustic ceiling tile in Work Room 200; • 2 lay-in acoustic ceiling tiles in Classroom 203; • 1 lay-in acoustic ceiling tile in Ground Floor Storage Room 222; • 2 ft^2 of water damage on the drywall ceiling in the Room between Corridor 225 and Girls Washroom 223; • 1 lay-in acoustic ceiling tile in Classroom 303; and

Hazardous Material	Findings
	• 1 lay-in acoustic ceiling tile in Classroom 309. 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.

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:

Non-asbestos containing:

i. Grey Window Glaze (Sample Nos. 1969-GLZ-01a to 1969-GLZ-01c) on interior windows dated from 1969 within the Subject Building;

ii. Black Window Glaze (Sample Nos. GLZ-01a to GLZ-01c) on interior entrance door of the Subject Building;

iii. Grey caulking (Sample Nos. CLK-01a to CLK-01c) on interior windows of the Subject Building;

iv. Red caulking (Sample Nos. CLK-02a to CLK-02c) on mechanical equipment in the Boiler Room;

v. Drywall joint compound (Sample Nos. DJC-01a and DJC-01b) associated with the drywall finishes on wall and bulkhead within the corridor near Room 203. Additional drywall joint compound samples (S2S, 2023) previously collected in Room 214 (Girl's changeroom) are also considered in this sample set.

vi. Grey Mortar (Sample Nos. B-MOR-01a to B-MOR-01c) associated with the exterior brick walls throughout the Subject Building;

vii. Grey Mortar (Sample Nos. Ext-CBW-01a to Ext-CBW-01c) associated with the exterior concrete block walls throughout the Subject Building;

viii. Ceramic Tile Grout (Sample Nos. GRT-01a to GRT-01c) on walls within the Boy's Washroom;

ix. Floor Levelling Compound (Sample Nos. FLC-01a to FLC-01c) throughout the Subject Building; and

x. White Sink Coating (Sample Nos. SC-01a to SC-01c) in Room 227.

Non-lead containing:

i. Green paint (Sample No. LS-01) collected on the door frame within Room 103.

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:
    - Vinyl Floor Tile - 9"x9", beige/grey w/ light and dark streaks (if wetted down and using hand-held tools);
    - Vinyl Floor Tile - 12"x12", dark green w/ white streaks (if wetted down and using hand-held tools);
    - Grey window glaze; 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:
    - Pipe fitting insulation (Type 2 or Type 2 Glove Bag); and
    - Plaster (if an area less 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:
    - Vinyl Floor Tile - 12"x12", off-white w/ dark streaks (if wetted down and using

hand-held tools);
- Black floor tile mastic; 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 brown paint on the exterior concrete walls observed to be in 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 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) No evidence of visual suspect mould growth was observed on visually accessible building finishes within the Subject Building; however, apparent water staining was identified on lay-in acoustic ceiling tiles and drywall finishes within the Subject Building and are discussed further in Table 1. S2S recommends that the apparent water-stained acoustic ceiling tiles and drywall finishes be removed and replaced by trained maintenance staff and that the sources of all apparent water staining be investigated and repaired to prevent 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.

Prepared By:

David Barre, Env. Tech.
Project Scientist
dbarre@s2se.com

Reviewed By:

Marina Albuquerque, B.Eng.
Project Manager
malbuquerque@s2se.com

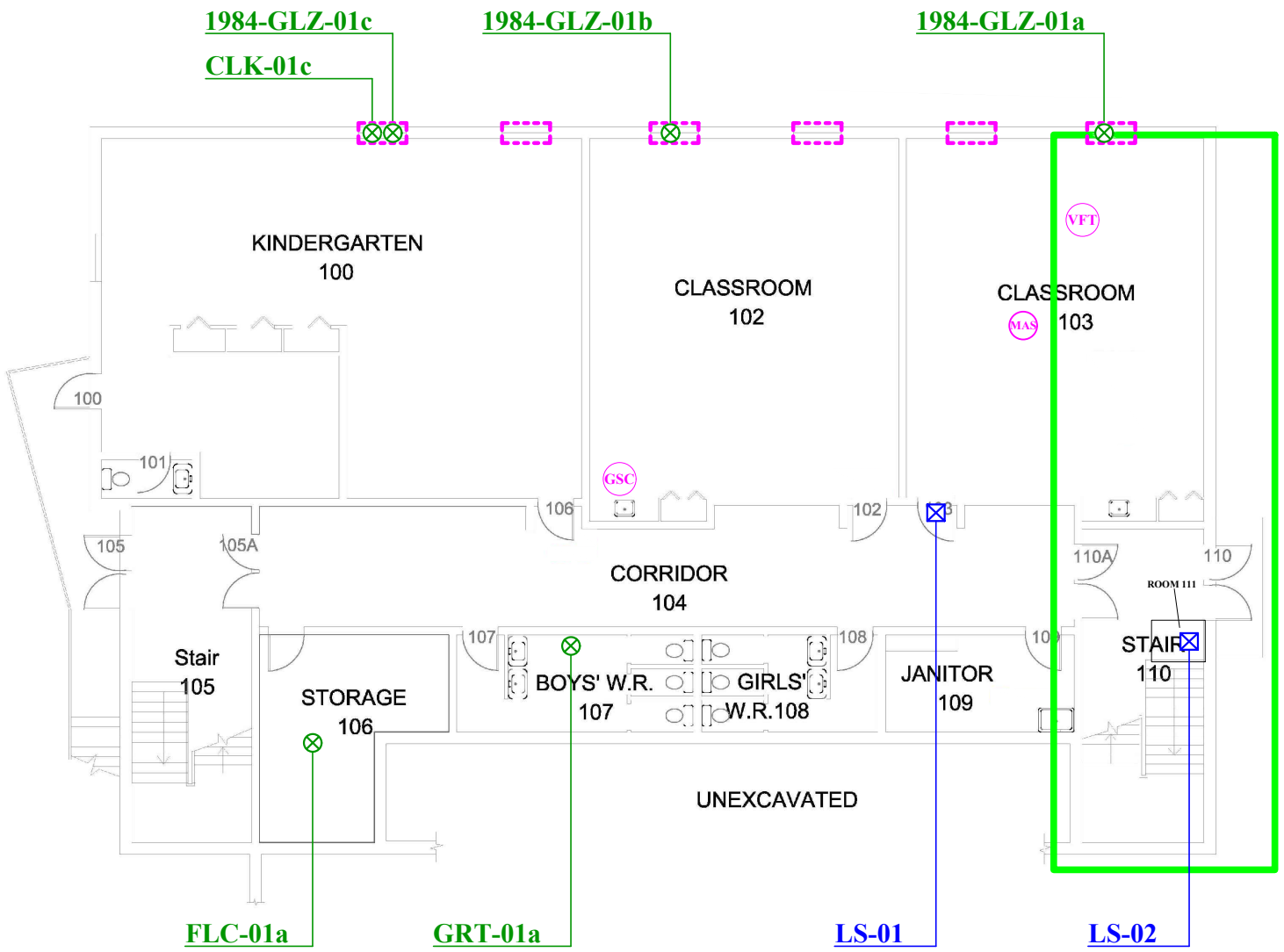
Approved By:

Kevin Moore, Hon. B.E.S.
Manager – Health, Safety & Compliance
kmoore@s2se.com

Distribution: (1 PDF Copy) Mr. Rod Mein (PVNCCDSB)

APPENDIX A

SITE DRAWINGS



TRUE N

S2S Environmental Inc.

LEGEND:

- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE
- WORK AREA

ASBESTOS CONTAINING MATERIALS:

- VFT — VINYL FLOOR TILES
- GSC — GOLD SINK COATING
- MAS — FLOOR MASTIC
- GREY WINDOW GLAZE

ALTHOUGH NOT SHOWN ON THE DRAWING, PLASTER FINISHES AND GREY PIPE FITTING INSULATION ARE IDENTIFIED TO BE ASBESTOS CONTAINING THROUGHOUT THE SCHOOL.

NOTE:

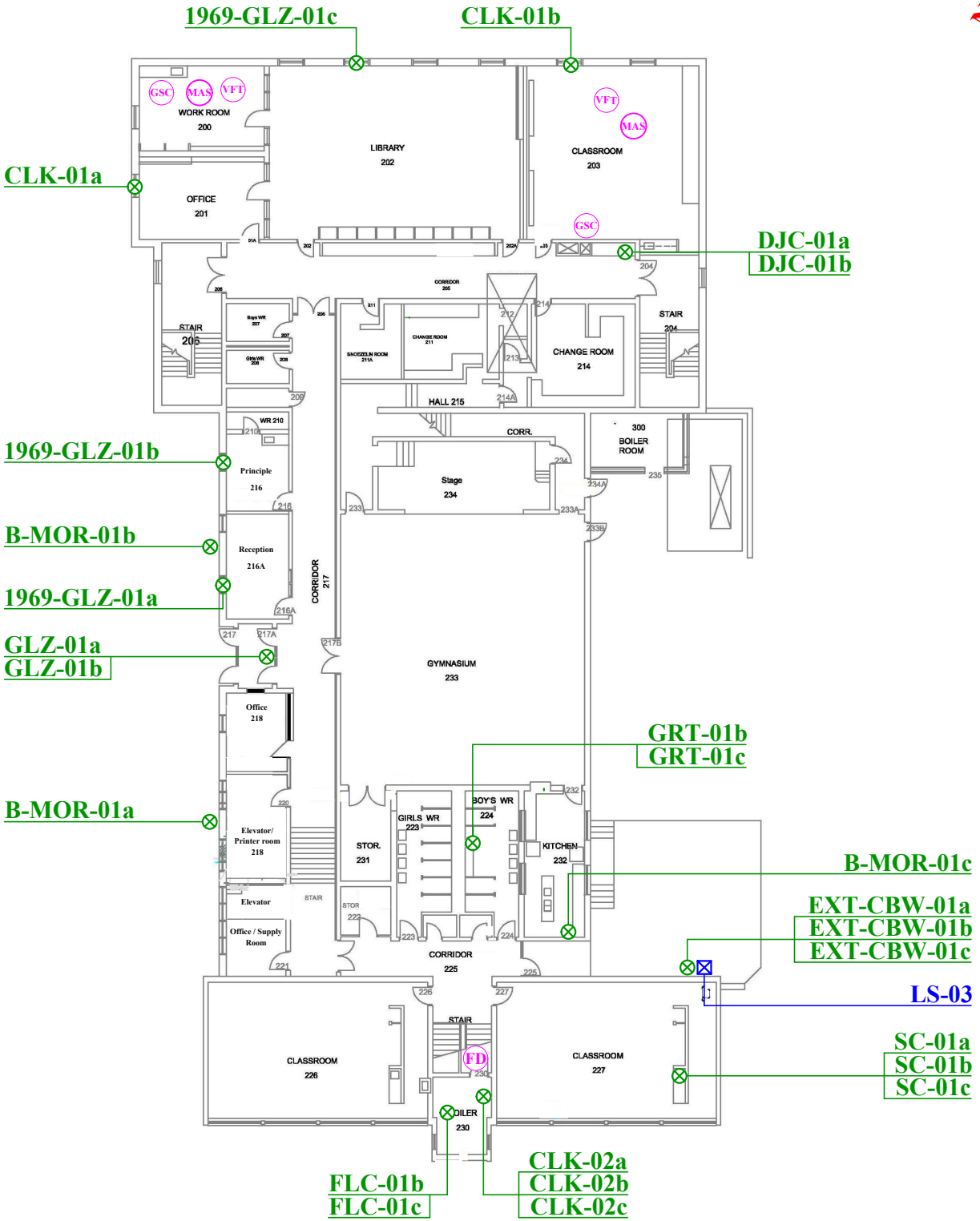
ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING.
REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.
LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION.
BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
35 CENTRE STREET
CAMPBELLFORD, ONTARIO

FLOOR/AREA:
BASEMENT

DATE:	PROJECT #:
JAN 6, 2025	13140.01
DRAWN BY: MR	**DRAWING #:** 1
SCALE: NOT TO SCALE	



ALTHOUGH NOT SHOWN ON THE DRAWING, PLASTER FINISHES AND GREY PIPE FITTING INSULATION ARE IDENTIFIED TO BE ASBESTOS CONTAINING THROUGHOUT THE SCHOOL.

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. 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.

S2S Environmental Inc.

LEGEND:

- ASBESTOS BULK SAMPLE
- LEAD BULK SAMPLE

ASBESTOS CONTAINING MATERIALS:

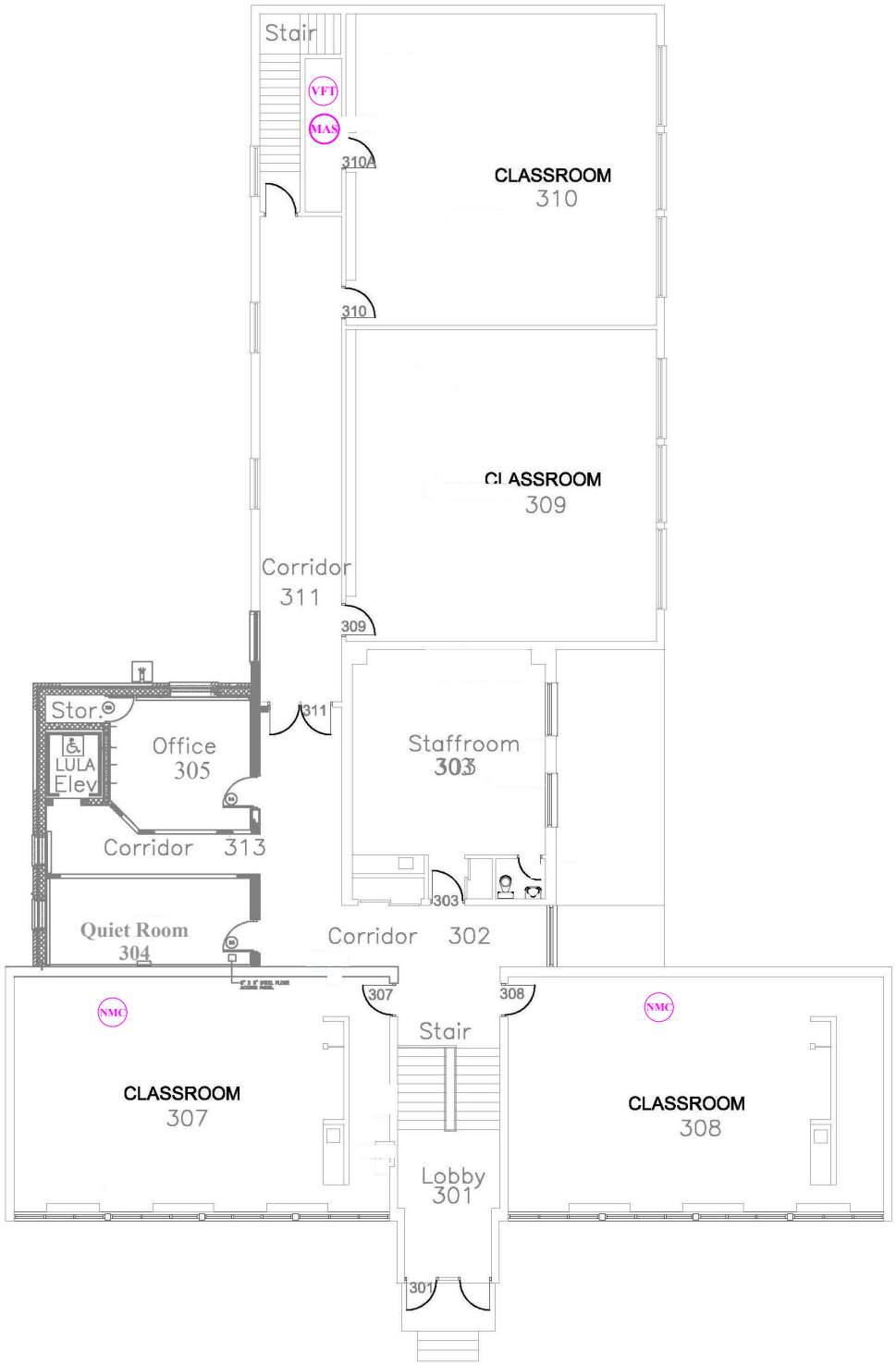
- VFT — VINYL FLOOR TILES
- GSC — GOLD SINK COATING
- MAS — FLOOR MASTIC

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
35 CENTRE STREET
CAMPBELLFORD, ONTARIO

FLOOR/AREA:
MAIN FLOOR

DATE:	PROJECT #:
JAN 6, 2025	13140.01
DRAWN BY: MR	**DRAWING #:** 2
SCALE: NOT TO SCALE	



TRUE

S2S Environmental Inc.

LEGEND:

ASBESTOS CONTAINING MATERIALS:

- VFT — VINYL FLOOR TILES
- GSC — GOLD SINK COATING
- MAS — FLOOR MASTIC

ALTHOUGH NOT SHOWN ON THE DRAWING, PLASTER FINISHES AND GREY PIPE FITTING INSULATION ARE IDENTIFIED TO BE ASBESTOS CONTAINING THROUGHOUT THE SCHOOL.

NOTE:

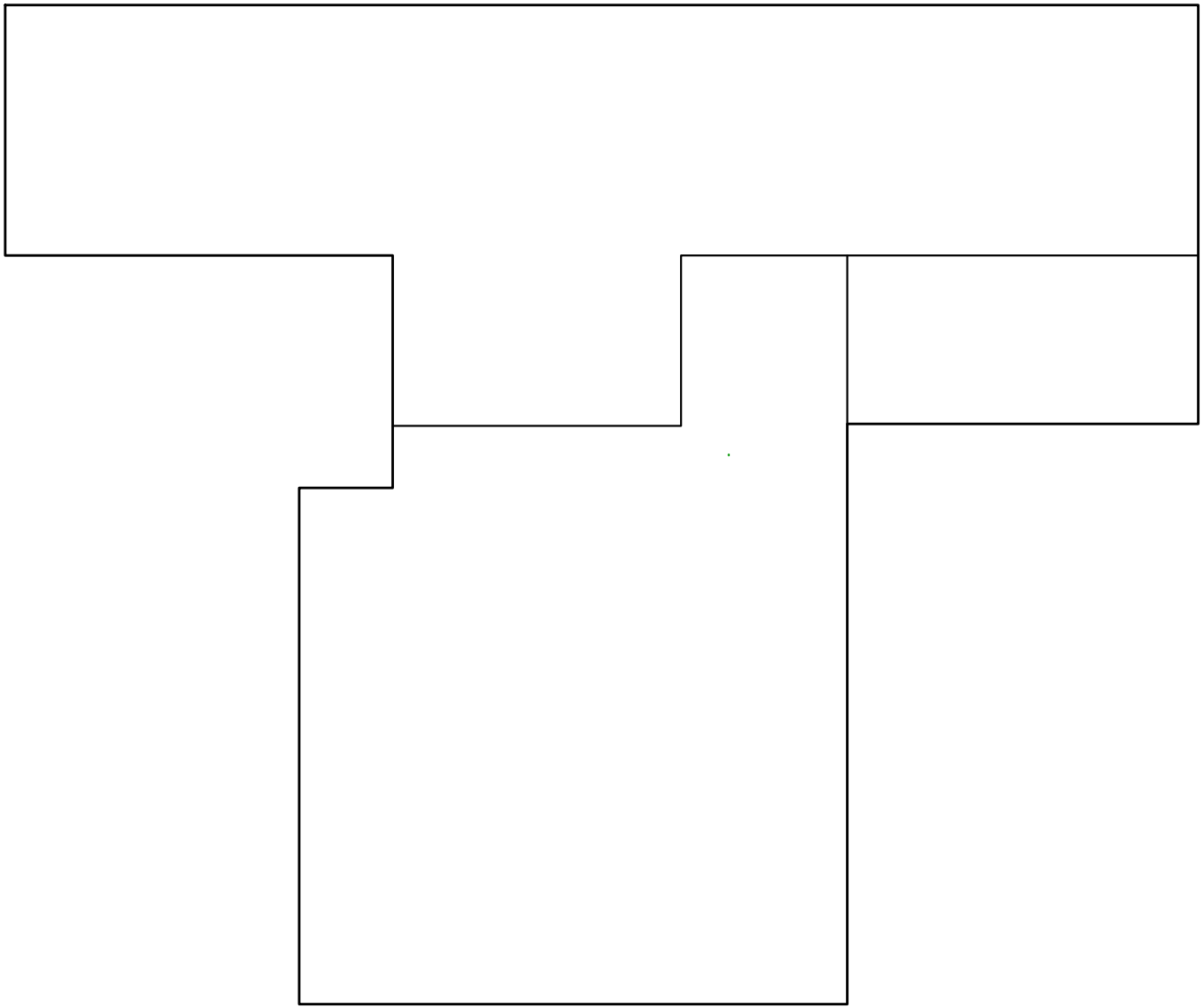
ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING.
REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION.
LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION.
BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
35 CENTRE STREET
CAMPBELLFORD, ONTARIO

FLOOR/AREA:
SECOND FLOOR

DATE:	PROJECT #:
JAN 6, 2025	13140.01
DRAWN BY: MR	**DRAWING #:** 3
SCALE: NOT TO SCALE	



S2S Environmental Inc.

LEGEND:

ALTHOUGH NOT SHOWN ON THE DRAWING, PLASTER FINISHES AND GREY PIPE FITTING INSULATION ARE IDENTIFIED TO BE ASBESTOS CONTAINING THROUGHOUT THE SCHOOL.

NOTE:

ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING.
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:
35 CENTRE STREET
CAMPBELLFORD, ONTARIO

FLOOR/AREA:
ROOF

DATE: JAN 6, 2025	**PROJECT #:** 13140.01
DRAWN BY: MR	**DRAWING #:** 4
SCALE: NOT TO SCALE	

APPENDIX B

SELECTED PHOTOGRAPHS

Photo 1: View of the non-asbestos containing white sink coating (see arrow) observed within Classroom 227.

Photo 2: View of the asbestos containing grey glaze (see arrow) observed to be in good condition on the interior windows dated from 1984.

Photo 3: View of the drywall finishes (see arrow) associated with non-asbestos containing drywall joint compound observed on the bulkhead in the corridor near Room 203.

Photo 4: View of the concrete block wall during the vermiculite investigation and drilling activities near Classroom 103. No vermiculite was noted to be present in the wall cavities.

Photo 7: View of the lead containing pale yellow paint (see arrow) observed in good condition on wall of Room 111.

Photo 8: View of the lead containing brown paint (see arrow) observed in poor condition on the exterior concrete walls of the Subject Building.

Photo 9: View of the asbestos-containing 12”x12” off-white with dark streaks vinyl floor tiles observed to be in good condition within Room 203.

Photo 10: View of asbestos containing gold sink coating (see arrow) observed to be in good condition within Room 203

APPENDIX C

LABORATORY CERTIFICATES OF ANALYSES

PARACEL LABORATORIES LTD.
TRUSTED. RESPONSIVE. RELIABLE.

351 Nash Road North, unit 9B
Hamilton, ON L8H 7P4
1-800-749-1947
www.paracellabs.com

Certificate of Analysis

S2S Environmental Inc.

1099 Kingston Rd., Suite 260
Pickering, ON L1V 1B5
Attn: Kailey Russill

Client PO: 13140-10
Project: St.Mary -35 Centre St 13140.01
Custody: 148495

Report Date: 9-Jan-2026
Order Date: 5-Jan-2026

Order #: 2602052

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

Paracel ID	Client ID
2602052-01	LS-01/ Green Paint/ Door of 103
2602052-02	LS-02/ Pale Yellow Paint/ Room 111
2602052-03	LS-03/ Brown Paint/ Ext.cbw

Approved By:

Alex Enfield, MSc
Lab Manager

Certificate of Analysis

Report Date: 09-Jan-2026

Client: S2S Environmental Inc.

Order Date: 5-Jan-2026

Client PO: 13140-10

Project Description: St.Mary -35 Centre St 13140.01

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	Extraction Date	Analysis Date
Metals, ICP-MS	EPA 6020 - Digestion - ICP-MS	Hamilton	6-Jan-26	6-Jan-26

Qualifier Notes:

Sample Data Revisions

None

Work Order Revisions/Comments:

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.

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140-10

Report Date: 09-Jan-2026

Order Date: 5-Jan-2026

Project Description: St.Mary -35 Centre St 13140.01

Sample Results

Lead

Matrix: Paint

Paracel ID	Client ID	Sample Date	Units	MDL	Result
2602052-01	LS-01/ Green Paint/ Door of 103	30-Dec-25	ug/g	5	<5
2602052-02	LS-02/ Pale Yellow Paint/ Room 111	30-Dec-25	ug/g	5	28
2602052-03	LS-03/ Brown Paint/ Ext.cbw	30-Dec-25	ug/g	5	3950

Laboratory Internal QA/QC

Analyte	Result	Reporting Limit	Units	Source Result	%REC	%REC Limit	RPD	RPD Limit	Notes
Matrix Blank									
Lead	**ND**	**5**	**ug/g**						
Matrix Duplicate									
Lead	**97.0**	**5**	**ug/g**	**105**			**7.70**	**50**	
Matrix Spike									
Lead	52.7	5.00	ug/g	ND	97.0	70-130			

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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: Kailey Russill

Client PO: 13140-10
Project: St. Mary - 35 Centre St. - 13140.01
Custody: 81400

Report Date: 12-Jan-2026
Order Date: 5-Jan-2026

Order #: 2602056

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

Paracel ID	Client ID
2602056-01	1969-GLZ-01a
2602056-02	1969-GLZ-01b
2602056-03	1969-GLZ-01c
2602056-04	1984-GLZ-01a
2602056-05	1984-GLZ-01b
2602056-06	1984-GLZ-01c
2602056-07	GLZ-01a
2602056-08	GLZ-01b
2602056-09	GLZ-01c
2602056-10	CLK-01a
2602056-11	CLK-01b
2602056-12	CLK-01c
2602056-13	CLK-02a
2602056-14	CLK-02b
2602056-15	CLK-02c
2602056-16	DJC-01a
2602056-17	DJC-01b
2602056-18	B-MOR-01a
2602056-19	B-MOR-01b
2602056-20	B-MOR-01c
2602056-21	EXT-CBW-01a
2602056-22	EXT-CBW-01b
2602056-23	EXT-CBW-01c
2602056-24	GRT-01a
2602056-25	GRT-01b
2602056-26	GRT-01c

Approved By:

Emma Diaz

Lab Manager

Certificate of Analysis

Report Date: 12-Jan-2026

Client: S2S Environmental Inc.

Order Date: 5-Jan-2026

Client PO: 13140-10

Project Description: St. Mary - 35 Centre St. - 13140.01

2602056-27	FLC-01a
2602056-28	FLC-01b
2602056-29	FLC-01c
2602056-30	SC-01a
2602056-31	SC-01b
2602056-32	SC-01c

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140-10

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Mary - 35 Centre St. - 13140.01

Asbestos, PLM Visual Estimation MDL - 0.5%

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2602056-01	30-Dec-25	Grey	Glaze	No	**Client ID: 1969-GLZ-01a**	
					Material:	
					Non-Fibers	100
2602056-02	30-Dec-25	Grey	Glaze	No	**Client ID: 1969-GLZ-01b**	
					Material:	
					Non-Fibers	100
2602056-03	30-Dec-25	Grey	Glaze	No	**Client ID: 1969-GLZ-01c**	
					Material:	
					Non-Fibers	100
2602056-04	30-Dec-25	Grey	Glaze	No	**Client ID: 1984-GLZ-01a**	
					Material:	
					Non-Fibers	100
2602056-05	30-Dec-25	Grey	Glaze	**Yes**	**Client ID: 1984-GLZ-01b**	
					Material:	
					Chrysotile	6
					Non-Fibers	94
2602056-06	30-Dec-25	Grey	Glaze	No	**Client ID: 1984-GLZ-01c**	
					Material:	
					Non-Fibers	100
2602056-07	30-Dec-25	Black	Glaze	No	**Client ID: GLZ-01a**	
					Material:	
					Non-Fibers	100
2602056-08	30-Dec-25	Black	Glaze	No	**Client ID: GLZ-01b**	
					Material:	
					Non-Fibers	100
2602056-09	30-Dec-25	Black	Glaze	No	**Client ID: GLZ-01c**	
					Material:	
					Non-Fibers	100
2602056-10	30-Dec-25	Grey	Caulking	No	**Client ID: CLK-01a**	
					Material:	
					Non-Fibers	100
2602056-11	30-Dec-25	Grey	Caulking	No	**Client ID: CLK-01b**	
					Material:	
					Non-Fibers	100
2602056-12	30-Dec-25	Grey	Caulking	No	**Client ID: CLK-01c**	
					Material:	
					Non-Fibers	100

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140-10

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Mary - 35 Centre St. - 13140.01

Asbestos, PLM Visual Estimation MDL - 0.5%

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2602056-13	30-Dec-25	Red	Caulking	No	**Client ID: CLK-02a**	
					Material:	
					MMVF	5
					Non-Fibers	95
2602056-14	30-Dec-25	Red	Caulking	No	**Client ID: CLK-02b**	
					Material:	
					MMVF	5
					Non-Fibers	95
2602056-15	30-Dec-25	Red	Caulking	No	**Client ID: CLK-02c**	
					Material:	
					MMVF	5
					Non-Fibers	95
2602056-16	30-Dec-25	White	Drywall Joint Compound	No	**Client ID: DJC-01a**	
					Material:	
					Non-Fibers	100
2602056-17	30-Dec-25	White	Drywall Joint Compound	No	**Client ID: DJC-01b**	
					Material:	
					Non-Fibers	100
2602056-18	30-Dec-25	Grey	Mortar	No	**Client ID: B-MOR-01a**	
					Material:	
					Non-Fibers	100
2602056-19	30-Dec-25	Grey	Mortar	No	**Client ID: B-MOR-01b**	
					Material:	
					Non-Fibers	100
2602056-20	30-Dec-25	Grey	Mortar	No	**Client ID: B-MOR-01c**	
					Material:	
					Non-Fibers	100
2602056-21	30-Dec-25	Grey	Mortar	No	**Client ID: EXT-CBW-01a**	
					Material:	
					Non-Fibers	100
2602056-22	30-Dec-25	Grey	Mortar	No	**Client ID: EXT-CBW-01b**	
					Material:	
					Non-Fibers	100
2602056-23	30-Dec-25	Grey	Mortar	No	**Client ID: EXT-CBW-01c**	
					Material:	
					Non-Fibers	100
2602056-24	30-Dec-25	White	Grout	No	**Client ID: GRT-01a**	
					Material:	
					Non-Fibers	100

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140-10

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Mary - 35 Centre St. - 13140.01

Asbestos, PLM Visual Estimation MDL - 0.5%

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2602056-25	30-Dec-25	White	Grout	No	**Client ID: GRT-01b**	
					Material:	
					Non-Fibers	100
2602056-26	30-Dec-25	White	Grout	No	**Client ID: GRT-01c**	
					Material:	
					Non-Fibers	100
2602056-27	30-Dec-25	Off-white	Leveling Compound	No	**Client ID: FLC-01a**	
					Material:	
					Non-Fibers	100
2602056-28	30-Dec-25	Tan	Leveling Compound	No	**Client ID: FLC-01b**	
					Material:	
					Non-Fibers	100
2602056-29	30-Dec-25	Tan	Leveling Compound	No	**Client ID: FLC-01c**	
					Material:	
					Non-Fibers	100
2602056-30	30-Dec-25	White/Grey	Sink Coating	No	**Client ID: SC-01a**	
					Material:	
					Cellulose	3
					Non-Fibers	97
2602056-31	30-Dec-25	White/Grey	Sink Coating	No	**Client ID: SC-01b**	
					Material:	
					Cellulose	3
					Non-Fibers	97
2602056-32	30-Dec-25	White/Grey	Sink Coating	No	**Client ID: SC-01c**	
					Material:	
					Cellulose	3
					Non-Fibers	97

Total Analyses = 32

Analysis Summary Table

Analysis	Method Reference/Description	Lab Location	Lab Accreditation	Analysis Date
Asbestos, PLM Visual Estimation	EPA 600/R-93/116	1 - Mississauga	CALA 3762	10-Jan-26

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

Certificate of Analysis

Report Date: 12-Jan-2026

Client: S2S Environmental Inc.

Order Date: 5-Jan-2026

Client PO: 13140-10

Project Description: St. Mary - 35 Centre St. - 13140.01

Work Order Revisions | Comments

None

Other Report Notes

Samples were analysed as received. Paracel is not responsible for inherent analytical limitations. Analytes in bold indicate asbestos mineral content. All samples where asbestos is detected below 1% include quantity verification with additional analysis steps including gravimetric reduction and/or point counting. Problem matrices, such as those high in cellulose and/or non-friable organically bound materials, routinely include additional gravimetric reduction to remove interfering fibers/binders. Content denoted as '<MDL' indicates trace asbestos was observed below the noted detection limit, but could not be accurately quantified. Content denoted as 'Present' indicates that only a qualitative analysis was possible as a consequence of the sample matrix. Sample collection according to the regulation/method recommendations is the responsibility of the client.

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

APPENDIX D

ASBESTOS INSPECTION SUMMARY TABLE

S2S ACMs Inspection Summary Table
St. Mary Catholic Elementary School (#127) –35 Centre St, Campbellford, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Classrooms 102, 200 and 203.	Gold Sink Texture Coating	GSC	4	Non-Friable	8% Chrysotile (S2S, 2019)	Good	Priority 3	Manage in Place
Classrooms 103, 203, and Workroom 200	12”x12” Off-White with Dark Streaks Vinyl Floor Tile	VFT	1,500 ft^2	Non-Friable	3.3% Chrysotile	Good	Priority 3	Manage in Place
Classroom 310A	9”x9” Beige with white and brown streaks Vinyl Floor Tile		74.5 ft^2			Good	Priority 3	Manage in Place
			0.5 ft^2			Fair	Priority 2	Monitor for further deterioration or remove/repair following Type 1 abatement procedures.
Classrooms 103, 203 310A	Floor Tile Mastic	N/A	1,500 ft^2	Non-Friable	2.1% Chrysotile	Good;	Priority 3	Manage in Place.
Classroom Workroom 200			1.5 ft^2			Fair	Priority 2	Room numbered 203 at the 2025 Inspection. Monitor for further deterioration or remove/repair following Type 1 abatement procedures.
Staffroom, Classrooms, Corridor (concealed above ceiling)	Pipe Fitting Insulation	N/A	Unknown	Friable	50% Chrysotile	N/A	N/A	Visible pipe fitting insulation removed in 2014. Suspected to be present in concealed spaces

S2S ACMs Inspection Summary Table
St. Mary Catholic Elementary School (#127) –35 Centre St, Campbellford, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Classrooms 307 and 308	Non-Metallic Chalkboards-Suspected Transite Board	NMC	2	Non-Friable	Presumed	N/A	N/A	Not observed during the 2025 Inspection.
Boiler Room 230	Fire-Rated Door	FD	1	Non-Friable	Presumed	Good	Priority 3	Manage in Place
Classrooms	Plaster	N/A	N/A	Friable	0.75% Chrysotile (Jaques Whitford, 2008)	Good	Priority 3	Manage in Place. Selected plaster walls were removed from Classrooms 309 and 310.
Classroom 310A			0.5 ft^2			Fair	Priority 2	Monitor for further deterioration or remove/repair following Type 2 abatement procedures.
Interior Windows (section 1984)	Grey Glazing	GLZ	500 ft^2	Non-Friable	6% Chrysotile	Good	Priority 3	Manage in Place

Consultant Signature: Date: July 9, 2025

APPENDIX E

HISTORIC BULK ASBESTOS AND LEAD SAMPLING LOCATIONS AND RESULTS

Historic Bulk Asbestos Sampling Locations and Results – St. Mary Catholic Elementary School, 35 Centre Street, Campbellford, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	List Samples Numbers For:			No. of Samples Analyzed
						Positive Samples	Negative Samples	Not Analyzed	
2	120-1	Classrooms, Staff room	Ceiling Panel - 2'x4', off-white w/ large & medium pinholes	WSP/2016	None Detected		120-1A to E		5
B,1,2	120-2	Gymnasium, Classrooms, Kitchen, Office	Vinyl Floor Tile - 12"x12", off-white w/ grey flecks		None Detected		120-2A to E		5
B,1,2	120-2 (layer)	Gymnasium, Classrooms, Kitchen, Office	Black floor tile mastic		None Detected		120-2C, E		2
B,1,2	**120-3**	**Staff room, Classrooms, Corridor (above ceiling)**	**Pipe fitting insulation, grey**		**50% Chrysotile**	**120-3A**		**120-3B, C**	**1**
B,1,2	120-4	Throughout, walls	Wall plaster, grey/white		None Detected		120-4A to E		5
2	120-5	Classroom 307	Vinyl Floor Tile - 12"x12", beige/grey w/ flecks		None Detected		120-5A to C		3
2	120-5 (layer)	Classroom 307	Black floor tile mastic		None Detected		120-5A, C		2
1,2	120-6	Classrooms 309, 310, Office (above ceiling)	Pipe straight insulation		None Detected		120-6A to C		3
2	**120-7**	**Classroom 310 closet**	**Vinyl Floor Tile - 9"x9", beige/grey w/ light and dark streaks**		**2.1% Chrysotile**	**120-7A**		**120-7B, C**	**1**
B,1	**120-8**	**Classrooms 103, 203, Storage 222**	**Vinyl Floor Tile - 12"x12", off-white w/ dark streaks**		**3.3% Chrysotile**	**120-8A**		**120-8B, C**	**1**

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	List Samples Numbers For:			No. of Samples Analyzed
						Positive Samples	Negative Samples	Not Analyzed	
B,1	**120-8(layer)**	**Classrooms 103, 203, Storage 223**	**Black floor tile mastic**		**2.1% Chrysotile**	**120-8A**		**120-8B, C**	**1**
1	**120-9**	**Office washroom 219**	**Vinyl Floor Tile - 12"x12", dark green w/ white streaks**		**5.5% Chrysotile**	**120-9A**		**120-9B, C**	**1**
B,1	120-10	Classrooms	Ceiling Panel - 2'x4', white w/ small pinholes & medium fissures		None Detected		120-10A to E		5
Roof	RTAR-01	Roof	Roof core	S2S/2018	None Detected		RTAR-01a to g		7
1	**GSC-01**	**Kitchen 232**	**Gold Sink Coating**	**S2S/2019**	**8% Chrysotile**	**SC-01a to c**			**3**
1,2	MAS-01	Classroom 227, 228, Staffroom 303	Yellow mastic behind vinyl baseboard		None Detected		MAS-01a to c		3
1,2	CLK-01	Classroom 226, 227, 307	Grey caulking on plaster window column		None Detected		CLK-01a to c		3
2	CLK-02	Staffroom 303	White caulking surrounding sink		None Detected		CLK-02a to c		3
1,2	PLA-01	Classroom 227, 226, Lobby 301	Plaster finishes collected from walls and ceiling		None Detected		PLA-01a to e		5
2	PLA-02	Staffroom 303, Classroom 308	Plaster finishes collected from walls and ceiling		None Detected		PLA-02a to e		5
2	TXT-01	Vestibule - Lobby 301	Texture coat		None Detected		TXT-01a to c		3
1,2	ACT-01	Classroom 227, 307	1’x1’ acoustic ceiling tile with pinholes		None Detected		ACT-01a to c		3
2	ACT-02	Staffroom 303	2’x4’ acoustic ceiling tile with pinholes		None Detected		ACT-02a to c		3
1,2	VFT-01	Classroom 227, 226, 308	12”x12” white vinyl floor tile with grey flecks		None Detected		VFT-01a to c, “A” tile & “B” mastic layers		3

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	List Samples Numbers For:			No. of Samples Analyzed
						Positive Samples	Negative Samples	Not Analyzed	
2	VFT-02	Classroom 307	12”x12” white vinyl floor tile with white and grey flecks		None Detected		VFT-02a to c, “A” tile & “B” mastic layers		3
2	ACT-01	Room 214B, Change room 211	2’ x 4’ acoustic ceiling tile with small fissures and pinholes	S2S/2023	None Detected		ACT-01a to c		3
2	ACT-02	Room 214A, 215A	2’ x 4’ acoustic ceiling tile with large fissures and pinholes		None Detected		ACT-02a to c		3
2	MOR-01	Room 211 (Boy’s Changeroom)	Mortar		None Detected		MOR-01a to c		3
2	DJC-01	Room 214 (Girl’s changeroom)	Drywall joint compound		None Detected		DJC-01a to c		3
2	CLK-01	Room 214 (WR1)	White caulking surrounding the bathtub		None Detected		CLK-01a to c		3
2	PLA-01	Room 214 (Girl’s changeroom)	Plaster finishes from concrete walls		None Detected		PLA-01a to c, layers “A” & “B”		3
2	VFT-01	Room 232 (Kitchen)	12” x 12” vinyl floor tile with grey specks		None Detected		VFT-01a to c		3
2	MAS-01	Room 232	Black Mastic		None Detected		MAS-01a to c		3
2	VS-01	Room 232	Vinyl sheet flooring & associated mastic		None Detected		VS-01a to c, layers “A” & “B		3

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Sample Results	List Samples Numbers For:			No. of Samples Analyzed
						Positive Samples	Negative Samples	Not Analyzed	
2	1969-GLZ-01	Library, Offices 216 and 217	Grey Window Glaze	(S2S, 2025)	None Detected		1969-GLZ-01a to c		3
1	**1984-GLZ-01**	**Rooms 100, 102 and 103**	**Grey Window Glaze**		**6% Chrysotile**	**1984-GLZ-01a to c**			**3**
2	GLZ-01	Throughout, Entrance Door	Black Window Glaze		None Detected		GLZ-01a to c		3
1, 2	CLK-01	Throughout, Windows	Grey caulking		None Detected		CLK-01a to c		3
2	CLK-02	Boiler Room, Mechanical Equipment	Red caulking		None Detected		CLK-02a to c		3
2	DJC-01	Corridor near Room 203, Wall and Bulkhead	Drywall joint compound		None Detected		DJC-01a & b		2
2	B-MOR-01	Throughout, Exterior Walls	Grey Brick Mortar		None Detected		B-MOR-01a to c		3
2	EXT-CBW-01	Throughout, Walls	Grey Concrete Mortar		None Detected		EXT-CBW-01a to c		3
1, 2	GRT-01	Boy's Washroom, Walls	Ceramic Tile Grout		None Detected		GRT-01a to c		3
1, 2	FLC-01	Throughout, Floor	Floor Levelling Compound		None Detected		FLC-01a to c		3
2	SC-01	Room 227, Sink	White Sink Coating		None Detected		SC-01a to c		3

Historic Bulk Lead Paint Sampling Locations and Results – St. Mary Catholic Elementary School, 35 Centre Street, Campbellford, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Lead Content by Weight (%)*	Condition	Comments
2	120-L1	Radiator	Blue paint	WSP/2016	<0.0095*	Good	
2	**120-L2**	**Walls**	**White paint**		**0.0084**	**Good**	**Lead containing paint**
1	**120-L3**	**Walls**	**Beige paint**		**0.088**	**Good**	**Lead-containing paint. Not observed in Kitchen 232 during 2025 Annual Inspection. Lead containing beige paint presumed to be present above the ACTs within Kitchen 232.**
1	**120-L4**	**Doors, door frames**	**Light blue paint**		**0.0095**	**Good**	**Lead-containing paint**
Basement	**120-L5**	**Custodian room floor**	**Grey paint**		**0.032**	**Good**	**Lead containing paint. Good in Custodian Room. The previous paint observed in Storage Room 109 in poor condition was stabilized with the application of a new dark grey paint over top.**
Exterior	120-L6	Exterior Doors	Brown paint		<0.0079*		
Exterior	**120-L7**	**Exterior Trim**	**White paint**		**1.1**	**Good**	**Lead containing paint**

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Lead Content by Weight (%)*	Condition	Comments
1	LS-01	Classroom 226 – Plaster walls	Cream paint	S2S/2022	<0.0061*		
1	**LS-01**	**Classroom 214 – Doors and Benches**	**Blue paint**	S2S/2023	**2.8**	**Good**	**Lead containing paint**
1	**LS-02**	**Classroom 214 – Concrete blocks**	**White paint**		**0.014**	**Good**	**Lead containing paint**
1	**LS-03**	**Classroom 223 – Above ceiling tiles-**	**Beige paint**		**0.015**	**Good**	**Lead containing paint**
1	LS-01	Room 103 - Door	Green paint	S2S/2025	<5 ug/g		
1	**LS-02**	**Room 111 - Wall**	**Pale Yellow paint**		**28 ug/g**	**Good**	**Lead containing paint**
2	**LS-03**	**Exterior – Concrete Wall**	**Brown paint**		**3,950 ug/g**	**Good**	**Lead containing paint**

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