S2S Environmental Inc.

Designated Substances Survey

St. Paul Catholic Elementary School

1101 Hilliard Street, Peterborough, Ontario

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

Attn: Mr. Rod Mein

Prepared by:
S2S Environmental Inc.

S2S PN: 13140.03

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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. Paul Catholic Elementary School located at 1101 Hilliard Street in Peterborough, 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 visible suspect mould growth, PCBs, and ozone depleting substances (ODSs).

Date of Inspection:		December 31, 2025
S2S Site Assessors:		Mr. David Barre and Ms. Kailey Russill
Property Use:		School
Description of Subject Building:		Stand-alone, two-story purpose-built school building with one mechanical/storage mezzanine
Construction Date:		Approximately 1966 with renovations in 2015
Subject Building Footprint Area:		Approximately 2,888m^2 (31,088 ft^2)
Interior Finishes	Walls:	Drywall and concrete block
	Ceilings:	Lay-in acoustic ceiling tiles
	Floors:	Vinyl floor tiles, hardwood, 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 Substance Survey - #112 St. Paul Catholic School – 1101 Hilliard Street, Peterborough, ON" report, prepared by WSP, dated September 2016;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated November 20, 2017;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated October 12, 2018;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated October 11, 2019;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated June 15, 2020;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated September 23, 2021;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated October 21, 2022;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated October 6, 2023;

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated September 6, 2024; and

- "Annual Asbestos Containing Materials and Designated Substances Inspection - St. Paul Catholic Elementary School – 1101 Hilliard Street, Peterborough, ON" report, prepared by S2S, dated August 8, 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 31, 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.

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

Site drawings showing the approximate sample locations of suspect ACMs and suspect lead containing paint samples are provided in Appendix A as Drawings No. 1 and 2. Selected photographs of building materials submitted for laboratory analysis and confirmed designated substances are included in Appendix B. A copy of the Laboratory Certificate of Analysis is included in Appendix C. S2S Annual ACMs 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
1966	• Components or wiring within motors or lights; • High voltage wiring; • Mechanical packing, ropes and gaskets; and • Underground services or piping.
2015	• 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 finishes, baseboards, columns or bulkheads; and
- Within enclosed pipe chases.

5.0 RESULTS AND DISCUSSION

5.1 Designated Substances Survey

A total of 33 representative suspect asbestos bulk samples (including layers) were submitted to Paracel Laboratories Ltd. in Mississauga, Ontario for analysis of asbestos content by Polarized Light Microscopy EPA Analysis Method 600/R-93/116 and 40 CFR, Part 763, Subpart E, App. E.

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	2' x 4' white textured ceiling tiles (Sample Nos. ACT-01a to ACT-01c) collected within the Custodian Storage Room 115 were identified to contain **5% Amosite asbestos** by laboratory analysis. At the time of site visit approximately 40 ft^2 the asbestos containing textured ceiling tiles were observed to be in good condition within the Custodian Storage Room 115 and 203 and 10 ft^2 were observed to be in fair condition within the Custodian Storage Room 115 and 203 due to water staining.
	Insulating ceiling panels (Jacques Whitford, 2008) previously collected on light fixtures in Room 210 was identified to contain **8% Chrysotile asbestos** by laboratory analysis. At the time of site visit asbestos containing insulating ceiling panels were observed to be in good condition throughout Room 210 and are presumed to be located above the drop ceiling elsewhere throughout the Subject Building.
	Drywall joint compound (WSP, 2016) previously collected throughout the Subject Building was identified to contain **1.2% Chrysotile asbestos** by laboratory analysis. Based on this homogenous grouping, all drywall joint compound and associated drywall finish within the Subject Building are considered to be asbestos containing. At the time of site visit the asbestos containing drywall joint compound and associated drywall finishes was observed to be in good condition throughout the Subject Building except for: • Approximately 0.5 square feet in fair condition within Washroom 14; and • Approximately 2 square feet in fair condition within Washroom 20.

Hazardous Material	Findings
	12"x12" beige vinyl floor tiles with grey streaks (WSP, 2016) previously collected from various Classrooms and the Library Storage Room was identified to contain **1.1% Chrysotile asbestos** by laboratory analysis. At the time of site visit approximately 5,000 ft^2 of the asbestos containing beige vinyl floor tiles with grey streaks were observed to be in good condition within the following locations: • Storage 24A; • Storage 104 and 105; • Reception Room 113; • North Storage/Electrical Room; and • Rooms 117, 118, 203, 204, 205, 206, 207, 208, and 209. Additionally, the asbestos containing beige vinyl floor tiles with grey streaks were noted to be in fair condition within the following locations: 1 ft^2 in Staffroom 203, 1 ft^2 in Classroom 117, and 2 ft^2 in Custodial Room 206.
	White textured coating (WSP, 2016) previously collected from Classrooms 106, 12, 13, Staff Room, and Health Room was identified to contain **1.5% Chrysotile** asbestos by laboratory analysis. Based on this homogenous grouping, all white textured coating within the Subject Building is considered to be asbestos containing. At the time of site visit approximately 2,400 ft^2 of the asbestos containing white textured coating was observed to be in good condition and 2 ft^2 was noted to be in fair condition within the Boiler Room.
	Grey plaster coating (WSP, 2016) previously collected from Classrooms 106, 12, 13, Staff Room, and Health Room was identified to contain **1.8% Chrysotile asbestos** by laboratory analysis. Based on this homogenous grouping, all grey plaster coating finishes within the Subject Building are considered to be asbestos containing. At the time of site visit approximately 820 ft^2 of the asbestos containing grey plaster wall/ceiling finishes were observed to be in good condition and 22 ft^2 were noted to be in fair condition within Staffroom 31 due to penetrations through the plaster ceiling created for ceiling tile support wires.
	Beige vinyl sheet flooring (WSP, 2016) previously collected from the Corridors was identified to contain **20% Chrysotile asbestos** by laboratory analysis. At the time of site visit approximately 1,600 ft^2 of the asbestos containing beige vinyl sheet flooring was observed to be in good condition with the following locations noted to be in fair condition: 1 ft^2 in Corridor 110, 1 ft^2 in Corridor 120, and 4 ft^2 in Corridor 201.

Hazardous Material	Findings
	During the site visit, wall cavities were investigated throughout representative locations within the 1966 section 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 are presumed to be present within the Subject Building.
	Although not observed during the inspection, additional ACMs may be present in visually inaccessible areas of the Subject Building. Refer to Appendix D for the S2S Annual ACMs Inspection Summary Table and Appendix E for the previous asbestos bulk sample locations and results.
Lead	Grey paint (WSP, 2016) observed on the Boiler Room floor was previously identified to contain **0.010% lead** content by dry weight. At the time of the current site visit the low-level lead containing grey paint was observed to be in fair condition.
	Black paint (WSP, 2016) observed on door frames throughout the Subject Building was previously identified to contain **0.022% lead** content by dry weight. At the time of the current site visit the low-level lead containing black paint was observed to be in good condition.
	Brown paint (WSP, 2016) observed on the exterior doors throughout the Subject Building was previously identified to contain **0.96% lead** content by dry weight. At the time of the current site visit the lead containing brown paint was observed to be in fair condition.
	Lead may also be present in electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing.
Mercury	Mercury in the form of vapour was observed to be present within fluorescent light tubes observed throughout the Subject Building. Liquid mercury is also suspected to be presented within the wall mounted thermometers observed within the Subject Building. At the time of the site visit, all visually observed fluorescent light tubes 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.

Hazardous Material	Findings
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 refrigerants that have been phased out as of 2010. Halocarbons may also be present in fire extinguishers (pre-1995), if observed within the Subject Building. At the time of the site visit, suspect ODS and halocarbon containing components/units were not observed within the Subject Building.
Suspect Mould	Visual suspect mould growth was observed and is approximately quantified below: • 1 suspect mould impacted lay-in acoustic ceiling tile in Corridor 101. Apparent water staining was observed and is approximately quantified below: • 1 asbestos containing 2'x4' white textured ceiling tile within Custodian Storage Room 115; • 1 asbestos containing 2'x4' white textured ceiling tile within Custodian Storage Room 203; • 3 lay-in acoustic ceiling tiles in Corridor 101; • 3 lay-in acoustic ceiling tiles in Corridor in front of Washrooms 108 and 109; • 2 lay-in acoustic ceiling tiles in Corridor 120; • 7 lay-in acoustic ceiling tiles in Corridor 17; • 4 lay-in acoustic ceiling tiles in Corridor perpendicular to South of Lobby 25; • 1 lay-in acoustic ceiling tile in Stair 1; • 2 lay-in acoustic ceiling tiles in Library 103; • 8 lay-in acoustic ceiling tiles in Washroom 108; • 5 lay-in acoustic ceiling tiles in Washroom 109; • Approximately 0.5 square feet of water damaged asbestos containing drywall ceiling was observed in Washroom 14; • 2 lay-in acoustic ceiling tiles in Changeroom 18;

Hazardous Material	Findings
	• Approximately 2 square feet of water damaged asbestos containing drywall ceiling was observed in Washroom 20; • 4 lay-in acoustic ceiling tiles in Changeroom 21; • 2 lay-in acoustic ceiling tiles in Classroom 135; • 2 lay-in acoustic ceiling tiles in Washroom of Kindergarten 137; • 2 lay-in acoustic ceiling tiles in Classroom 140; • 5 lay-in acoustic ceiling tiles in Classroom 141; • 4 lay-in acoustic ceiling tiles in Washroom 141A; • 3 lay-in acoustic ceiling tiles in Classroom 142; • 1 lay-in acoustic ceiling tile in Washroom 143; • 8 lay-in acoustic ceiling tiles in Corridor 201; • 2 lay-in acoustic ceiling tiles in Room 206; • 1 lay-in acoustic ceiling tile in Classroom 209; and • 6 lay-in acoustic ceiling tiles in Classroom 210. At the time of the site visit, the sources of the apparent water staining/damaged 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:

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

i. Grey Mortar (Sample Nos. B-MOR-01a to B-MOR-01c) associated with the interior brick walls of the Subject Building;

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

iii. Grey caulking (Sample Nos. CLK-01a to CLK-01c) collected from the exterior doors and windows of the Subject Building;

iv. Grey painted red caulking (Sample Nos. CLK-02a to CLK-02c) collected on the Library Exit Door;

v. Brown caulking (Sample Nos. CLK-03a to CLK-03c) collected from the interior windows frames throughout the Subject Building;

vi. White caulking (Sample Nos. CLK-04a to CLK-04c) collected from the wall in Change Rooms;

vii. Red caulking (Sample Nos. CLK-05a to CLK-05c) collected from the mechanical equipment in Room 153;

viii. Mastic (Sample Nos. MAS-01a to MAS-01c) observed behind the vinyl baseboards throughout the Subject Building;

ix. Mastic (Sample Nos. MAS-02a to MAS-02c) collected from below the carpet flooring in the Principal Office; and

x. Grout (Sample Nos. GRT-01a to GRT-01c) collected on the ceramic tile wall in the Change Room.

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.
- 2’ x 4’ white acoustic ceiling tiles with specks were noted to be dated from 2003; 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);
- 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 tiles (if wetted down and using hand-held tools);
- Drywall joint compound (if an area less than 1 m^2 is to be disturbed);
- Insulation panel on light fixture (if an area less than 7.5 m^2 is to be disturbed); and
- 2' x 4' white textured ceiling tiles (if an area less than 7.5 m^2 is to be disturbed).

2) S2S recommends that the following asbestos containing materials identified in Table 2 be managed in place or removed following Type 2 asbestos abatement procedures in accordance with O. Reg 278/05:

- White texture coating (if an area less than 1 m^2 is to be disturbed);
- 2' x 4' white textured ceiling tiles (if an area more than 7.5m^2 is to be disturbed);
- Vinyl sheet flooring (if an area less than 1 m^2 is to be disturbed);
- Insulation panel on light fixture (if an area more than 7.5m^2 is to be disturbed);
- Drywall joint compound (if an area more than 1 m^2 is to be disturbed); and
- Grey plaster coating (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:

- White texture coating (if an area more than 1 m^2 is to be disturbed);
- Vinyl sheet flooring (if an area more than 1 m^2 is to be disturbed); and
- Grey plaster coating (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) Based on visual observations, the previously identified lead containing paints observed during the site visit were identified to be in good condition with the exception of the low-level lead containing grey paint on the floor in the Boiler Room in fair condition and the lead containing brown paint on the exterior doors throughout the Subject Building in fair condition. 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 paints not sampled, electronic components (e.g., wiring connections, wire bundles, etc.), plumbing solder, roof flashing, noise baffles, emergency lighting batteries, and cast-iron piping gaskets (i.e., bell & spigots). Where present within the Subject Building, they are presumed to be lead-containing. Refer to Appendix E for the previous lead paint bulk sampling locations, results, and current condition.

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

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

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

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

8) Visual suspect mould growth was observed on one (1) asbestos containing lay-in acoustic ceiling tile, and apparent water staining/damage was identified on asbestos containing and non-asbestos containing lay-in acoustic ceiling tiles and on asbestos containing drywall finishes throughout the Subject Building (detailed in Table 2). S2S recommends that the suspect mould impacted and water-stained asbestos containing ceiling tiles and drywall finishes be removed following applicable Type 1 or 2 asbestos abatement procedures as outlined in O. Reg. 278/05. S2S recommends that non-asbestos containing ceiling tile with apparent water-staining be removed 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:

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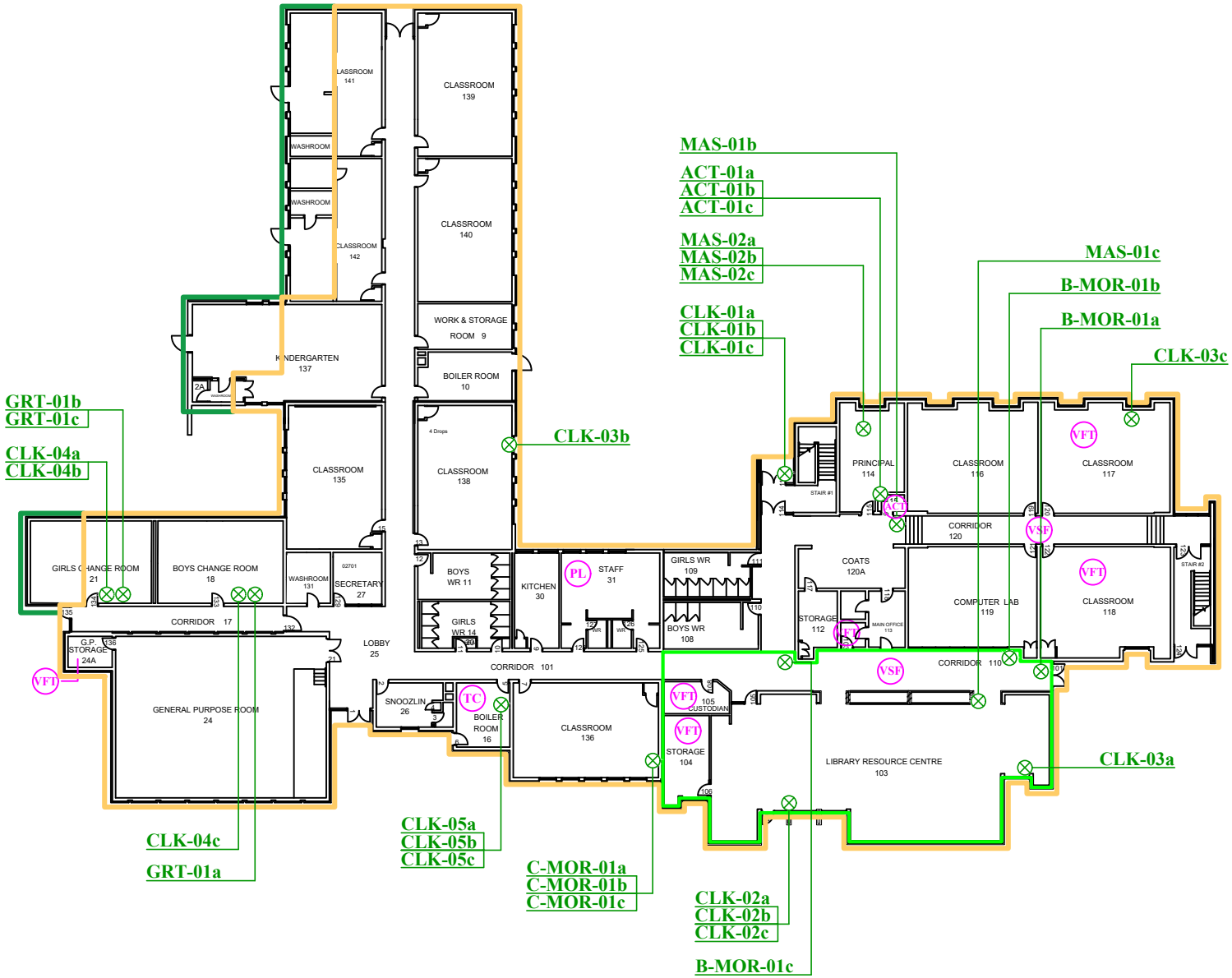
APPENDIX A

SITE DRAWINGS



S2S Environmental Inc.

LEGEND:

- ⊗ ASBESTOS BULK SAMPLE
- WORK AREA

ADDITION AND CONSTRUCTION YEARS:

- 1966 ORIGINAL BUILDING
- 2015 ADDITION

ASBESTOS CONTAINING MATERIALS:

- PL — GREY PLASTER COATING
- TC — TEXTURE COAT
- VSF — VINYL SHEET FLOORING
- VFT — VINYL FLOOR TILES
- ACT — ACOUSTIC CEILING TILES

ALTHOUGH NOT SHOWN ON DRAWING DRYWALL JOINT COMPOUND AND INSULATING CEILING PANELS ON LIGHT FIXTURES, WERE PREVIOUSLY IDENTIFIED TO BE ASBESTOS CONTAINING BY PREVIOUS CONSULTANTS.

NOTE:

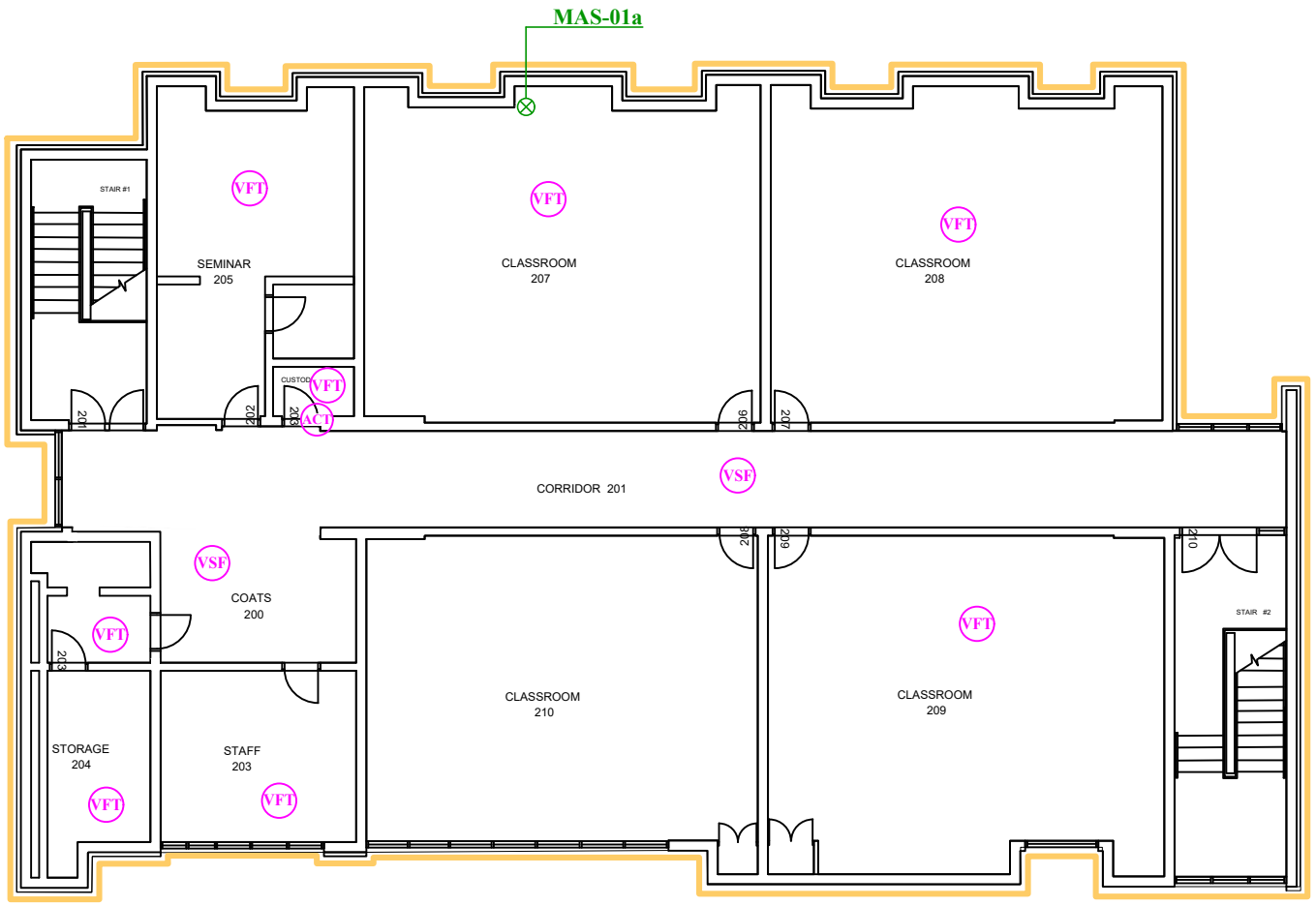
ALL HAZARDOUS MATERIALS MAY NOT BE DEPICTED ON THE DRAWING. REFER TO THE CORRESPONDING REPORT FOR ADDITIONAL INFORMATION. LEGEND ITEMS ARE DEPENDENT ON COLOR, PRINTING IN GREY-SCALE MAY CHANGE DRAWING INTERPRETATION. BASE DRAWING PROVIDED BY CLIENT.

DESIGNATED SUBSTANCES SURVEY

SITE LOCATION:
1101 HILLIARD STREET
PETERBOROUGH, ONTARIO

FLOOR/AREA:
MAIN FLOOR

DATE:	PROJECT #:
JAN 6, 2025	13140.03
DRAWN BY: MR	**DRAWING #:** 1
SCALE: NOT TO SCALE	



TRUE N

S2S Environmental Inc.

LEGEND:

⊗ ASBESTOS BULK SAMPLE

ADDITION AND CONSTRUCTION YEARS:

1966 ORIGINAL BUILDING

ASBESTOS CONTAINING MATERIALS:

VSF VINYL SHEET FLOORING

VFT VINYL FLOOR TILES

ACT ACOUSTIC CEILING TILES

ALTHOUGH NOT SHOWN ON DRAWING DRYWALL JOINT COMPOUND AND INSULATING CEILING PANELS ON LIGHT FIXTURES, WERE PREVIOUSLY IDENTIFIED TO BE ASBESTOS CONTAINING BY PREVIOUS CONSULTANTS.

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:

1101 HILLIARD STREET PETERBOROUGH, ONTARIO

FLOOR/AREA:

SECOND FLOOR

DATE:	PROJECT #:
JAN 6, 2025	13140.03
DRAWN BY: MR	**DRAWING #:** 2
SCALE: NOT TO SCALE	

APPENDIX B

SELECTED PHOTOGRAPHS

Photo 1: View of the asbestos-containing 12”x12” beige vinyl floor tiles with grey steaks (see arrow) observed to be in fair condition within Custodian Room 206.

Photo 2: View of the drywall finishes with associated asbestos containing drywall joint compound (see arrow) observed to be in good condition within the Principal Room.

Photo 3: View of the asbestos containing 2’ x 4’ white textured ceiling tiles (see arrow) observed to be in fair condition in the Custodian Storage Room 115.

Photo 4: View of the asbestos containing beige vinyl sheet flooring (see arrow) observed in fair condition within the Corridor 110 near the Main Entrance.

Photo 5: View of the asbestos containing insulation ceiling panels (see arrow) observed to be in good condition around the light fixtures and above the drop ceiling within Room 210.

Photo 6: Additional view of the asbestos containing insulation ceiling panels (see arrow) observed to be in good condition around the light fixtures and above the drop ceiling within Room 210.

Photo 7: View of the low-level lead containing grey paint (see arrow) observed to be in fair condition on the floor within the Boiler Room.

Photo 8: View of the non-asbestos containing exterior grey caulking (see right arrow) and brick mortar (see left arrow) observed to be in good condition throughout the Subject Building.

	
Photo 9: View of the mercury containing fluorescent light tubes (see arrow) observed to be in good condition throughout the Subject Building.	**Photo 10: View of the concrete block wall during the vermiculite investigation and drilling activities (see arrow) within the library.**

APPENDIX C

LABORATORY CERTIFICATE OF ANALYSIS

PARACEL LABORATORIES LTD.

TRUSTED.
RESPONSIVE.
RELIABLE.

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

Certificate of Analysis

S2S Environmental Inc.

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

Client PO: 13140.03
Project: St. Paul - PN 13140.03
Custody: 81398

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

Order #: 2602055

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

Paracel ID	Client ID
2602055-01	ACT-01a
2602055-02	ACT-01b
2602055-03	ACT-01c
2602055-04	B-MOR-01a
2602055-05	B-MOR-01b
2602055-06	B-MOR-01c
2602055-07	C-MOR-01a
2602055-08	C-MOR-01b
2602055-09	C-MOR-01c
2602055-10	CLK-01a
2602055-11	CLK-01b
2602055-12	CLK-01c
2602055-13	CLK-02a
2602055-14	CLK-02b
2602055-15	CLK-02c
2602055-16	CLK-03a
2602055-17	CLK-03b
2602055-18	CLK-03c
2602055-19	CLK-04a
2602055-20	CLK-04b
2602055-21	CLK-04c
2602055-22	CLK-05a
2602055-23	CLK-05b
2602055-24	CLK-05c
2602055-25	MAS-01a
2602055-26	MAS-01b

Approved By:

Emma Diaz

Lab Manager

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140.03

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Paul - PN 13140.03

2602055-27	MAS-01c
2602055-28	MAS-02a
2602055-29	MAS-02b
2602055-30	MAS-02c
2602055-31	GRT-01a
2602055-32	GRT-01b
2602055-33	GRT-01c

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140.03

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Paul - PN 13140.03

Asbestos, PLM Visual Estimation MDL - 0.5%

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2602055-01	31-Dec-25	Grey	Ceiling Tile	**Yes**	**Client ID: ACT-01a**	
					Material:	
					Amosite	5
					Cellulose	40
					MMVF	30
					Non-Fibers	25
2602055-02	31-Dec-25	Grey	Ceiling Tile		**Client ID: ACT-01b**	
					Material:	
					not analyzed, positive stop	
2602055-03	31-Dec-25	Grey	Ceiling Tile		**Client ID: ACT-01c**	
					Material:	
					not analyzed, positive stop	
2602055-04	31-Dec-25	Grey	Mortar	No	**Client ID: B-MOR-01a**	
					Material:	
					Non-Fibers	100
2602055-05	31-Dec-25	Grey	Mortar	No	**Client ID: B-MOR-01b**	
					Material:	
					Non-Fibers	100
2602055-06	31-Dec-25	Grey	Mortar	No	**Client ID: B-MOR-01c**	
					Material:	
					Non-Fibers	100
2602055-07	31-Dec-25	Grey	Mortar	No	**Client ID: C-MOR-01a**	
					Material:	
					Non-Fibers	100
2602055-08	31-Dec-25	Grey	Mortar	No	**Client ID: C-MOR-01b**	
					Material:	
					Non-Fibers	100
2602055-09	31-Dec-25	Grey	Mortar	No	**Client ID: C-MOR-01c**	
					Material:	
					Non-Fibers	100
2602055-10	31-Dec-25	Grey	Caulking	No	**Client ID: CLK-01a**	
					Material:	
					Non-Fibers	100
2602055-11	31-Dec-25	Grey	Caulking	No	**Client ID: CLK-01b**	
					Material:	
					Non-Fibers	100
2602055-12	31-Dec-25	Grey	Caulking	No	**Client ID: CLK-01c**	
					Material:	
					Non-Fibers	100

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140.03

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Paul - PN 13140.03

Asbestos, PLM Visual Estimation MDL - 0.5%

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2602055-13	31-Dec-25	Grey	Caulking	No	**Client ID: CLK-02a** **Material:**	
					Non-Fibers	100
2602055-14	31-Dec-25	Grey	Caulking	No	**Client ID: CLK-02b** **Material:**	
					Non-Fibers	100
2602055-15	31-Dec-25	Grey	Caulking	No	**Client ID: CLK-02c** **Material:**	
					Non-Fibers	100
2602055-16	31-Dec-25	Brown	Caulking	No	**Client ID: CLK-03a** **Material:**	
					Non-Fibers	100
2602055-17	31-Dec-25	Brown	Caulking	No	**Client ID: CLK-03b** **Material:**	
					Non-Fibers	100
2602055-18	31-Dec-25	Brown	Caulking	No	**Client ID: CLK-03c** **Material:**	
					Non-Fibers	100
2602055-19	31-Dec-25	White	Caulking	No	**Client ID: CLK-04a** **Material:**	
					Non-Fibers	100
2602055-20	31-Dec-25	White	Caulking	No	**Client ID: CLK-04b** **Material:**	
					Non-Fibers	100
2602055-21	31-Dec-25	White	Caulking	No	**Client ID: CLK-04c** **Material:**	
					Non-Fibers	100
2602055-22	31-Dec-25	Red	Caulking	No	**Client ID: CLK-05a** **Material:**	
					Non-Fibers	100
2602055-23	31-Dec-25	Red	Caulking	No	**Client ID: CLK-05b** **Material:**	
					Non-Fibers	100
2602055-24	31-Dec-25	Red	Caulking	No	**Client ID: CLK-05c** **Material:**	
					Non-Fibers	100
2602055-25	31-Dec-25	Yellow	Mastic	No	**Client ID: MAS-01a** **Material:**	
					Non-Fibers	100

Certificate of Analysis

Client: S2S Environmental Inc.

Client PO: 13140.03

Report Date: 12-Jan-2026

Order Date: 5-Jan-2026

Project Description: St. Paul - PN 13140.03

Asbestos, PLM Visual Estimation MDL - 0.5%

Paracel ID	Sample Date	Colour	Description	Asbestos Detected	Material Identification	% Content
2602055-26	31-Dec-25	Yellow	Mastic	No	**Client ID: MAS-01b** **Material:**	
					Non-Fibers	100
2602055-27	31-Dec-25	Yellow	Mastic	No	**Client ID: MAS-01c** **Material:**	
					Non-Fibers	100
2602055-28	31-Dec-25	Yellow	Mastic	No	**Client ID: MAS-02a** **Material:**	
					Non-Fibers	100
2602055-29	31-Dec-25	Yellow	Mastic	No	**Client ID: MAS-02b** **Material:**	
					Non-Fibers	100
2602055-30	31-Dec-25	Yellow	Mastic	No	**Client ID: MAS-02c** **Material:**	
					Non-Fibers	100
2602055-31	31-Dec-25	White	Grout	No	**Client ID: GRT-01a** **Material:**	
					Non-Fibers	100
2602055-32	31-Dec-25	White	Grout	No	**Client ID: GRT-01b** **Material:**	
					Non-Fibers	100
2602055-33	31-Dec-25	White	Grout	No	**Client ID: GRT-01c** **Material:**	
					Non-Fibers	100

Total Analyses = 31

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

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

S2S ANNUAL ACMs INSPECTION SUMMARY TABLE

ACMs Inspection Summary Table
St. Paul Catholic Elementary School (#112) – 1101 Hilliard Street, Peterborough, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Walls and Ceilings Throughout	Drywall Joint Compound	N/A	Not Estimated	Non-Friable	1.2% Chrysotile	Good	Priority 3	Manage in Place
Corridor 120 (across from Stairs #1)						Good	Priority 3	
Storage 24A, Storage 104, 105, Reception Room 113 in North Storage/Electrical Room, Rooms 117, 118, 203, 204, 205, 206, 207, 208, 209	12”x12” Beige with Grey Streaks Vinyl Floor Tile	VFT	5,000 ft^2	Non-Friable	1.1% Chrysotile	Good	Priority 3	VFT’s previously noted to be in Rooms 106 (closet), 116, 128, 130, 131, 135, 139, 140, Mimio Storage, P.T. Storage, and Gym were not observed during the 2025 assessment and are presumed to have been removed/abated. Manage in Place.
Staffroom 203			1 ft^2			Fair	Priority 2	
Classroom 117			<1 ft^2			Fair	Priority 2	
Custodial Room 206			2 ft^2			Fair	Priority 2	
Staff Room 31	Grey Plaster Coating	PL	820 ft^2	Friable	1.8% Chrysotile	Good	Priority 3	Manage in Place.
			22 ft^2			Fair	Priority 2	Penetrations through plaster ceiling created for ceiling tile support wires. Manage in Place.

ACMs Inspection Summary Table
St. Paul Catholic Elementary School (#112) – 1101 Hilliard Street, Peterborough, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
			4 ft^2			Fair	Priority 2	Manage in place, if further deterioration occurs. remove or repair following Type 2 abatement activities in accordance with O. Reg. 278/05
Boiler Room	White Texture Coating	TC	2,400 ft^2	Friable	1.5% Chrysotile	Good	Priority 3	Manage in Place.
			2 ft^2			Fair	Priority 2	
Coats 200, Corridors 110, 120 and 201	Vinyl Sheet Flooring	VSF	1,600 ft^2	Non-Friable	20% Chrysotile	Good	Priority 3	Manage in Place
Corridor 110 (Near Vestibule 101)			1 ft^2			Fair	Priority 2	
Corridor 120 (Near Vestibule 114)			1 ft^2			Fair		
Corridor 201 (Near Stairwell #1)			4 ft^2			Fair		

ACMs Inspection Summary Table
St. Paul Catholic Elementary School (#112) – 1101 Hilliard Street, Peterborough, Ontario

Specific Location	Material	Acronym on Drawing	Quantity	Friable /Non-Friable	% and Type of ACM	Condition	Response Action Priority	Comments
Throughout Subject Building, Above Drop Ceiling	Insulating Ceiling Panels on Light Fixtures	N/A	Not Estimated	Friable	8% Amosite (Jacques Whitford,2008)	Good	Priority 3	Jacques Whitford report (2008) not available for review by S2S. Material observed in Room 210 during 2025 Assessment, however, is presumed to be located throughout. Manage in Place.
Custodian Storage Room 115 and 203	2' x 4' white textured ceiling tiles	ACT	40 ft^2	Friable	5% Amosite	Good	Priority 3	Manage in Place
			10 ft^2			Fair	Priority 2	
Exterior Rooftop	Built-Up Roofing System (Tar, Felt Asphalt)	N/A	Not Estimated	Non-Friable	Presumed	Good	Priority 3	Manage in Place

APPENDIX E

HISTORIC BULK ASBESTOS AND LEAD SAMPLING LOCATIONS AND RESULTS

Historic Bulk Asbestos Sampling Locations and Results – St. Paul Catholic Elementary School, 1101 Hilliard Street, Peterborough, 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	
1	**112-1**	**Throughout, walls/ceilings**	**Drywall joint compound**	WSP/2016	**1.2% Chrysotile**	**112-1C***	**112-1A, B**	**112-1D, E**	**3**
1,2	**112-2**	**Classrooms, Library storage**	**Vinyl Floor Tile - 12"x12", beige w/ grey streaks**		**1.1% Chrysotile**	**112-2A**		**112-2B to E**	**1**
1,2	112-2 (layer)	Classrooms, Library storage	Black floor tile mastic		None Detected		112-2A to E		5
1	112-3	Classrooms, Staff room, Gymnasium, Corridor	Vinyl Floor Tile - 12"x12", off-white w/ grey flecks		None Detected		112-3A to E		5
1	112-3 (layer)	Classrooms, Staff room, Gymnasium, Corridor	Yellow/black floor tile mastic		None Detected		112-3A to E		5
1	112-4 (layer)	Classroom 106 closet	Black floor tile mastic		None Detected		112-4A to C		3
1	**112-5**	**Classroom 106, 12, 13, Staff room, Health room**	**White textured coating on soft grey layer**		**1.5% Chrysotile**	**112-5A**		**112-5B to E**	**1**
1	**112-6**	**Health Room (26)**	**Vinyl Floor Tile - 9"x9", off-white w/ grey streaks**		**3.5% Chrysotile**	**112-6A***		**112-6B, C**	**1**
1	112-6 (layer)	Health Room (26)	Black floor tile mastic		None Detected		112-6A to C		3
1	**112-7**	**Classroom 106, 12, 13, Staff room, Health room**	**Grey troweled parge coating (Plaster)**		**1.8% Chrysotile**	**112-7A**		**112-7B, C**	**1**
1	**112-8**	**Classroom 12**	**Vinyl Floor Tile - 9"x9", beige w/ brown streaks**		**5.5% Chrysotile**	**112-8A**		**112-8B, C**	**1**
1	112-8 (layer)	Classroom 12	Black floor tile mastic		None Detected		112-8A to C		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	
1	**112-9**	**Classroom 13**	**Vinyl Floor Tile - 9"x9", green w/ dark green streaks**		**5.5% Chrysotile**	**112-9A**		**112-9B, C**	**1**
1	112-9 (layer)	Classroom 13	Black floor tile mastic		None Detected		112-9A to C		3
1	**112-10**	**Work and storage room (9)**	**Vinyl Floor Tile - 9"x9", green/beige w/ light and dark streaks**		**1.8% Chrysotile**	**112-10A**		**112-10B, C**	**1**
1	112-10 (layer)	Work and storage room (9)	Black floor tile mastic		None Detected		112-10A to C		3
1	**112-11**	**Classrooms (2, 5, 6, 7)**	**Vinyl Floor Tile - 9"x9", off-white w/ dark grey streaks**		**1.1% Chrysotile**	**112-11A**		**112-11B to E**	**1**
1	112-11 (layer)	Classrooms (2, 5, 6, 7)	Black floor tile mastic		None Detected		112-11A to E		5
2	112-12	Computer lab (119) Classroom 210	Vinyl Floor Tile - 12"x12", off-white w/ light and dark grey streaks		None Detected		112-12A to C		3
2	112-12 (layer)	Computer lab (119) Classroom 210	Yellow floor tile mastic		None Detected		112-12A to C		3
2	**112-13**	**Corridors**	**Vinyl Sheet Flooring, beige w/ light and dark squares**		**20% Chrysotile**	**112-13A**		**112-13B-E**	1
2	112-13	Corridors	Tan floor tile mastic		None Detected		112-13A to E		3
Exterior	112-14	Exterior soffits	White soffit panels		None Detected		112-14A to C		3
Exterior	112-15	Exterior siding	Black corrugated siding, fibrous		None Detected		112-15A to C		3
1	WSC-01	Room 31	White Acoustic Sink Coating	S2S/2019	None Detected		WSC-01a to WSC-01c		3
1	**ACT-01**	**Custodian Storage Room 115**	**2' x 4' white textured ceiling tiles**		**5% Amosite**	**ACT-01a**		**ACT-01b to c**	**3**
1, 2	B-MOR-01	Throughout, walls	Brick grey mortar	S2S/2025	None Detected		B-MOR-01a to c		3
1, 2	C-MOR-01	Throughout, walls	Concrete block grey mortar		None Detected		C-MOR-01 a to c		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	
Exterior	CLK-01	Exterior Doors/Windows	Grey caulking		None Detected		CLK-01 a to c		3
1	CLK-02	Library Exit Door	Grey painted red caulking		None Detected		CLK-02 a to c		3
1	CLK-03	Interior Windows	Brown caulking		None Detected		CLK-03 a to c		3
1	CLK-04	Change Room	White caulking		None Detected		CLK-04 a to c		3
1	CLK-05	Room 153, Mechanical Equipment	Red caulking		None Detected		CLK-05 a to c		3
1	MAS-01	Throughout, Vinyl Baseboard	Yellow mastic		None Detected		MAS-01 a to c		3
1	MAS-02	Principal Office, Carpet	Yellow mastic		None Detected		MAS-02 a to c		3
1	GRT-01	Change Room Walls	Ceramic tile grout		None Detected		GRT-01 a to c		3

Note: *Sample Locations were not provided in original report by WSP.

Historic Bulk Lead Paint Sampling Locations and Results – St. Paul Catholic Elementary School, 1101 Hilliard Street, Peterborough, Ontario

Floor Level	Sample Number	Functional Space	Description	Consultant/Year	Lead Content by Weight (%)*	Condition	Comments
1	**112-L1**	**Boiler room floor**	**Grey paint**	**WSP/2016**	**0.010**	**Fair**	**Lead containing paint. Recommended that paint be abated or stabilized with the application of a new paint over top.**
2	112-L2	Doors, door frames	Burgundy paint		<0.013*		
2	112-L3	Throughout, walls	Cream paint		<0.0066*		
2	**112-L4**	**Door frames**	**Black paint**		**0.022**	**Good**	**Lead-containing paint**
Exterior	**112-L5**	**Exterior doors**	**Brown paint**		**0.96**	**Fair**	**Lead containing paint. Recommended that paint be abated or stabilized with the application of a new paint over top.**
Note: *Sample identified to be below the detection limit of the laboratory and thus considered to be non-lead containing.							