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Limited Designated Substance Survey Report

Uxbridge Secondary School

127 Planks Lane, Uxbridge, Ontario

Prepared for

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

October 23, 2025
Parasol Project No: 13338

Executive Summary

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board to conduct a Limited Designated Substance Survey within Uxbridge Secondary School located at 127 Planks Lane, Uxbridge, Ontario. The purpose of the survey was to record the presence, location, condition and quantities of Designated Substances and Hazardous Materials within the surveyed area that may be disturbed during the planned building renovation and repair project. Additional information is provided to document corrective measures necessary to ensure that remedial action occurs applying the proper abatement procedures, if necessary.

The survey was completed by Brad Panzer of Parasol on October 14, 2025.

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

Designated Substance or Hazardous Material	Findings	Recommendation
Asbestos	Confirmed and suspected asbestos-containing materials were identified as follows: Friable Asbestos • Smooth Plaster Finishes (1928 Original Building Survey Area) • Mechanical Insulations (Parging Cement and Aircell) Non-Friable Asbestos • Vinyl Floor Tiles and Associated Mastic	The following remedial work is necessary to comply with Ontario Regulation 278/05: • Repair smooth plaster finishes in FAIR condition using Type 2 Asbestos Abatement Procedures. • Remove peeling paint on smooth plaster finishes using Type 2 Asbestos Abatement Procedures
Benzene	No major sources were identified.	No recommendations are warranted as no benzene products were observed.
Lead	Low-level lead concentrations were found to be present in the following materials: • Off-white Paint • Beige Paint • Brick Mortar Lead-containing concentrations were found to be present in the following materials: • White Paint (Interior) • Light Grey Paint • Tan Paint • White Paint (Exterior) Lead-based concentrations were found to be present in the following materials: • Cream Paint Lead of varying concentrations is also suspected to be present in the following items:	Stabilize the following materials: • Remove peeling beige paint using EACC Low-Level Lead Guidelines • Remove damaged brick mortar using EACC Low-Level Lead Guidelines • Remove peeling off-white paint using Type 2 Asbestos Abatement Procedures • Remove peeling white paint, light grey paint, exterior cream paint and exterior white paint using EACC Class 1 or 2A Lead Remediation Guidelines • Remove peeling tan paint using a combination of Type 2 Asbestos Abatement Procedures and EACC Class 1 or 2A Lead Remediation Guidelines

Designated Substance or Hazardous Material	Findings	Recommendation
	• Batteries in Emergency Lighting • Ceramic Floor Tile Glazing • Solder on pipe fittings • Masonry Block Mortar	
Mercury	Mercury vapour is presumed to be present within all fluorescent light tubes.	If removed, the fluorescent lights are to be kept sealed and intact, which will prevent direct skin contact and the inhalation of mercury vapour.
Silica	Crystalline silica is suspected to be present within: • Ceramic tiles and grout, • Masonry and mortar, • Concrete (poured or pre-cast)	The removal or disturbance of material suspected to contain crystalline silica are to follow procedures outlined in the MOL document *"Guideline - Silica on Construction Projects"*, dated September 2004.
Polychlorinated Biphenyls (PCBs)	T8 light fixtures observed contain non-PCB electronic ballasts.	If disturbed, compare fluorescent light fixture's ballast to the Environment Canada Document, *"PCB Identification of Lamp Ballasts Containing PCBs"* dated August 1991. If the ballast does not contain a label that states "PCB Free" or the serial code that does not identify it as "PCB Free" then the ballast should be presumed to contain PCBs and disposed of accordingly.
Mould	Mould growth and water damage were observed on: • Visible water damage and efflorescence on smooth plaster and drywall finishes. • Visible efflorescence on exterior brick finishes.	Complete removal of mould and water damaged building materials using EACC Level 1 Mould Remediation in combination with appropriate lead and asbestos abatement procedures, as required.
Other Designated Substances	The following Designated Substances are not likely to be found in the area assessed: • Acrylonitrile • Arsenic • Coke Oven Emission • Ethylene Oxide • Isocyanates • Vinyl Chloride	No recommendations are warranted as none were observed.

Before any renovation activities, perform an intrusive investigation for concealed Designated Substances and sample building materials that were not previously tested and may be disturbed as part of the renovation. In addition, consideration should be given to mechanical, electrical and structural components that pass beyond the rooftop into

the building and may be impacted by the project. Further, consideration of the known or suspected asbestos-containing materials within the building should be assessed that may be disrupted during the renovation.

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

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1.0 Introduction

1.1 Background

Parasol Environmental Inc. (Parasol) was retained by the Durham District School Board to conduct a Limited Designated Substance Survey within Uxbridge Secondary School located at 127 Planks Lane, Uxbridge, Ontario. The purpose of the survey was to record the presence, location, condition and quantities of Designated Substances and Hazardous Materials within the surveyed area that may be disturbed during the planned building renovation and repair project. Additional information is provided to document corrective measures necessary to ensure that remedial action occurs using the proper abatement procedures, if necessary.

The survey was completed by Brad Panzer of Parasol on October 14, 2025.

2.0 Regulatory Framework

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

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

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

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

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

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

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

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

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

3.0 Methodology and Scope

3.1 Scope of Assessment

The survey was limited to the interior and exterior of select locations of the building. The survey was completed on an "addition by addition" approach, to delineate surfacing building materials (drywall, plaster, mortar etc.) based on the year of construction (reference Drawings DSR-01 and DSR-02 for building vintages). The scope of the assessment was carried out in all accessible areas on a non-intrusive basis. Areas that were inaccessible at the time of the survey are listed in Section 3.11.

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

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

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

1. Polychlorinated Biphenyls
2. Mould

For this assessment, the following Designated Substances, as defined under *Ontario Regulation 490/09-Designated Substances* made under the *Occupational Health and Safety Act R.S.O. 1990, c. O.1*, were not

assessed as they would not be found in building materials that may be disturbed as part of this project and typically only found in industrial or manufacturing settings.

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

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

3.2 Methodology

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

3.3 Asbestos

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

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

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

Condition	Non-Friable	Friable
GOOD	• Material intact and stable • Minor cracks may be present on the surface	• Material is intact, with no signs of damage or delamination. • Up to 1% of sprayed fireproofing has visible damage. • Mechanical insulation is completely covered in jacketing, with no penetrations or exposed insulation.
FAIR	• Criteria not used	• Jacket insulation is missing • Minor damage (cuts, tears, or nicks) to jacketed insulation. • Insulation is exposed but not showing surface disintegration. • Missing insulation ranges from minor to none.

Condition	Non-Friable	Friable
POOR	• Material is broken, lifted, damaged, or deteriorated	• Damage cannot be easily repaired • More than 1% of sprayed fireproofing is damaged, delaminated, or deteriorated. • The original insulation jacket is missing, damaged, deteriorated, or delaminated. • Insulation is exposed and significant areas have been dislodged.

3.4 Excluded Asbestos-Containing Building Materials

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

3.5 Benzene

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

3.6 Lead

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

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

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

3.7 Mercury

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

3.8 Silica

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

3.9 Mould Contamination

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

3.10 Polychlorinated Biphenyls

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

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

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

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

3.11 Inaccessible Locations

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

1. N/A

4.0 Existing Reports and Drawings

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

1. Detailed Asbestos-Containing Building Materials Survey Report, Maple Environmental Inc. October 2017 (Maple Project No: 16312-131)

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

5.0 Findings

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

5.1 Building Information

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

Building Element	Details
Date of Construction & Additions	Original Building-1928, Building Addition-1956
Number of Floors	2
Total Area	~6,000 SF
Floors	Wood, Vinyl Floor Tiles, Terrazzo, Concrete

Building Element	Details
Walls	Smooth Plaster, Textured Plaster, Rough Finish Plaster, Drywall, Masonry Block
Ceilings	Acoustic Ceiling Tiles, Smooth Plaster, Textured Plaster, Drywall
HVAC	Forced Air, Radiators
Exterior Cladding	Brick, Wood, Concrete

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

5.2 Asbestos

5.2.1 Building Materials Not Observed

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

1. Sprayed Fireproofing
2. Texture Coat Finishes
3. Vermiculite
4. Vinyl Sheet Flooring
5. Transite Cement Products

5.2.2 Acoustic Ceiling Tiles

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

Tile Number	Sample Number	Description	Locations	Asbestos Content	Notes
AT-01	NA	2'x4' Pinholes and Random Indents	0011, 0015, 0017, 1192, 1195, 1197	NA	Date Stamped (09/29/2021) Non-ACM
AT-02	S03A-C	1'x1' Medium and Large Holes	1192	ND	Applied to 2nd Ceiling
	S04A-C	Mastic		ND	
AT-03	S05A-C	1'x1' Ordered Holes	B-1, C-1, 1195, 1197	ND	Applied to 2nd Ceiling in 1195 & 1197
AT-04	NA	2'x4' Pinholes and Random Flecks	Basement Corridor, 0015	NA	Date Stamped (04/09/2010) Non-ACM
AT-05	S16A-C	1'x1' Plain White	1195, 1197	ND	Applied to 2nd Ceiling in 1195 & 1197

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

5.2.3 Plaster Finishes

Plaster finishes were observed within the surveyed area as wall and ceiling finishes. As part of the current assessment, samples of plaster finishes were collected as outlined below.

1928-Original Building Survey Area

Smooth plaster was observed within the 1928 Original Building Survey Area as wall and ceiling finishes. Analysis of Sample Set S01A-E determined that the sample S01A contains **1% Chrysotile asbestos**. The

remaining samples were not analyzed due to the stop positive confirmation. *Ontario Regulation 278/05*, requires a material to be considered as asbestos-containing if one or more of the samples within the set is determined to contain asbestos. Therefore, all smooth plaster finishes within the 1928 Original Building Survey Area are considered to be asbestos-containing until additional sampling proves otherwise. Smooth plaster finishes were observed in FAIR to GOOD condition.

Textured plaster was observed within the 1928 Original Building Survey Area as wall and ceiling finishes. Analysis of Sample Set S07A-E determined that samples S07D and S07E contain <0.5% Chrysotile asbestos. As per *Ontario Regulation 278/05*, building materials deemed "asbestos-containing" must contain 0.5% or more asbestos content by dry weight. Therefore Sample Set S07A-E is considered to not contain asbestos.

1956-Building Addition Survey Area

Smooth plaster was observed within the 1956 Building Addition Survey Area as wall and ceiling finishes. Analysis of Sample Set S10A-G determined that the samples do not contain asbestos.

Rough finish plaster was observed within the 1956 Building Addition Survey Area as wall and ceiling finishes. Analysis of Sample Set S14A-C determined that the samples do not contain asbestos.

5.2.4 Drywall Finishes

Drywall with joint compound applied to gypsum board was observed throughout the surveyed area as wall and bulkhead finishes. As part of the current assessment, samples of drywall joint compound were collected as outlined below.

1928-Original Building Survey Area

Drywall with joint compound applied to gypsum board was observed within the 1928 Original Building Survey Area as wall finishes. Analysis of Sample Set S02A-C determined that samples do not contain asbestos.

1956-Building Addition Survey Area

Drywall with joint compound applied to gypsum board was observed within the 1956 Building Addition Survey Area as wall and bulkhead finishes. Analysis of Sample Set S12A-E determined that the samples do not contain asbestos.

5.2.5 Insulations

Friable asbestos-containing insulations and non-asbestos-containing insulations were observed to be present on mechanical systems within the surveyed area.

5.2.5.1 Fitting Insulation

Asbestos-containing parging cement was observed to be applied to pipe fitting within the surveyed area. Previous sampling performed by others confirmed that the material contains **35%-80% Chrysotile asbestos**. At the time of the current assessment, parging cement applied to pipe fittings was observed in GOOD condition.

The remaining fitting insulation present within the surveyed area was observed to be fibreglass and PVC; materials not suspected to contain asbestos.

5.2.5.2 Straight Insulation

Asbestos-containing Aircell insulation was observed to be applied to pipe straights within the surveyed area. Previous sampling performed by others confirmed that the material contains **50% Chrysotile asbestos**. At the time of the current assessment, Aircell insulation applied to pipe straights was observed in GOOD condition.

The remaining pipe straight insulation within the surveyed area was observed to be fibreglass and PVC; materials not suspected to contain asbestos.

5.2.5.3 Duct Insulation

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

5.2.5.4 Mechanical Equipment Insulation

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

5.2.6 Vermiculite

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

5.2.7 Vinyl Floor Tiles

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

Tile Number	Sample Number	Description	Locations	Asbestos Content	Notes
VFT-01	S06A-C	12”x12” Light Blue with Light and Dark Flecks	B-0	ND	-
		Black Mastic		ND	
VFT-02	S09A-C	12”x12” Tan with Light and Dark Brown Chunks	0011	ND	-
		Yellow and Grey Mastic		ND	
VFT-03	S13A-C	12”x12” White with Black Spots	0017	ND	-
		Black Mastic		ND	
VFT-04	S15A-C	12”x12” Brown with White and Tan Chunks	1195	ND	-
		Black Mastic		ND	
VFT-05	**S17A-C**	**12”x12” Light Green with White and Brown Streaks**	**1197**	**1% CH**	**GOOD Condition**
		Black Mastic		**1% CH**	

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

5.2.8 Caulking

The following caulking types were observed to be present at the time of the survey:

Number	Sample Number	Description	Locations	Asbestos Content	Notes
CK-01	NA	White, Silicone	Interior Window Frames	NA	Silicone, non-ACM
CK-02	NA	Grey, Silicone	Interior Window Frames	NA	Silicone, non-ACM
CK-03	S19A-C	Tan, Soft	Exterior Window and Door Frames	ND	1928-Original Building
CK-04	S21A-C	Soft, Grey	Exterior Window Frames	ND	1956-Building Addition

Number	Sample Number	Description	Locations	Asbestos Content	Notes
CK-05	S22A-C	White, Hard	C-1 Door Frame	ND	1956-Building Addition
CK-06	NA	Grey, Silicone	Exterior Concrete Foundation	NA	Silicone, non-ACM

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

5.2.9 Other

1928-Original Building Survey Area

- Mortar associated with masonry block finishes was observed within the 1928 Original Building Survey Area. Analysis of Sample Set S08A-C determined that the samples do not contain asbestos. A layer of off-white primer applied to the surface of the samples was analyzed as a separate sample layer and was determined to not contain asbestos.
- Mortar associated with exterior brick finishes was observed within the 1928 Original Building Survey Area. Analysis of Sample Set S18A-C determined that the samples do not contain asbestos.

1956-Building Addition Survey Area

- Mortar associated with masonry block finishes was observed within the 1956 Building Addition Survey Area. Analysis of Sample Set S11A-C determined that the samples do not contain asbestos. A layer of white primer applied to the surface of the samples was analyzed as a separate sample layer and was determined to not contain asbestos.
- Mortar associated with exterior brick finishes was observed within the 1956 Building Addition Survey Area. Analysis of Sample Set S20A-C determined that the samples do not contain asbestos.

5.3 Benzene

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

5.4 Lead

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

Sample No	Sample Location	Description	Substrate	Result	Lead Class	Condition
Pb-01	**1192**	**White Paint**	**Walls**	**0.23%**	**Lead-Containing**	**FAIR - GOOD**
Pb-02	**0011**	**Light Grey Paint**	**Second Ceiling**	**0.11%**	**Lead-Containing**	**Peeling, FAIR**
Pb-03	0011	Off-White Paint	Walls	<0.0064%	Low-Level Lead	Peeling, FAIR
Pb-04	**0012**	**Tan Paint**	**Walls**	**0.13%**	**Lead-Containing**	**Peeling, FAIR**

Sample No	Sample Location	Description	Substrate	Result	Lead Class	Condition
Pb-05	1196	Beige Paint	Walls and Ceiling	0.052%	Low-Level Lead	Peeling, FAIR
Pb-06	Exterior (1928)	Mortar	Brick	44 mg/Kg	Low-level Lead	GOOD
Pb-07	**Exterior (1928)**	**Cream Paint**	**Wood Door Frames**	**0.58%**	**Lead-Based**	**Peeling, FAIR**
Pb-08	Exterior (1956)	Mortar	Brick	<32 mg/Kg	Low-Level Lead	Damaged in select areas, FAIR
Pb-09	**Exterior (1956)**	**White Paint**	**Window Lintels**	**0.45%**	**Lead-Containing**	**Peeling, FAIR**

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

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

1. Batteries in Emergency Lighting
2. Ceramic Floor Tile Glazing
3. Solder on pipe fittings
4. Masonry Block Mortar

5.5 Mercury

5.5.1 Lamps

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

5.5.2 Devices and Equipment

Thermostatic switches within the assessed areas were not observed to have liquid mercury present.

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

5.6 Silica

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

1. Ceramic tiles and grout
2. Masonry and mortar
3. Concrete (poured or pre-cast)

5.7 PCBs

5.7.1 Light Fixtures

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

5.7.2 Transformers

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

5.8 Mould

Visible mould growth and water damage were observed to be present on the following building material:

Location	Observations	Quantity of Mould and/or Water Damage
0012	• Visible water damage and efflorescence on smooth plaster exterior wall.	~5SF
0015	• Visible water damage and efflorescence on smooth plaster exterior wall.	~8SF
0017	• Visible water damage and efflorescence on drywall exterior wall.	~8SF
C-0	• Visible water damage and efflorescence on smooth plaster wall common with Location #0017.	~8SF
Exterior	• Visible efflorescence on exterior brick finishes.	~8SF

6.0 Conclusions and Recommendations

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

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

Parasol proposes the following recommendations:

6.1 General Recommendations

6.1.1 Asbestos

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

1. Smooth Plaster Finishes (1928 Original Building Survey Area)
2. Mechanical Insulations (Parging Cement and Aircell)
3. Vinyl Floor Tiles and Associated Mastic

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

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

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

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

6.1.2 Asbestos Abatement Procedures

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

The removal of friable asbestos-containing material (smooth plaster finishes) is to be completed using Type 2 asbestos abatement procedures provided that less than one square meter ($1m^2$) of the material is disturbed. If greater than one square meter ($1m^2$) is disturbed, then Type 3 asbestos abatement procedures apply.

Depending on the condition, geometry and size, the removal of mechanical insulations are to be completed using Type 2, Glove Bag or Type 3 asbestos abatement procedures.

6.1.3 Lead

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

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

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

Based on the results of the bulk sampling and the visual identification, lead-containing concentrations (greater than 0.1% lead by weight (1000 µg/g, or 1000 mg/kg, or 1000 ppm) but less than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) were found to be present in the following building materials: white paint, light grey paint, tan paint.

Based on the results of the bulk sampling and the visual identification, lead-based concentrations (equal to or greater than 0.5% lead by weight (5000 µg/g, or 5000 mg/kg, or 5000 ppm lead) were found to be present in the following building materials: cream paint.

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

6.1.4 Mercury

Mercury vapour is present within fluorescent lights.

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

6.1.5 Silica

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

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

6.1.6 PCBs

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

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

6.1.7 Mould

All mould and water-damaged building materials are to be removed following the Environmental Abatement Council of Canada (EACC) "*Mould Abatement Guidelines - Edition 3"*, dated 2015. Further, a qualified Health and Safety professional should be consulted to inspect and verify the proper removal of the building materials.

6.2 Remedial Recommendations

The following remedial work should be completed regardless of the planned renovation.

6.2.1 Asbestos

The following remedial work is necessary if the asbestos-containing building materials are to remain:

Location	Description and Quantity	Remedial Recommendations
0011	8 SF of peeling off-white paint on exterior wall	Remove peeling paint on exterior wall using Type 2 Asbestos Abatement Procedures
0012	5 SF of smooth plaster applied on exterior wall	Repair smooth plaster in FAIR condition using Type 2 Asbestos Abatement Procedures
1192	3 SF of smooth plaster applied to the second ceiling	Repair smooth plaster in FAIR condition using Type 2 Asbestos Abatement Procedures

6.2.2 Lead

The following paint and/or masonry mortar should be stabilized if they are to remain:

Location	Description	Remedial Recommendations
0011	Peeling light grey paint on textured plaster ceiling	Remove using EACC Class 1 or 2A Guidelines
0011	Peeling off-white paint on exterior smooth plaster wall	Remove peeling paint using Type 2 Asbestos Abatement Procedures
0012	Peeling tan paint on exterior smooth plaster wall	Remove peeling paint using Type 2 Asbestos Abatement Procedures
0015	Peeling white paint on exterior smooth plaster wall	Remove using EACC Class 1 or 2A Guidelines
0017	Peeling white paint on exterior drywall wall	Remove using EACC Class 1 or 2A Guidelines

Location	Description	Remedial Recommendations
C-0	Peeling white paint on smooth plaster wall common with Location #0017	Remove using EACC Class 1 or 2A Guidelines
1196	Peeling beige paint on plaster walls and ceiling	Remove peeling paint using EACC Low-Level Lead Guidelines
Exterior	Brick mortar	Remove loose and damaged brick mortar using EACC Low-Level Lead Guidelines
Exterior	Peeling cream paint on wood door frame	Remove using EACC Class 1 or 2A Guidelines
Exterior	Peeling white paint on steel lintels	Remove using EACC Class 1 or 2A Guidelines

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

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

6.2.3 Mould

The following mould impacted and water damaged building materials should be remediated if they are to remain:

Location	Observations	Remediation
0012	• Visible water damage and efflorescence on smooth plaster exterior wall.	Type 2 Asbestos Abatement in combination with EACC Level 1 Mould Remediation Guidelines
0015	• Visible water damage and efflorescence on smooth plaster exterior wall.	Remove using EACC Class 1 or 2A Lead Guidelines in combination with EACC Level 1 Mould Remediation Guidelines
0017	• Visible water damage and efflorescence on drywall exterior wall.	Remove using EACC Class 1 or 2A Lead Guidelines in combination with EACC Level 1 Mould Remediation Guidelines
C-0	• Visible water damage and efflorescence on smooth plaster wall common with Location #0017.	Remove using EACC Class 1 or 2A Lead Guidelines

Location	Observations	Remediation
		in combination with EACC Level 1 Mould Remediation Guidelines
Exterior	• Visible efflorescence on exterior brick finishes.	Remove using EACC Level 1 Mould Remediation Guidelines

7.0 Statement of Limitations

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

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

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

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

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

Sincerely,

Brad Panzer, Senior Project Manager
Parasol Environmental Inc.

Appendix A
Laboratory Certificate of Analysis

emcscientific
INCORPORATED

Laboratory Analysis Report

To:

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

EMC LAB REPORT NUMBER: A126149
Job/Project Name: Uxbridge SS.
Job No: 13338
Analysis Method: Polarized Light Microscopy – EPA 600
Number of Samples: 76
Date Received: Oct 15/25 **Date Analyzed:** Oct 22/25 **Date Reported:** Oct 22/25
Analyst: John Paul Cantillon
Reviewed By: Malgorzata Sybydlo

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-01A	A126149-1	Smooth plaster/ 1192 – classroom	2 Phases: a) White, plaster b) Grey, plaster	**Chrysotile** **ND**	**1**	 1	99 99
S-01B	A126149-2	Smooth plaster/ 1192 – classroom	NA	**NA**			
S-01C	A126149-3	Smooth plaster/ B-1 – stair	NA	**NA**			
S-01D	A126149-4	Smooth plaster/ 012 – boys washroom	NA	**NA**			
S-01E	A126149-5	Smooth plaster/ 012 – boys washroom	NA	**NA**			
S-02A	A126149-6	DJC/ 1192 – classroom	White, joint compound	**ND**			100
S-02B	A126149-7	DJC/ B-1 – stair	White, joint compound	**ND**			100
S-02C	A126149-8	DJC/ 011 – work room	White, joint compound	**ND**			100
S-03A	A126149-9	AT-02/ 1192 – classroom	Brown, ceiling tile	**ND**		80	20
S-03B	A126149-10	AT-02/ 1192 – classroom	Brown, ceiling tile	**ND**		80	20
S-03C	A126149-11	AT-02/ 1192 – classroom	Brown, ceiling tile	**ND**		80	20
S-04A	A126149-12	Mastic/ 1192 – classroom	Brown, mastic	**ND**		2	98
S-04B	A126149-13	Mastic/ 1192 – classroom	Brown, mastic	**ND**		2	98
S-04C	A126149-14	Mastic/ 1192 – classroom	Brown, mastic	**ND**		2	98

EMC LAB REPORT NUMBER: A126149
Client's Job/Project Name/No.: 13338
Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-05A	A126149-15	AT-03/ C-1 – stair	Brown, ceiling tile	**ND**		80	20
S-05B	A126149-16	AT-03/ C-1 – stair	Brown, ceiling tile	**ND**		80	20
S-05C	A126149-17	AT-03/ C-1 – stair	Brown, ceiling tile	**ND**		80	20
S-06A	A126149-18	VFT-01/ B-0 – stair	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-06B	A126149-19	VFT-01/ B-0 – stair	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-06C	A126149-20	VFT-01/ B-0 – stair	2 Phases: a) Grey, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-07A	A126149-21	Textured plaster/ B-0 – stair	2 Phases: a) Off white, primer b) Grey, plaster	 **ND** **ND**			 100 100
S-07B	A126149-22[6]	Textured plaster/ 011 – work room	2 Phases: a) Yellow, primer b) Grey, plaster	 **ND** **ND**			 100 100
S-07C	A126149-23	Textured plaster/ 011 – work room	Grey, textured plaster	**ND**			100
S-07D	A126149-24	Textured plaster/ 012 – boy's W/R	2 Phases: a) Yellow, primer b) Grey, plaster	 **ND** **Chrysotile**	 **<0.5**		 100 100
S-07E	A126149-25	Textured plaster/ 012 – boy's W/R	2 Phases: a) Yellow, primer	 **ND**			 100

EMC LAB REPORT NUMBER: A126149
Client's Job/Project Name/No.: 13338
Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			b) Grey, plaster	**Chrysotile**	**<0.5**	1	99
S-08A	A126149-26	Masonry block mortar/ B-0 – stair	2 Phases: a) Off white, primer b) Grey, cementitious material	 **ND** **ND**			 100 100
S-08B	A126149-27	Masonry block mortar/ B-0 – stair	2 Phases: a) Off white, primer b) Grey, cementitious material	 **ND** **ND**			 100 100
S-08C	A126149-28	Masonry block mortar/ B-0 – stair	2 Phases: a) Off white, primer b) Grey, cementitious material	 **ND** **ND**			 100 100
S-09A	A126149-29	VFT-02/ 011 – work room	2 Phases: a) Off white, vinyl floor tile b) Yellow and grey, mastic	 **ND** **ND**			 100 100
S-09B	A126149-30	VFT-02/ 011 – work room	2 Phases: a) Off white, vinyl floor tile b) Yellow and grey, mastic	 **ND** **ND**			 100 100
S-09C	A126149-31	VFT-02/ 011 – work room	2 Phases: a) Off white, vinyl floor tile b) Yellow and grey, mastic	 **ND** **ND**			 100 100
S-10A	A126149-32[7]	Smooth plaster/ 014 – girl's W/R	White, plaster	**ND**			100
S-10B	A126149-33[7]	Smooth plaster/ 015 – work room	White, plaster	**ND**			100
S-10C	A126149-34	Smooth plaster/ 015 – work room	2 Phases: a) White, plaster b) Grey, plaster	 **ND** **ND**			 100 100

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Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-10D	A126149-35	Smooth plaster/ 017 – art room	2 Phases: a) White, joint compound b) Grey, plaster	 **ND** **ND**			 100 100
S-10E	A126149-36	Smooth plaster/ C-0 – stair	2 Phases: a) White, plaster b) Grey, plaster	 **ND** **ND**			 100 100
S-10F	A126149-37[6]	Smooth plaster/ C-0 – stair	2 Phases: a) White, plaster b) Grey, plaster	 **ND** **ND**			 100 100
S-10G	A126149-38	Smooth plaster/ 1195 – classroom	2 Phases: a) White, plaster b) Light grey, plaster	 **ND** **ND**			 100 100
S-11A	A126149-39	Masonry block mortar/ 014 – girls washroom	2 Phases: a) White, primer b) Grey, cementitious material	 **ND** **ND**			 100 100
S-11B	A126149-40	Masonry block mortar/ C-0 – stair	2 Phases: a) White, primer b) Grey, cementitious material	 **ND** **ND**			 100 100
S-11C	A126149-41	Masonry block mortar/ C-0 – stair	2 Phases: a) White, primer b) Grey, cementitious material	 **ND** **ND**			 100 100
S-12A	A126149-42	DJC/ 015 – work room	White, joint compound	**ND**			100
S-12B	A126149-43	DJC/ 017 – art room	White, joint compound	**ND**			100
S-12C	A126149-44	DJC/ 017 – art room	White, joint compound	**ND**			100

EMC LAB REPORT NUMBER: A126149
Client's Job/Project Name/No.: 13338
Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-12D	A126149-45	DJC/ 1195 – classroom	White, joint compound	**ND**			100
S-12E	A126149-46	DJC/ 1197 – art room	White, joint compound	**ND**			100
S-13A	A126149-47	VFT-03/ 017 – art room	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-13B	A126149-48	VFT-03/ 017 – art room	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-13C	A126149-49	VFT-03/ 017 – art room	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-14A	A126149-50	Rough plaster/ C-0 stair	2 Phases: a) Off white, primer b) Grey, plaster	 **ND** **ND**			 100 100
S-14B	A126149-51	Rough plaster/ C-0 stair	2 Phases: a) Off white, primer b) Grey, plaster	 **ND** **ND**			 100 100
S-14C	A126149-52	Rough plaster/ C-0 stair	2 Phases: a) Off white, primer b) Grey, plaster	 **ND** **ND**			 100 100
S-15A	A126149-53	VFT-04/ 1195 – classroom	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-15B	A126149-54	VFT-04/ 1195 – classroom	2 Phases: a) Off white, vinyl floor tile	 **ND**			 100

EMC LAB REPORT NUMBER: A126149
Client's Job/Project Name/No.: 13338
Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
			b) Black, mastic	**ND**			100
S-15C	A126149-55	VFT-04/ 1195 – classroom	2 Phases: a) Off white, vinyl floor tile b) Black, mastic	 **ND** **ND**			 100 100
S-16A	A126149-56	AT-05/ 1195 – classroom	Brown, ceiling tile	**ND**		80	20
S-16B	A126149-57	AT-05/ 1195 – classroom	Brown, ceiling tile	**ND**		80	20
S-16C	A126149-58	AT-05/ 1195 – classroom	Brown, ceiling tile	**ND**		80	20
S-17A	A126149-59	VFT-05/ 1197 – classroom	2 Phases: a) Green, vinyl floor tile b) Black, mastic	 **Chrysotile** **Chrysotile**	 **1** **1**		 99 99
S-17B	A126149-60	VFT-05/ 1197 – classroom	NA	**NA**			
S-17C	A126149-61	VFT-05/ 1197 – classroom	NA	**NA**			
S-18A	A126149-62	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
S-18B	A126149-63	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
S-18C	A126149-64	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
S-19A	A126149-65	CK-03/ exterior	Beige, caulking	**ND**			100
S-19B	A126149-66	CK-03/ exterior	Beige, caulking	**ND**			100
S-19C	A126149-67	CK-03/ exterior	Beige, caulking	**ND**			100
S-20A	A126149-68	Brick mortar/ exterior	Grey, cementitious material	**ND**			100

emcscientific INCORPORATED

Laboratory Analysis Report

EMC LAB REPORT NUMBER: A126149
Client's Job/Project Name/No.: 13338
Analyst: John Paul Cantillon

Client's Sample ID	Lab Sample No.	Description/Location	Sample Appearance	SAMPLE COMPONENTS (%)			
				Asbestos Fibres		Non-asbestos Fibres	Non-fibrous Material
S-20B	A126149-69	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
S-20C	A126149-70	Brick mortar/ exterior	Grey, cementitious material	**ND**			100
S-21A	A126149-71	CK-04/ exterior	Light grey, caulking	**ND**			100
S-21B	A126149-72	CK-04/ exterior	Light grey, caulking	**ND**			100
S-21C	A126149-73	CK-04/ exterior	Light grey, caulking	**ND**			100
S-22A	A126149-74	CK-05/ exterior	Grey, caulking	**ND**			100
S-22B	A126149-75	CK-05/ exterior	Grey, caulking	**ND**			100
S-22C	A126149-76	CK-05/ exterior	Grey, caulking	**ND**			100

Note:
1. Bulk samples are analyzed using Polarized Light Microscopy (PLM) and dispersion staining techniques. The analytical procedures are in accordance with EPA 600/R-93/116 method.
2. The results are only related to the samples analyzed. **ND** = None Detected (no asbestos fibres were observed), **NA** = Not Analyzed (analysis stopped due to a previous positive result).
3. This report may not be reproduced, except in full without the written approval of EMC Scientific Inc. This report may not be used by the client to claim product endorsement by NVLAP or any other agency of the U.S. Government.
4. The Ontario Regulatory Threshold for asbestos is 0.5%. The limit of quantification (LOQ) is 0.5%.
5. Vinyl floor tiles may contain very fine asbestos fibres which the PLM method cannot detect. TEM analysis may be necessary to confirm the absence of asbestos.
6. Phase b) is small in size.
7. Another phase is present but is too small to analyze.

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L4T 1G3
Phone/Fax: (289) 997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	552518112
CustomerID:	55PAEN75
CustomerPO:	13338
ProjectID:	

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

Phone: (416) 579-1284
Fax:
Received: 10/15/2025 09:00 AM
Collected: 10/14/2025

Project: **Uxbridge SS / 13338**

Test Report: Lead in Paint Chips by Flame AAS (SW 846 3050B/7000B)*

Client SampleDescription	Collected	Analyzed	Weight	RDL	Lead Concentration
Pb-01 *552518112-0001*	10/14/2025 Site: 1192 - Classroom / White Paint	10/15/2025	0.2563 g	0.0064 % wt	0.23 % wt
Pb-02 *552518112-0002*	10/14/2025 Site: 011 - Work Room / Light Grey Paint	10/15/2025	0.2537 g	0.0064 % wt	0.11 % wt
Pb-03 *552518112-0003*	10/14/2025 Site: 011 - Work Room / Off-White Paint	10/15/2025	0.2541 g	0.0064 % wt	<0.0064 % wt
Pb-04 *552518112-0004*	10/14/2025 Site: 012 - Boy's Washroom / Tan Paint	10/15/2025	0.2594 g	0.0064 % wt	0.13 % wt
Pb-05 *552518112-0005*	10/14/2025 Site: 1196 - Custodian / Beige Paint	10/15/2025	0.2586 g	0.0064 % wt	0.052 % wt
Pb-07 *552518112-0007*	10/14/2025 Site: Exterior / Cream Paint	10/15/2025	0.2519 g	0.032 % wt	0.58 % wt
Pb-09 *552518112-0009*	10/14/2025 Site: Exterior / White Paint	10/15/2025	0.2553 g	0.013 % wt	0.45 % wt

Rowena Fanto, Lead Supervisor
or other approved signatory

Initial report from 10/22/2025 08:25:54

EMSL Canada Inc.
2756 Slough Street, Mississauga, ON L4T 1G3
Phone/Fax: (289) 997-4602 / (289) 997-4607
http://www.EMSL.com torontolab@emsl.com

EMSL Canada Or	552518112
CustomerID:	55PAEN75
CustomerPO:	13338
ProjectID:	

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

Phone: (416) 579-1284
Fax:
Received: 10/15/2025 09:00 AM
Collected: 10/14/2025

Project: **Uxbridge SS / 13338**

Test Report: Lead by Flame AAS (SW 846 3050B/7000B)*

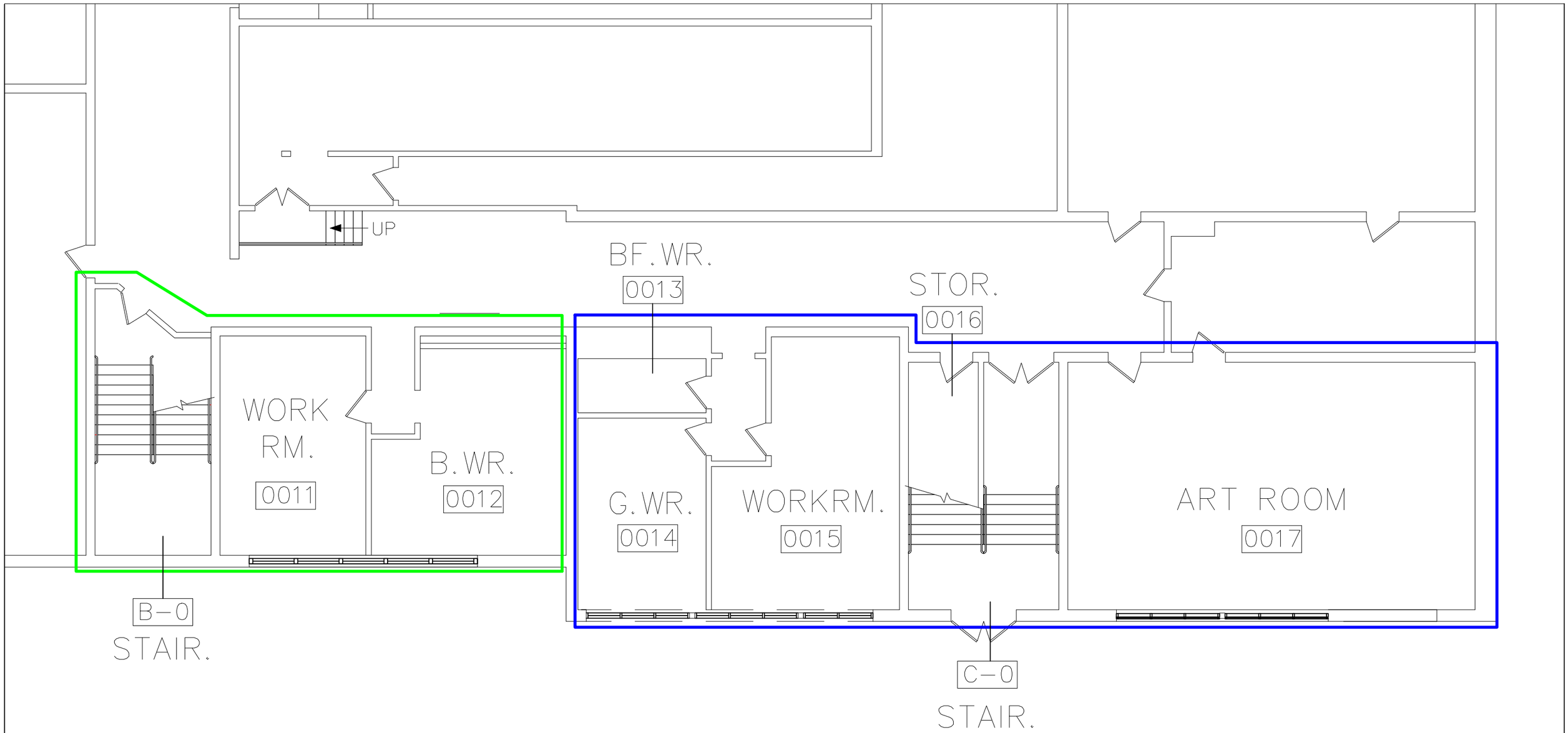
Client SampleDescription	*Collected*	*Analyzed*	*Weight (g)*	*RDL*	*Lead Concentration*
Pb-06	10/14/2025	10/15/2025	0.5023 g	32 mg/Kg	44 mg/Kg
552518112-0006	Site: Exterior / Brick Mortar				
Pb-08	10/14/2025	10/15/2025	0.5082 g	32 mg/Kg	<32 mg/Kg
552518112-0008	Site: Exterior / Brick Mortar				

Rowena Fanto, Lead Supervisor
or other approved signatory

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

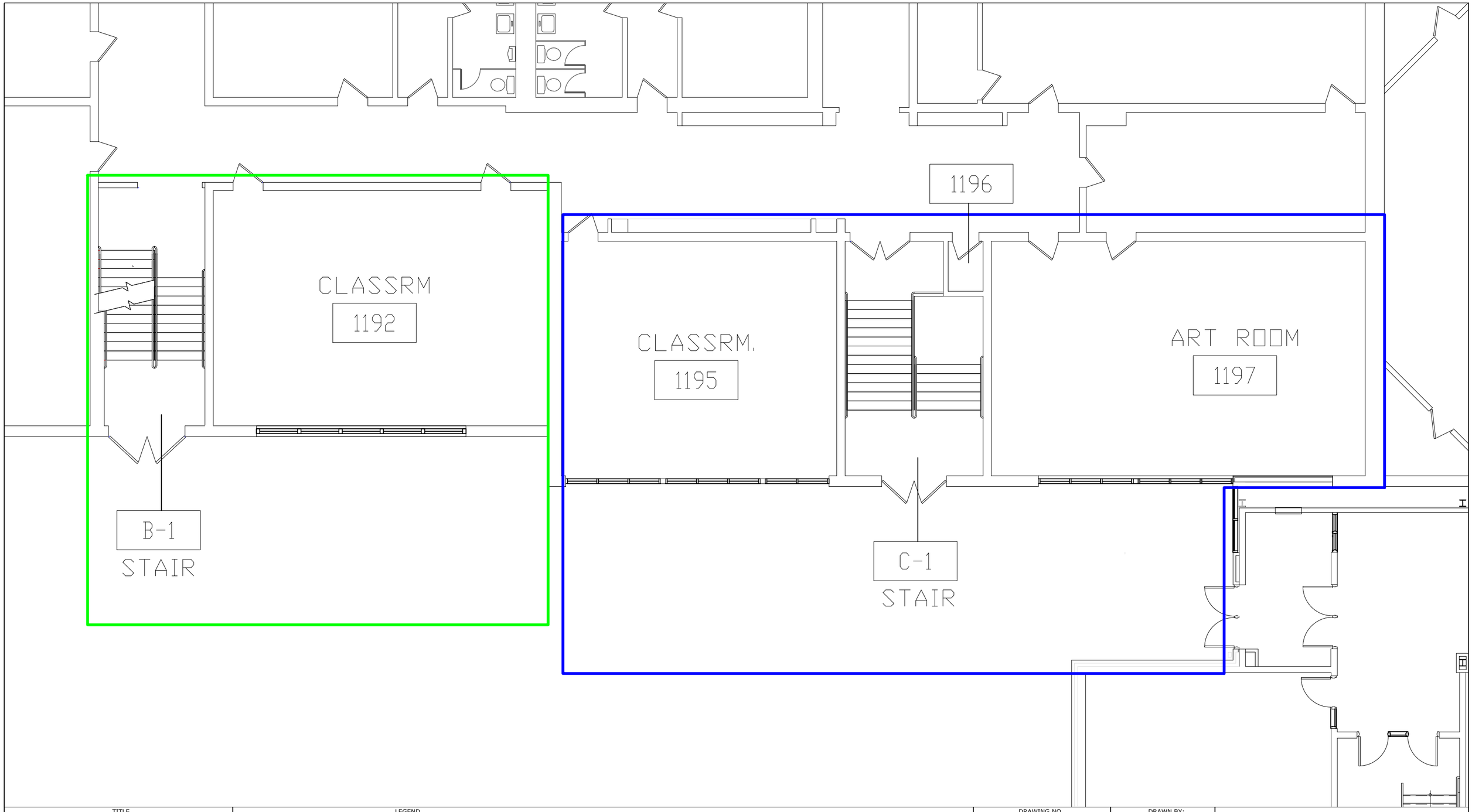
Initial report from 10/22/2025 08:25:54

Appendix B
Site Drawing



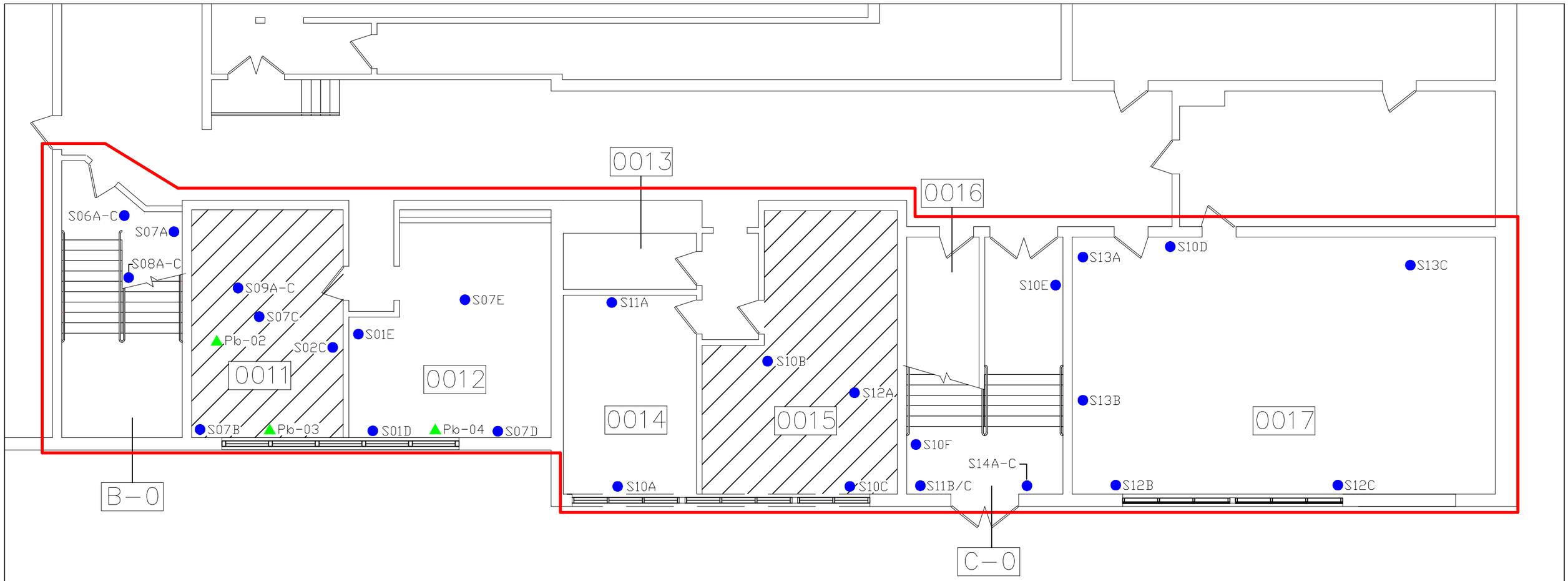
TITLE	LEGEND		DRAWING NO	DRAWN BY:
Limited Designated Substance Survey Basement Floor Plan - Building Vintages	SYMBOL	DESCRIPTION	DSR-01	B. PANZER
CLIENT		1928 ORIGINAL BUILDING SURVEY AREA	SCALE	PARASOL PROJECT NO
Durham District School Board		1956 BUILDING ADDITION SURVEY AREA	NTS	13338
LOCATION			DATE	
Uxbridge Secondary School 127 Planks Lane Uxbridge, Ontario			October 23, 2025	

Parasol Environmental Inc.



TITLE	LEGEND		DRAWING NO	DRAWN BY:
Limited Designated Substance Survey First Floor Plan - Building Vintages	SYMBOL	DESCRIPTION	DSR-02	B. PANZER
CLIENT		1928 ORIGINAL BUILDING SURVEY AREA	SCALE	PARASOL PROJECT NO
Durham District School Board		1956 BUILDING ADDITION SURVEY AREA	NTS	13338
LOCATION			DATE	
Uxbridge Secondary School 127 Planks Lane Uxbridge, Ontario			October 23, 2025	

Parasol Environmental Inc.



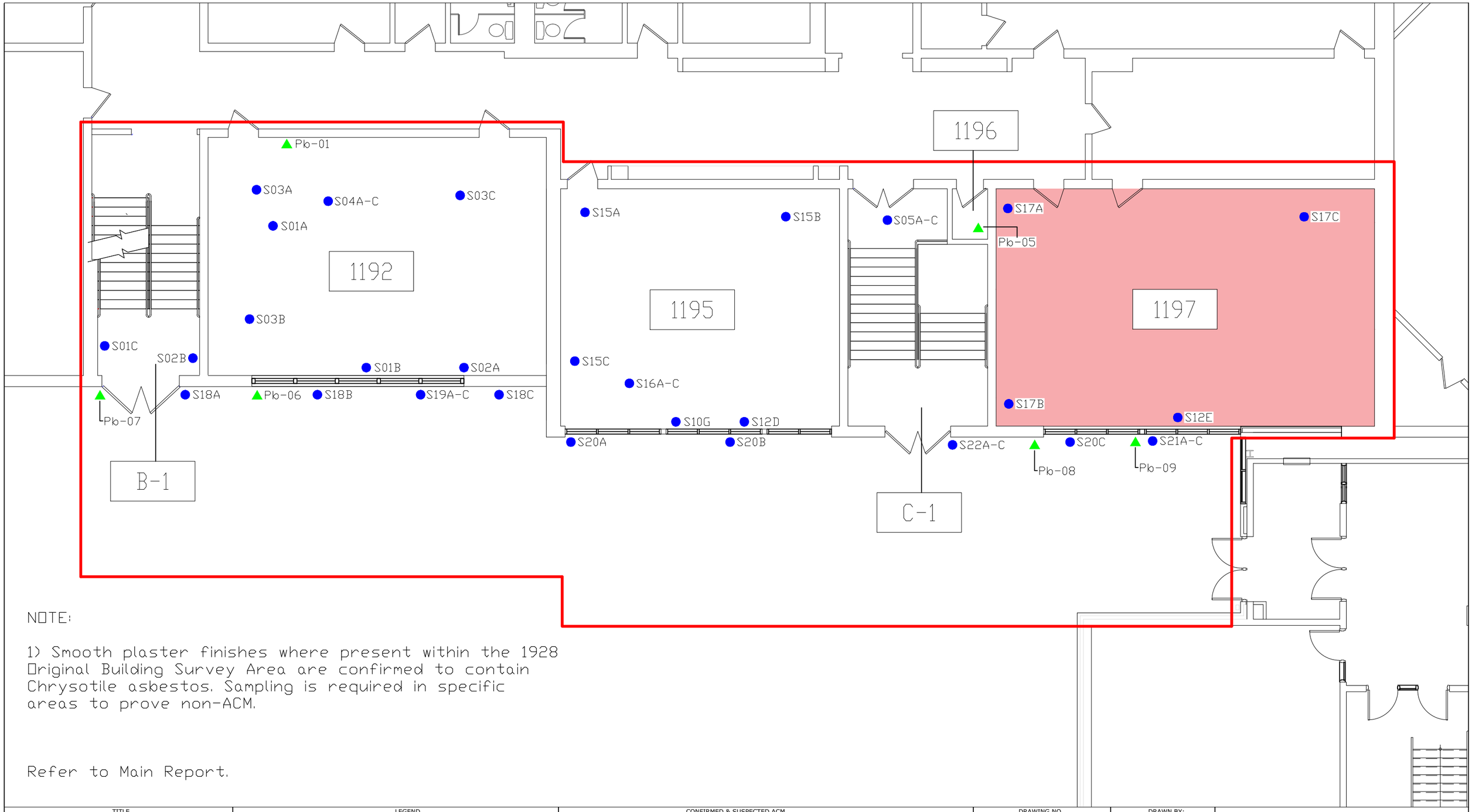
NOTE:

1) Smooth plaster finishes where present within the 1928 Original Building Survey Area are confirmed to contain Chrysotile asbestos. Sampling is required in specific areas to prove non-ACM.

Refer to Main Report.

TITLE	LEGEND		CONFIRMED & SUSPECTED ACM		DRAWING NO	DRAWN BY:
Limited Designated Substance Survey Basement Floor Plan	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	DSR-03	B. PANZER
CLIENT	⊘	NO ACCESS	▨	MECHANICAL INSULATIONS (PARGING CEMENT & AIRCELL INSULATION)	SCALE	PARASOL PROJECT NO
Durham District School Board	●	ASBESTOS SAMPLE LOCATION	▭	VINYL FLOOR TILES AND ASSOCIATED MASTIC	NTS	13338
LOCATION	▲	LEAD SAMPLE LOCATION	NOTE	SMOOTH PLASTER FINISHES (1928 ORIGINAL BUILDING SURVEY AREA)	DATE	
Uxbridge Secondary School 127 Planks Lane Uxbridge, Ontario	▭	SURVEY AREA			October 23, 2025	N

Parasol Environmental Inc.



NOTE:

1) Smooth plaster finishes where present within the 1928 Original Building Survey Area are confirmed to contain Chrysotile asbestos. Sampling is required in specific areas to prove non-ACM.

Refer to Main Report.

TITLE	LEGEND		CONFIRMED & SUSPECTED ACM		DRAWING NO	DRAWN BY:
Limited Designated Substance Survey First Floor Plan	SYMBOL	DESCRIPTION	SYMBOL	DESCRIPTION	DSR-04	B. PANZER
CLIENT		NO ACCESS		MECHANICAL INSULATIONS (PARGING CEMENT & AIRCELL INSULATION)	SCALE	PARASOL PROJECT NO
Durham District School Board		ASBESTOS SAMPLE LOCATION		VINYL FLOOR TILES AND ASSOCIATED MASTIC	NTS	13338
LOCATION		LEAD SAMPLE LOCATION	NOTE	SMOOTH PLASTER FINISHES (1928 ORIGINAL BUILDING SURVEY AREA)	DATE	
Uxbridge Secondary School 127 Planks Lane Uxbridge, Ontario		SURVEY AREA			October 23, 2025	

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