

ASBESTOS-CONTAINING BUILDING MATERIALS RE-ASSESSMENT REPORT

VK Greer Public School

130 Greer Road
Utterson, Ontario

Presented to:

Trillium Lakelands District School Board

Box 420, County Road 36
Lindsay, Ontario
K9V 4S4

Attention: Daniel Whalen

September 2025

Maple Project No. 22300-18

Executive Summary

2025 Asbestos-Containing Building Materials Re-Assessment Report

Maple Project	School Name	Address
22300-18	VK Greer Public School	130 Greer Road, Utterson, Ontario

Maple Environmental Inc. was retained by Trillium Lakelands District School Board to perform a re-assessment of known asbestos-containing building materials within the subject building.

The findings and recommendations of the current assessment are summarized below. Please refer to the main body of the report for details.

FINDINGS

Asbestos-containing materials (ACM) identified within the building at the time of the assessment are as follows:

ASBESTOS BUILDING MATERIALS SUMMARY							
MATERIAL	ASBESTOS			FRIABILITY			Remedial Work Required
	Yes	No	Suspect	Friable	Non-Friable	Potentially	
Sprayed Fireproofing		X		X			NO
Textured Finish		X		X			NO
Mechanical Insulations	Pipe Fittings	X		X			NO
	Pipe Straight		X	X			NO
	Ductwork		X	X			NO
	Mechanical Equip.		X	X			NO
Ceiling Tiles		X				X	NO
Vinyl Sheet Flooring		X				X	NO
Vinyl Floor Tiles	X	X			X		NO
Asbestos Cement (Transite)	X				X		NO
Plaster		X				X	NO
Drywall Joint Compound.			X		X		NO
Masonry Filler	X			x			NO
Other (roofing, caulking)			X				NO

Please refer to Room by Room Inventory in Appendix I to view location, quantities, and condition of ACM observed within the building at the time of the assessment.

Executive Summary

2025 Asbestos-Containing Building Materials Re-Assessment Report

RECOMMENDATIONS

As asbestos-containing materials were found to be present within the building, Ontario Regulation 278/05 requires that the Trillium Lakelands District School Board's Asbestos Management Plan must apply to this building. In addition, an annual re-assessment of all ACM must be performed.

All asbestos-containing materials identified within the building were observed to be in GOOD condition and therefore no additional recommendations are warranted.

General Statement

The Executive Summary must be read in conjunction with the main body of this report.

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1.0 INTRODUCTION

MAPLE Environmental Inc. ("MAPLE") was retained by the Trillium Lakelands District School Board (TLDSB) to perform a re-assessment of known asbestos-containing building materials within all TLDSB schools where asbestos was previously confirmed to be present (by others).

The assessment was completed in accordance with the requirement of Ontario Regulation 278/05 to complete a re-assessment on an annual basis.

The following report presents the findings and recommendations of the assessment for the specific building listed.

SUMMARY OF BUILDING INFORMATION	
School Name:	VK Greer Public School
Building Address:	130 Greer Road, Utterson, Ontario
Number of Floors:	1 Storey with Mezzanine Mechanical Room and Basement
Approximate Square Footage:	34,100
Assessed by:	Josh Prosser
Assessment Date:	July 9, 2025

2.0 APPLICABLE ONTARIO REGULATIONS

Applicable Ontario Regulations for each of the materials included in the investigation are briefly described below.

2.1 Ontario Regulation 278/05 (Asbestos)

The Ontario Ministry of Labour Regulation 278/05 requires a detailed asbestos inventory be performed in all buildings where friable and non-friable asbestos-containing materials (ACM) are present. The inventory must be available at the work place and must identify the type and location of asbestos-containing materials on a room-by-room basis, where necessary.

Each individual building report prepared by MAPLE meets or exceeds the requirements for an asbestos survey under Ontario Regulation 278/05.

Ontario Regulation 278/05 applies to buildings with regards to maintenance, renovation or demolition work where ACM is present and may be disturbed. The regulation requires all buildings where asbestos is known to be part of the building materials to implement an Asbestos Management Program (AMP). TLDSB has prepared and maintains an AMP of which the current Re-Assessment report is part of.

2.2 Ontario Regulation 347

Ontario Regulation 347 applies to the transport of waste from the location of generation to a landfill site authorized to receive specific wastes. The regulation also prescribes procedures on how the specific wastes are to be handled at the landfill site.

The major requirements of the building owner and the person(s) removing the waste are to ensure that:

- The waste is appropriately packaged and labelled;
- The transport vehicle is appropriately placard; and
- The waste is to be transported as directly as possible to the landfill site once it leaves the site.

Some wastes require the Owner to register a Generator (of waste) number and many wastes require classification that can restrict or even prohibit their disposal in landfill.

It is important to note that the building owner can be held responsible for the waste until the waste disposal site accepts it.

3.0 SURVEY SCOPE AND METHODOLOGY

The surveys were performed on a Room-by-Room basis within each building included in the scope of the assessment where asbestos was previously identified (by others).

The scope of the surveys included all friable and major non-friable materials suspected to contain asbestos. The term friable is applied to a material that can be readily reduced to dust or powder by hand or moderate pressure. Asbestos materials that are friable have a much greater potential to release airborne asbestos fibres when disturbed.

Typical friable asbestos materials include; sprayed fireproofing or thermal insulation, textured (stippled) plaster, and thermal mechanical insulation. Typical non-friable materials include: asbestos cement (transite) products, caulking, vinyl floor tiles, asbestos textiles and gaskets. Additional materials such as ceiling tiles and drywall joint compounds are classified as non-friable, but because of their ability to release dust when disturbed they are considered as "potentially friable" for the purpose of this report.

3.1 Inventory Methodology

In order to determine the location of the materials included in the assessment, each room or area was entered where practical (i.e.: where access was possible without the demolition of walls, roof or ceilings or destruction of flooring) where asbestos materials were previously identified. An investigation of areas of the building where asbestos was not previously identified was not included in the scope of the current project.

Representative views were made above accessible suspended ceiling systems. Drywall or plaster ceilings were accessed via existing ceiling access panels only. The inventory did not include destructive testing of building systems or finishes to observe possible hidden conditions.

3.2 Asbestos Assessment Criteria

The recommendations and suggestions made as part of this report with respect to asbestos have taken into consideration the condition and accessibility of the asbestos-containing material as well as other factors such as water damage, vibration, air movement, and general activities in the area.

Where ACM is found to be in GOOD condition and not likely to deteriorate or fall, the general recommendation would be to re-evaluate the condition of the material on an annual basis (required by Regulation 278/05). This recommendation can be subject to change if the material is located in a manner that persons untrained in asbestos awareness could physically damage it.

Where the ACM is found to be damaged (i.e. FAIR or POOR condition), a recommendation to have the material cleaned-up, repaired, removed, enclosed, or encapsulated is offered. The recommendation will also indicate which asbestos procedure should be used to perform the remedial work (i.e. Type 1, Type 2, Type 3, or Glove Bag Removal Methods).

In each area or room inventoried, the quantity, condition (GOOD, FAIR, or POOR) and accessibility (A, B, C, D or E) of each suspect material was recorded.

The definitions for condition and accessibility items are as follows:

- | | |
|-----------------|---|
| GOOD | Material is intact with no visible signs of damage. |
| FAIR | Material is visibly damaged but can be repaired. |
| POOR | Material is damaged beyond repair and likely needs to be removed. |
| Access A | Accessible to all occupants of the building. |

- Access B** Accessible to Maintenance personnel without the use of a ladder (i.e. Mechanical Room, pipe chase etc.).
- Access C** Accessible to Maintenance personnel with the use of a ladder and is exposed to view without removing building components.
- Access D** Accessible to Maintenance personnel with the use of a ladder and is concealed from viewing due to a building component (i.e. above a removable ceiling).
- Access E** Not accessible without demolition of a building component (i.e. above a fixed ceiling system).

The asbestos related information collected during the previous assessments was confirmed and the room-by-room data updated to reflect the current information.

3.3 Limitations and Omissions from Scope

Due to the nature of building construction, some limitations exist in regards to the possible thoroughness of any building materials inventory. The field observations, measurements, and analysis are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. MAPLE warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the inventory.

It is possible that conditions may exist which could not be reasonably identified within the scope of the inventory or which were not apparent during the site investigation. MAPLE believes that the information collected during the inventory period concerning the property is reliable. No other warranties are implied or expressed.

In addition, during a standard asbestos assessment, performed for the purposes of regulatory compliance, it is industry practice to exclude some non-friable materials in the inventory. Examples of such assumptions include; elevator brakes, roofing felts and mastics, high voltage wiring, mechanical packing and gaskets, underground services or piping, fire-doors, window caulking, levelling compound, and/or materials used in operating equipment. As such, these materials were not sampled at the time of this survey and where present are assumed to be asbestos containing until proven otherwise.

3.4 Sampling Strategy and Analytical Methods

As the majority of materials were previously sampled by others, the requirement for sampling during the current survey was limited. Where samples were collected, they conformed to the criteria outlined below and in compliance with O. Reg. 278/05.

A small volume of the material was removed either from a damaged section or cut out of intact material and then repaired by sealing with tape to prevent the release of fibres. The collected samples were placed in plastic bags, sealed and labelled and then sent to an independent laboratory for analysis. To ensure quality results, the independent laboratory chosen is NVLAP accredited and successfully participates in an "Asbestos Proficiency Analytical Testing Program" and as such, these laboratories are responsible for their findings.

The collection of samples was performed in accordance with regulatory sampling requirements and with sufficient frequency to obtain a general pattern of asbestos use within the building. Due to building renovations or modifications that have occurred, the consistency of the application of asbestos materials may not be uniform throughout the entire building. It is important to note that without sampling every wall, pipe section, ceiling tile etc. it is not possible to identify the possible asbestos content in every material present in the building. For this reason, materials similar in appearance to those sampled elsewhere in the building were visually identified as being homogeneous and thus are assumed to be composed of the same material, thus additional sampling is not required.

In accordance with Reg. 278/05, samples were collected at the following frequency.

Material Type	No. Samples
Sprayed Fireproofing	Up to 7
Texture Coat	Up to 7
Pipe Fitting Insulation	3
Pipe Straight Insulation	3
Ductwork Insulation	3
Ceiling Tiles	3
Vinyl Sheeting Flooring	3
Vinyl Floor Tile	3
Plaster Finishes	Up to 7
Drywall Compound	Up to 7

An independent NVLAP accredited laboratory, was used to analyse the collected samples. Analysis was performed following the Code of Practice for the identification of asbestos in bulk material, as detailed in Ontario Regulation 278/05. Bulk samples were analysed using the Polarized Light Microscopy ("PLM") Technique with Dispersion Staining. The identification of asbestos fibre in bulk material is based on a collective set of parameters dependent on the unique shape and crystallographic properties of each fibre as viewed through the microscope. This method is useful for the qualitative identification of asbestos and the semi-quantitative determination of asbestos content in bulk materials expressed as a percent of projected area. The method identifies types of asbestos and also measures percent of asbestos as perceived by the analyst in comparison to standard area projections or trained experience.

Given the composition of some vinyl floor products, the PLM analysis method is often prone to yielding false negative analysis results. Therefore it may be prudent that the Transmission Electron Microscopy (TEM) analysis method be used to determine the asbestos content in the vinyl floor products, if negative results are obtain from the laboratory analysis.

3.5 Drawings

Drawings provided for each building indicate the following (where present):

- ◇ Location Numbers (reference to Room-by-Room asbestos data)
- ◇ Asbestos-Containing Sprayed Fireproofing
- ◇ Asbestos-Containing Texture Finishes
- ◇ Asbestos Containing Ceiling Tiles
- ◇ Asbestos-Containing Flooring Materials
- ◇ Presence of Asbestos-Containing Mechanical Insulations will not be specifically indicated on the drawings; however, a general statement regarding the presence of ACM mechanical insulations, where present, has been indicated on the drawings.
- ◇ Presence of asbestos-containing drywall joint compound and hard plaster will not be specifically identified on the drawings; however, a general statement regarding the presence of these ACM materials, where present, has been indicated on the drawings.

4.0 INVENTORY FINDINGS

The following is a brief discussion of the extent to which Asbestos-Containing Materials (ACM) was identified in the building. The discussion is organized under the headings of materials that are generally suspected of containing asbestos. Refer to the Room-by-Room Survey Inventory in Appendix I for a detailed description and location of all ACM.

Destructive testing was not conducted and as such some areas within the building were not accessible for an assessment (i.e. above solid ceilings, behind walls). Access for viewing within wall and ceiling cavities was not always possible. Suspect asbestos materials may be present within ceiling and wall cavities that were not identified in this report. This comment is particularly important for materials such as mechanical insulation. Caution should be taken when demolishing solid wall finishes within the building.

4.1 Sprayed Fireproofing (Friable)

No sprayed fireproofing was observed in the building.

4.2 Thermal Mechanical Insulation (Friable)

Asbestos and non-asbestos mechanical insulations were identified in the building. A brief description of the insulations is provided below categorized by mechanical system type. Further, it is important to note that mechanical systems may be present within walls and ceiling cavities or pipe chases that were not accessible during this assessment. The presence of ACM mechanical insulations in these locations should be suspected.

Pipe Systems:

Pipe Fittings, including elbows, valves, tees, hangers, etc. where insulated are insulated with parging cement assumed to be asbestos-containing (as they are too high to access) or are insulated with non-asbestos materials (i.e. Fibreglass). All pipe fittings were found to be in Good condition.

Pipe Straights, where insulated are insulated with non-asbestos fibreglass and/or armaflex materials.

Ductwork:

Duct systems were either insulated with non-asbestos fibreglass or were un-insulated.

Mechanical Equipment:

Mechanical equipment was observed to be externally un-insulated.

4.3 Texture Finish (Friable)

No asbestos-containing texture finishes were identified to be present within the building.

4.4 Acoustic Ceiling Tiles (Potentially Friable)

No asbestos-containing ceiling tiles were identified to be present within the building.

4.5 Vinyl Sheet Flooring (Potentially Friable)

No asbestos-containing vinyl sheet flooring was identified to be present within the building.

4.6 Vinyl Floor Tile (Non-Friable)

Vinyl floor tiles containing asbestos are present in various areas of the building. Newly discovered asbestos-containing vinyl floor tiles on the stairs of the Stage (eBase 125) to Basement were found to be in POOR condition. All remaining vinyl floor tiles were found to be in GOOD condition. Refer to the Room-by-Room Inventory in Appendix I for details regarding location and quantity.

4.7 Asbestos Cement Products "Transite" (Non-Friable)

Asbestos-containing transite is present in the form of rain water leaders and roof drains. All transite was found to be in GOOD condition. Refer to the Room-by-Room Inventory in Appendix I for details regarding location and quantity.

4.8 Drywall Joint Compound (DJC)

While previous sample results indicated drywall joint compound sampled at the Site does not contain asbestos, it should be noted that the concentration of asbestos within drywall joint compound is historically known to be potentially inconsistently distributed. Further, it is possible that various phases of construction and renovations have occurred at the Site. Therefore, the number of samples previously collected may not be representative of all drywall joint compound finishes in the building.

4.9 Plaster

Plaster finishes were not identified in the building.

4.10 Masonry Filler

Representative Samples of masonry filler (AKA; block sealant, block primer, etc.) collected from construction phase 1982 in the building indicate that the masonry filler in all phases contains asbestos. Refer to Maple Project 22134 dated November 2024 for sampling details.

5.0 RECOMMENDATIONS

5.1 General Recommendations

Due to the presence of ACM within the building, TLDSB must maintain their existing Asbestos Management Program for this property.

A re-assessment of known ACM is to be conducted at least once annually.

It is important to note that due to the presence of solid walls and ceiling systems, ACM may be present in concealed locations not identified in this report.

The assessment confirmed the presence of ACM mechanical insulations within the building (Refer to room-by-room Inventory for condition and quantities). Should any proposed renovations likely cause disturbance of the mechanical insulations, the materials would require removal using Type 2, Type 3 or Glove Bag Asbestos procedures as appropriate for the work being performed.

If asbestos-containing vinyl floor tiles are likely to be disturbed, the tiles should be removed using Type 1 Asbestos procedures (provided no power tools are used and the material is wetted). The use of power tools would require Type 3 Asbestos procedures.

Removal or disturbance of transite cement products requires the use of Type 1 Asbestos procedures (provided no power tools are used and the material is wetted). If power tools are required Type 3 Asbestos procedures need be applied.

Masonry Filler in the 1982 construction phase should be considered as asbestos-containing. Removal or disturbance of asbestos-containing Masonry Filler requires the use of Type 1, Type 2 or Type 3 asbestos procedures depending on the scope of work and the work procedures being utilized by the contractor.

Materials suspected of containing asbestos should be sampled prior to disturbance. Suspect materials include; drywall joint compound, plaster, roofing materials, caulking, etc. unless previously confirmed to contain asbestos.

5.2 Specific Recommendations

All asbestos-containing materials identified within the building were observed to be in GOOD condition and therefore no additional recommendations are warranted.

6.0 LIMITATIONS

Due to the nature of building construction some limitations exist as to the possible thoroughness of the subject investigation. The field observations are considered sufficient in detail and scope to form a reasonable basis for the findings presented in this report. MAPLE warrants that the findings and conclusions contained herein have been made in accordance with generally accepted evaluation methods in the industry and applicable regulations at the time of the performance of the assessment.

It is possible that conditions may exist which could not be reasonably identified within the scope of the investigation or which were not apparent during the site investigation. MAPLE believes that the information collected during the investigation period concerning the property is reliable. No other warranties are implied or expressed.

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The liability of Maple or its staff will be limited to the lesser of the fees paid or actual damages incurred by the Client. Maple will not be responsible for any consequential or indirect damages. Maple will only be liable for damages resulting from negligence of Maple; all claims by the Client shall be deemed relinquished if not made within two years after last date of services provided.

Please contact Maple Environmental Inc. at (905) 257-4408 for inquiries regarding this project.

Sincerely,

MAPLE ENVIRONMENTAL INC.
Environment, Health and Safety Consultants

Prepared By:



Josh Prosser
Project Technologist

APPENDIX I
ROOM-BY-ROOM ASBESTOS INVENTORY



STRUCTURAL ELEMENT RF: Roof WN: Window FL: Floor CL: Ceiling WL: Wall DK: Deck	B/J: Beams/Joists CB: Chalkboard PI: Pipe DT: Duct BL: Boiler MC: Mechanical	ACCESSIBILITY A: All occupants of the facility B: Maintenance staff without a ladder C: Maintenance staff with a ladder, exposed to view without moving building components D: Maintenance staff with a ladder, concealed from view by building components E: No access without demolition or removal of fixed building components or systems	TERMINOLOGY ACM: Asbestos Containing Material CT: Ceiling Tile DJC: Drywall Joint Compound FTG: Fitting LF: Linear Feet MA: Mastic N/A: Not Applicable N/Anz: Not Analyzed N/D: None Detected PI-AC: Pipe Insulation - Aircell PI-PC: Pipe Insulation-Parging Cement PI-CP: Pipe Insulation-Caposte	PL: Plaster RM: Roofing Materials SFP: Sprayed Fireproofing SF: Square Feet TF: Texture Finish	TB: Transit Board TP: Transit Pipe VI: Vermiculite Insulation VFT: Vinyl Floor Tile	VSF: Vinyl Sheet Flooring VIC: Visually Consistent w/ Other Samps WC: Window Caulking
CONDITION G: Good F: Fair P: Poor						

ID	Facility	Floor #	Room #	Room name	Has ACM	Friable	Struct. Elem.	Application	Material	Type	Qty	Condition	Sample #	Action	Ref #	Comments 1	Comments 2	Comments 3	Notes
78305	VK Greer Memorial Public School	1	102	HALLWAY 2	No	No	CL	CT	4	N/D	-	-	12-BS-07B	-	-	-	-	-	-
78292	VK Greer Memorial Public School	1	103	ADMIN OFFICE 1	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78293	VK Greer Memorial Public School	1	103A	ADMIN OFFICE 2	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78294	VK Greer Memorial Public School	1	103B	ADMIN OFFICE 3	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78290	VK Greer Memorial Public School	1	104	HEALTH OFFICE	Yes	No	FL	VFT	1	3% CHRYSOTILE	350 SF	G	V/C: 12-BS-08	-	A	-	-	-	Not observed in 2024, possibly removed
78291	VK Greer Memorial Public School	1	104	HEALTH OFFICE	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78280	VK Greer Memorial Public School	1	105	STAFF ROOM WITH WASHROOMS	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78283	VK Greer Memorial Public School	1	105	STAFF ROOM WITH WASHROOMS	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78281	VK Greer Memorial Public School	1	105A	STAFF ROOM WITH WASHROOMS	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78284	VK Greer Memorial Public School	1	105A	STAFF ROOM WITH WASHROOMS	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78282	VK Greer Memorial Public School	1	105B	STAFF ROOM WITH WASHROOMS	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78285	VK Greer Memorial Public School	1	105B	STAFF ROOM WITH WASHROOMS	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78274	VK Greer Memorial Public School	1	108	CLASSROOM 1	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78275	VK Greer Memorial Public School	1	108	CLASSROOM 1	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78276	VK Greer Memorial Public School	1	109	CLASSROOM 2	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78277	VK Greer Memorial Public School	1	109	CLASSROOM 2	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78272	VK Greer Memorial Public School	1	110	CLASSROOM 3	No	No	FL	VFT	1	3% CHRYSOTILE	-	-	V/C: 12-BS-08	-	-	-	-	-	Replaced with new VFT
78273	VK Greer Memorial Public School	1	110	CLASSROOM 3	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78261	VK Greer Memorial Public School	1	111	HALLWAY 3	No	No	FL	VFT	3	N/D	-	-	12-BS-10A	-	-	-	-	-	-
78262	VK Greer Memorial Public School	1	111	HALLWAY 3	No	No	CL	CT	3	N/D	-	-	12-BS-06A	-	-	-	-	-	-
78263	VK Greer Memorial Public School	1	111	HALLWAY 3	Yes	No	PI	TP	1	20% CHRYSOTILE	70 LF	G	V/C: 12-BS-02	-	D	-	-	-	-
78270	VK Greer Memorial Public School	1	112	CLASSROOM 4	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78271	VK Greer Memorial Public School	1	112	CLASSROOM 4	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78268	VK Greer Memorial Public School	1	114	CLASSROOM 6	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78269	VK Greer Memorial Public School	1	114	CLASSROOM 6	No	No	CL	CT	2	N/D	-	-	V/C: 12-BS-05	-	-	-	-	-	-
78264	VK Greer Memorial Public School	1	115	OFFICE 2	Yes	No	FL	VFT	1	3% CHRYSOTILE	150 SF	G	V/C: 12-BS-08	-	A	-	-	-	-
78265	VK Greer Memorial Public School	1	115	OFFICE 2	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78266	VK Greer Memorial Public School	1	116	CLASSROOM 8	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78267	VK Greer Memorial Public School	1	116	CLASSROOM 8	No	No	CL	CT	2	N/D	-	-	12-BS-05C	-	-	-	-	-	-
78259	VK Greer Memorial Public School	1	117	STORAGE 1	Yes	No	FL	VFT	1	3% CHRYSOTILE	250 SF	G	V/C: 12-BS-08	-	A	-	-	-	-
78260	VK Greer Memorial Public School	1	117	STORAGE 1	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78258	VK Greer Memorial Public School	1	118	GIRLS W/R	No	No	CL	CT	2	N/D	-	-	V/C: 12-BS-05	-	-	-	-	-	-
78256	VK Greer Memorial Public School	1	119	BOYS W/R	No	No	CL	CT	2	N/D	-	-	V/C: 12-BS-05	-	-	-	-	-	-
78257	VK Greer Memorial Public School	1	119	BOYS W/R	Yes	No	PI	TP	1	20% CHRYSOTILE	10 LF	G	V/C: 12-BS-02	-	B	-	-	-	OBSERVED AT ENTRANCE WALL HATCH
78254	VK Greer Memorial Public School	1	120	CLASSROOM 9	No	No	FL	VFT	3	N/D	-	-	12-BS-10C	-	-	-	-	-	-
78255	VK Greer Memorial Public School	1	120	CLASSROOM 9	No	No	CL	CT	2	N/D	-	-	V/C: 12-BS-05	-	-	-	-	-	-
78247	VK Greer Memorial Public School	1	121	HALLWAY 1	Yes	No	PI	TP	1	20% CHRYSOTILE	45 LF	G	V/C: 12-BS-02	-	D	-	-	-	PIPE LOCATED AT T JUNCTION OF HALLWAYS
78248	VK Greer Memorial Public School	1	121	HALLWAY 1	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78251	VK Greer Memorial Public School	1	123	CUSTODIAN OFFICE	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
78249	VK Greer Memorial Public School	1	124	GIRLS CHANGEROOM	No	No	CL	CT	3	N/D	-	-	12-BS-06C	-	-	-	-	-	-
78237	VK Greer Memorial Public School	1	125	STAGE	No	No	FL	VFT	1	N/D	-	G	V/C: 12-BS-08	-	A	-	-	-	Tiles removed 2015
78238	VK Greer Memorial Public School	1	125	STAGE	No	No	FL	VFT	1	N/D	-	-	V/C: 12-BS-08	-	A	-	-	-	Tiles removed 2015
78239	VK Greer Memorial Public School	1	125	STAGE	No	No	WL	DJC	NA	N/D	-	-	12-BS-01B, C	-	-	-	-	-	-
78240	VK Greer Memorial Public School	1	125	STAGE	No	Yes	PI	PI-PC	NA	N/D	10 FTG	G	-	-	C	-	-	-	NOT ON PREVIOUS SURVEY. TOO HIGH TO ACCESS FOR CONFIRMATION
78317	VK Greer Memorial Public School	1	125	STAGE	Yes	No	FL	VFT	1	3% CHRYSOTILE	16 SF	-	V/C: 12-BS-08	-	-	-	-	-	Broken non-ACM VFT expose ACM VFT present below, at stairs
78236	VK Greer Memorial Public School	1	126	GYM	Yes	No	PI	TP	1	20% CHRYSOTILE	70 LF	G	V/C: 12-BS-02	-	C	-	-	-	-
78241	VK Greer Memorial Public School	1	126A	GYM STORAGE	Yes	No	FL	VFT	1	3% CHRYSOTILE	179 SF	G	V/C: 12-BS-08	-	A	-	-	-	-
78242	VK Greer Memorial Public School	1	126A	GYM STORAGE	No	No	CL	CT	2	N/D	-	-	12-BS-05A	-	-	-	-	-	-
78243	VK Greer Memorial Public School	1	126A	GYM STORAGE	Yes	No	PI	TP	1	20% CHRYSOTILE	10 LF	G	V/C: 12-BS-02	-	D	-	-	-	-
78250	VK Greer Memorial Public School	1	127	BOYS CHANGEROOM	No	No	CL	CT	2	N/D	-	-	V/C: 12-BS-05	-	-	-	-	-	-
78308	VK Greer Memorial Public School	1	128	GUIDANCE OFFICE 2	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78309	VK Greer Memorial Public School	1	128	GUIDANCE OFFICE 2	No	No	CL	CT	1	N/D	-	-	V/C: 12-BS-04	-	-	-	-	-	-
78306	VK Greer Memorial Public School	1	129	GUIDANCE OFFICE 1	No	No	FL	VFT	3	N/D	-	-	12-BS-10B	-	-	-	-	-	-
78307	VK Greer Memorial Public School	1	129	GUIDANCE OFFICE 1	No	No	CL	CT	1	N/D	-	-	12-BS-04A, B, C	-	-	-	-	-	-
78299	VK Greer Memorial Public School	1	130	KINDERGARTEN	No	No	FL	VFT	1	3% CHRYSOTILE	-	-	V/C: 12-BS-08	-	-	-	-	-	Replaced with new VFT
78300	VK Greer Memorial Public School	1	130	KINDERGARTEN	No	No	CL	CT	3	N/D	-	-	12-BS-06B	-	-	-	-	-	-
78244	VK Greer Memorial Public School	1	131	GYM OFFICE	No	No	FL	VFT	1	3% CHRYSOTILE	-	-	12-BS-08A	-	-	-	-	-	Removed
78245	VK Greer Memorial Public School	1	131	GYM OFFICE	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78246	VK Greer Memorial Public School	1	131	GYM OFFICE	No	Yes	B/J	SFP	NA	ASSUME ACM	-	-	NOT SAMPLED	-	-	-	-	-	Removed
78295	VK Greer Memorial Public School	1	134	LIBRARY	No	No	CL	CT	2	N/D	-	-	12-BS-05B	-	-	-	-	-	-
78296	VK Greer Memorial Public School	1	134	LIBRARY	No	No	CL	CT	4	N/D	-	-	V/C: 12-BS-07	-	-	-	-	-	-
78297	VK Greer Memorial Public School	1	134	LIBRARY	No	No	WL	DJC	NA	N/D	-	-	12-BS-01E	-	-	-	-	-	-
78298	VK Greer Memorial Public School	1	134a	LIBRARY OFFICE	Yes	No	FL	VFT	1	3% CHRYSOTILE	119 SF	G	12-BS-08B	-	A	-	-	-	-
78278	VK Greer Memorial Public School	1	135	CLASSROOM 5	No	No	FL	VFT	3	N/D	-	-	V/C: 12-BS-10	-	-	-	-	-	-
78279	VK Greer Memorial Public School	1	135	CLASSROOM 5	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78301	VK Greer Memorial Public School	1	DEMOLISHED	KITCHEN	No	No	FL	VFT	1	3% CHRYSOTILE	-	-	V/C: 12-BS-06	-	-	-	-	-	ROOM DEMOLISHED
78302	VK Greer Memorial Public School	1	DEMOLISHED	KITCHEN	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78303	VK Greer Memorial Public School	1	DEMOLISHED	KITCHEN	No	No	WL	DJC	NA	N/D	-	-	12-BS-01D	-	-	-	-	-	-
78304	VK Greer Memorial Public School	1	DEMOLISHED	KITCHEN	Yes	No	PI	TP	1	20% CHRYSOTILE	-	-	V/C: 12-BS-02	-	-	-	-	-	-
78286	VK Greer Memorial Public School	1	DEMOLISHED	W/R 1	No	No	FL	VFT	1	3% CHRYSOTILE	-	-	V/C: 12-BS-08	-	-	-	-	-	ROOM DEMOLISHED FOR FULL DAY KINDERGARTEN
78287	VK Greer Memorial Public School	1	DEMOLISHED	W/R 1	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78288	VK Greer Memorial Public School	1	DEMOLISHED	W/R 2	No	No	FL	VFT	1	3% CHRYSOTILE	-	-	V/C: 12-BS-08	-	-	-	-	-	ROOM DEMOLISHED FOR FULL DAY KINDERGARTEN
78289	VK Greer Memorial Public School	1	DEMOLISHED	W/R 2	No	No	CL	CT	3	N/D	-	-	V/C: 12-BS-06	-	-	-	-	-	-
78315	VK Greer Memorial Public School	1	P04	73 - PORTABLE 2	Yes	No	FL	VFT	2	ASSUME ACM	400 SF	G	NOT SAMPLED	-	A	-	-	-	-

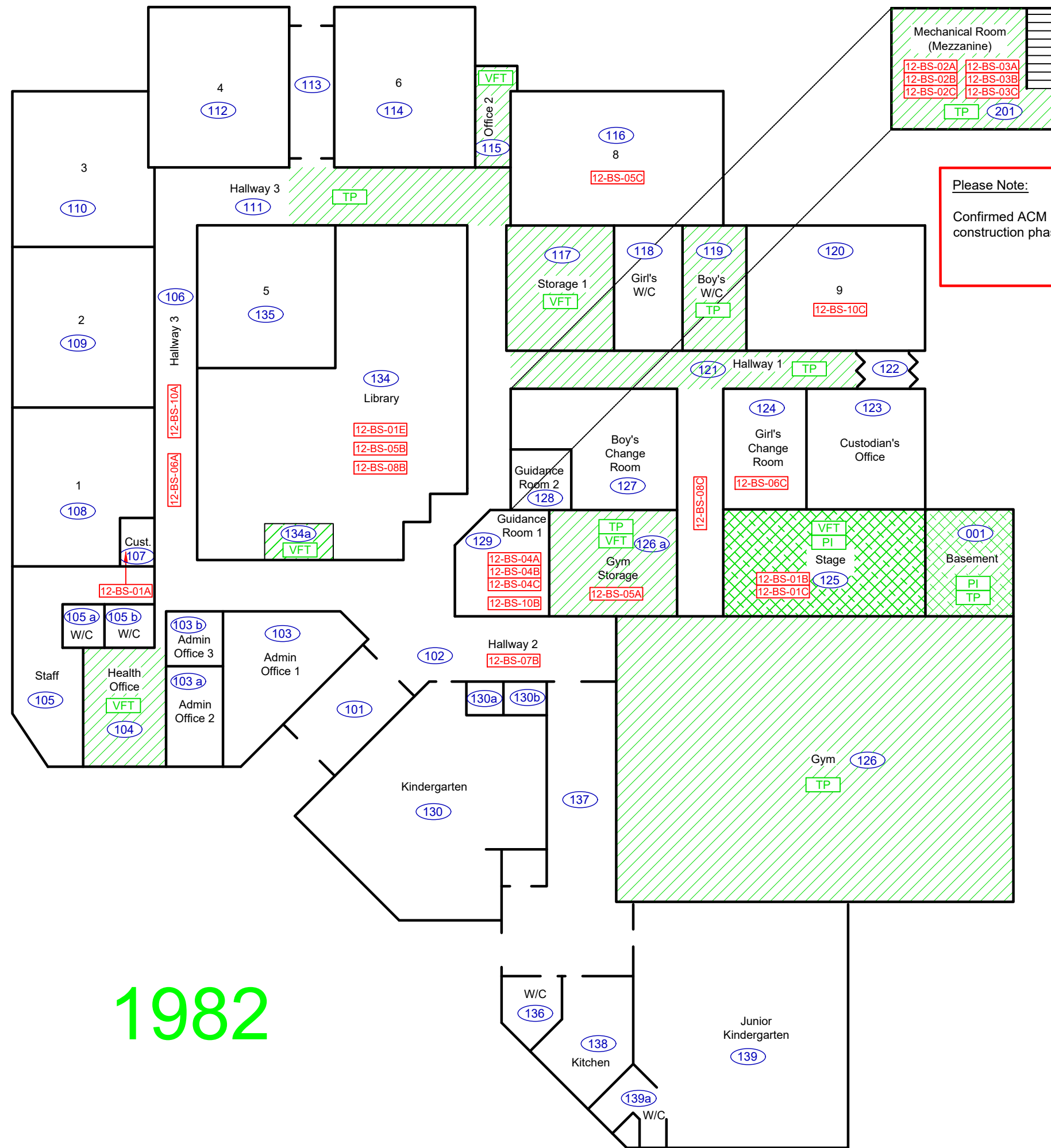


STRUCTURAL ELEMENT RF: Roof WN: Window FL: Floor CL: Ceiling WL: Wall DK: Deck	B/J: Beams/Joists CB: Chalkboard PI: Pipe DT: Duct BL: Boiler MC: Mechanical	ACCESSIBILITY A: All occupants of the facility B: Maintenance staff without a ladder C: Maintenance staff with a ladder, exposed to view without moving building components D: Maintenance staff with a ladder, concealed from view by building components E: No access without demolition or removal of fixed building components or systems	TERMINOLOGY ACM: Asbestos Containing Material CT: Ceiling Tile DJC: Drywall Joint Compound FTG: Fitting LF: Linear Feet MA: Mastic N/A: Not Applicable N/Anz: Not Analyzed N/D: None Detected PI-AC: Pipe Insulation - Aircell PI-PC: Pipe Insulation-Parging Cement PI-CP: Pipe Insulation-Capostite	PL: Plaster RM: Roofing Materials SFP: Sprayed Fireproofing SF: Square Feet TF: Texture Finish	TB: Transite Board TP: Transite Pipe VI: Vermiculite Insulation VFT: Vinyl Floor Tile	VSF: Vinyl Sheet Flooring VIC: Visually Consistent w/ Other Samples WC: Window Caulking

ID	Facility	Floor #	Room #	Room name	Has ACM	Friable	Struct. Elem.	Application	Material	Type	Qty	Condition	Sample #	Action	Ref #	Comments 1	Comments 2	Comments 3	Notes
78316	VK Greer Memorial Public School	1	P04	73 - PORTABLE 2	No	No	CL	CT	3	N/D	-	-	12578-18-01C		-				
78313	VK Greer Memorial Public School	1	P05	75 - PORTABLE 1	Yes	No	FL	VFT	2	ASSUME ACM	400 SF	G	NOT SAMPLED		A				
78314	VK Greer Memorial Public School	1	P05	75 - PORTABLE 1	No	No	CL	CT	3	N/D	-	-	V/C: 12578-18-01		-				
78310	VK Greer Memorial Public School	2	201	MECHANICAL ROOM	No	Yes	PI	PI-PC	NA	N/D	-	-	12-BS-02A, B, C		-				
78311	VK Greer Memorial Public School	2	201	MECHANICAL ROOM	No	Yes	PI	PI-PC	NA	N/D	-	-	13997-18-01A,B,C		-				
78312	VK Greer Memorial Public School	2	201	MECHANICAL ROOM	Yes	No	PI	TP	1	20% CHRYSOTILE	15 LF	G	12-BS-03A, B, C		B				
78252	VK Greer Memorial Public School	B	001	BASEMENT/PIT	Yes	Yes	PI	PI-PC	NA	ASSUME ACM	3 FTG	G	NOT SAMPLED		C				FITTINGS TOO HIGH TO CONFIRM OR SAMPLE - POTENTIAL ACM
78253	VK Greer Memorial Public School	B	001	BASEMENT/PIT	Yes	No	PI	TP	1	20% CHRYSOTILE	40 LF	G	V/C: 12-BS-02		C				
78234	VK Greer Memorial Public School	NA		EXTERIOR	No	No	RF	RM	NA	ACM ASSUMED	1	G	NS		C				sample prior to renovation
78235	VK Greer Memorial Public School	NA		EXTERIOR	No	No	WN	WC	NA	ACM ASSUMED	1	G	NS		A, C				sample prior to renovation

APPENDIX II

DRAWINGS



1982

LEGEND

- 01-BS-01A Jacques Whitford Sample Locations
- # Ebase Number
- Date of Construction

CONFIRMED ACM

SYMBOL	DESCRIPTION
	Friable Asbestos-Containing Material
	Non-Friable Asbestos-Containing Material
PI	Pipe Insulation (Friable Asbestos-Containing Material)
VFT	Vinyl Floor Tile (Non-Friable Asbestos-Containing Material)
TP	Transite Pipe / Board (Non-Friable Asbestos-Containing Material)
Note	Masonry Filler

For Detailed Information as to Location, Type, Quantity, Condition and Access to ACM, Please Refer to the Room-by-Room Sheets Provided in the Report.

V.K. Greer Memorial Public School
 130 Greer Road,
 Utterson, Ontario

Floor Plan

Asbestos Materials Re-Assessment Survey

CLIENT: Trillium Lakelands District School Board

PROJECT NUMBER: 22300-18 DATE: September 2025 DRW BY: J. Leclerc

SCALE: Not to Scale CHK BY: K. Prosser



APPENDIX III
POTENTIAL ASBESTOS-CONTAINING MATERIAL
IDENTIFICATION SHEET

APPENDIX III - POTENTIAL ASBESTOS-CONTAINING MATERIALS INFORMATION SHEET

<i>MIN</i>	<i>Material</i>	<i>Material Description</i>	<i>Size</i>	<i>Sample Number</i>	<i>Sample Location</i>	<i>Asbestos Containing</i>
CT-1	Ceiling Tile	Large Fissure Pinhole	2' x 4'	12-BS-04A, B, C	Guidance Office (3)	No
CT-2	Ceiling Tile	Pinhole	2' x 4'	12-BS-05A, B, C	Gym Storage, Library, Room 8	No
CT-3	Ceiling Tile	Fissure Pinhole	2' x 4'	12-BS-06A, B, C 12578-18-01A, B, C	Hallway 3, Kindergarten Girls Changeroom, Portable 2, 3, 4	No
CT-4	Ceiling Tile	Textured Pattern	2' x 2'	12-BS-07A, B, C	Hallway 1, 2, 3	No
VFT-1	Vinyl Floor Tiles	Light Beige w White and Red Streaks	12" x 12"	12-BS-08A, B, C	Gym Office, Library, Hallway 1	3% Chrysotile
VFT-2	Vinyl Floor Tiles	White w Grey Smears	12" x 12"	12-BS-09A, B, C, NOT SAMPLED IN PORTABLES	Hallway 1 (3) Portables 1-4	No, ACM ASSUMED IN PORTABLES
VFT-3	Vinyl Floor Tiles	White w Beige Smears	12" x 12"	12-BS-10A, B, C	Hallway 3, Guidance Office, Room 9	No